

**HOUSING AUTHORITY OF CLACKAMAS COUNTY
OREGON CITY, OREGON**

REQUEST FOR PROPOSALS
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES
FOR
THE RENOVATION OF WEBSTER RD SRO HOUSING
18000 WEBSTER RD; GLADSTONE, OR 97027

ISSUE DATE: JANUARY 23, 2019

DUE DATE: 12:00 pm (NOON) February 28, 2019
LATE PROPOSALS WILL NOT BE ACCEPTED

Healthy Families. Strong Communities.

REQUEST FOR PROPOSALS

FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE RENOVATION OF WEBSTER RD SRO HOUSING

The Housing Authority of Clackamas County (HACC) requests proposals from professional consultants to provide Architectural Design and Engineering services for the renovation of Webster Rd SRO Housing.

Issue Date: January 23, 2019
Closing Date: 12:00 pm Thursday, February 28, 2019

Proposals are to be delivered by email **ONLY** to the RFP Contact. Late submittals will not be considered.

Submit Proposals to: Housing Authority of Clackamas County
Attention: Angel Sully

By email: ASully@clackamas.us

RFP Contact: *For all questions, contact:*
Angel Sully
Housing Development Coordinator
Housing Authority of Clackamas County
Telephone: 503-650-3165

Email: ASully@clackamas.us

RFP Schedule

Milestone	Date
RFP for Architectural services issued	January 23, 2019
Optional Site Visit	January 31, 2019 At 2:00 pm
Deadline for Questions	February 14, 2019
Issue Final Addendum (if necessary)	February 19, 2019
Proposals Due to HACC	February 28, 2019
Review and Select Design Team	March 4, 2019 - March 13, 2019
Conduct Interviews (if necessary)	week of March 11, 2019
Award Announcement	March 14, 2019
Contract Negotiations	Allow 4-6 weeks
Submit package for approval	Mid May 2019
County Board of Commissioners Meeting – Approval of Contract	Late May 2019
Start Work	June 2019

I. INTRODUCTION

A. Purpose

The Housing Authority of Clackamas County (HACC) requests proposals from qualified and experienced professionals that can perform the Scope of Work as described below.

As a result of this solicitation, HACC intends to award a single contract to the most qualified team (“Design Team”) providing architectural, engineering and related services for the renovation of the Webster Rd Rehab Facility into SRO housing in Gladstone, Oregon.

B. Housing Authority of Clackamas County

HACC is a division of the Clackamas County Department of Health, Housing and Human Services and is governed by a Board of Commissioners made up of the Clackamas County Board of Commissioners plus one Housing Authority Resident Commissioner. With an annual operating budget of approximately \$18 million, HACC maintains (545) public housing units, (1,651) Housing Choice Vouchers, and (357) units of affordable and special needs housing.

C. Property Description

Webster Rd Rehab Facility (located at 18000 Webster Rd; Gladstone, OR 97027) is a single-story, residential care facility constructed in 1967. Originally constructed as a skilled nursing facility, the building was converted into a secure, residential treatment facility for at-risk teens in 2001 under a Conditional Use Permit with the City of Gladstone. The facility was subsequently closed in 2017.

The building is about 12,600 sq. ft. and consists of 50 bedrooms with a variety of support spaces. Typically, two single-occupancy bedroom units share an interconnected toilet room. Additional support spaces include shared shower rooms, a commercial kitchen and dining room, a shared community room, office space and a nurse’s station. The intention is to convert the facility into supportive SRO housing, serving those who have most recently been homeless. Anticipated improvements include repairing bedroom units, accommodating ADA requirements, improving the commercial kitchen and upgrading building systems.

The building consists of a concrete slab, wood frame walls and a ‘flat,’ wood frame roof. The exterior skin consists of a combination of plywood and stone composite board siding as well as a variety of window systems. The project will include a complete replacement of the exterior wall weatherization envelope. Based on its current condition, it is expected that the roof system will not require replacement.

The site is relatively flat, sloping towards the south and east and is about 2.2 acres. There are two access points into the property from Webster Rd. The public and primary access is on the southern end of the property. It includes a circular drive, covered entrance and public parking. The second access is on the northern end of the property and is used for maintenance, staff and utilities. Records indicate that there are 38 existing parking spaces, however it is likely that, due to the condition of the parking lot, a reconfiguration of the parking areas will be required. The property also includes a secure outdoor gathering area, a basketball court and small maintenance outbuildings along the eastern border. The site is generally wooded.

D. Physical Condition

HACC has contracted with GTG Consultants to conduct a Critical Needs Assessment for the property. Please see attached.

E. Financing

To achieve the anticipated scope of renovation, HACC intends to apply for a grant through the Metro Affordable Housing Bond money. HACC will also invest site-based rental assistance into all units. Current total budget for this project is \$8.8MM.

F. Construction

HACC anticipates the procurement of a Construction Management/General Contractor (CM/GC) to provide services from the Scope of Work / Schematic Design Phase through Construction. The CM/GC will be an integral part of the Development Team providing constructability reviews, value engineering, scheduling, estimating, sub-contracting services and general contractor expertise. The inclusion of the CM/GC on the Development Team will help HACC to achieve an optimal design solution that is within budget and meets the aggressive project schedule.

II. SCOPE OF SERVICES

A. Overview

The most qualified Design Team will be selected to provide architectural, engineering and other related services for the design, permitting and construction administration of the specific scope of services outlined in Section II Part E - Specific Services Requested. The Design Team needs to exhibit strong qualifications, experience and expertise, either through in-house staff or sub-consultants, to provide the professional services required to meet the project's scope of work and schedule. In addition, HACC anticipates procuring a CM/GC team to complete the construction. The Design Team needs to exhibit recent and relevant experience working on project teams with a CM/GC.

B. Design Team

The successful Design Team, either through in-house or sub-consultants, shall provide HACC with professional services in the following areas:

- Architecture
- Site Planning
- Civil Engineering
- Landscape Architecture
- Structural Engineering
- Electrical Engineering
- Mechanical Engineering
- Envelope Consultant
- IT/Security Consultant
- Cost Estimating
- Construction Administration
- Land Use Application
- Public Outreach

C. Experience and Expertise

The successful Design Team, either through in-house or sub-consultants, shall exhibit recent and relevant experience and expertise in the following areas:

- Special needs housing including an emphasis on supporting individuals who are transitioning from homelessness into structured housing;

- Envelope repair;
- Assessment of existing conditions for both the individual building and the surrounding site;
- Upgrading existing buildings to meet current standards in terms of structural, mechanical, plumbing and electrical systems;
- Developing a scope of work balancing programmatic requests, building system upgrades, sustainability improvements and the development budget;
- Green building and sustainable practices with a focus on improving building and energy performance.
- Submitting a successful Conditional Use permit with the City for the proposed use.
- Preparation of necessary design and construction documentation to facilitate the cost estimating by the CM/GC.
- Working in a team configuration with HACC’s Development Team, the CM/GC, and property management.
- Expert knowledge of current applicable codes, including, and not limited to:
 - Oregon Residential, Structural, Energy, Mechanical and Plumbing Specialty Codes
 - Clackamas County requirements.

D. Anticipated Project Schedule

The current focus for the project is to document the necessary building upgrades sufficient to achieve approval from the appropriate funding sources and to submit a Conditional Use Permit to the City of Gladstone.

E. Specific Services Requested

HACC is looking for professional services from qualified architectural, engineering and related services consultants to identify and design necessary building repairs and upgrades for Webster Rd SRO Housing.

When performing work under the Contract, the selected Design Team must meet the highest standards prevalent in the industry most closely related to the services described below. Typical services include, but are not limited to:

1. Scope of Work / Schematic Design Phase

The Design Team will document existing conditions and will develop a Scope of Work that fits within the anticipated budget. The Schematic Design package will illustrate the agreed upon Scope of Work and will be sufficient to satisfy any anticipated NOFA applications.

- Advise HACC of laboratory or field tests, inspections or investigations, which the Design Team recommends for proper planning and design of the project. HACC will procure the agreed upon tests, inspections and investigations.
- Prepare existing site plan, building plans, sections and elevations. (HACC has not been able to locate original drawings of the existing building. HACC will look to the selected Design Team to prepare existing building drawings.)
- Analyze building systems and components (including structure, mechanical, plumbing and electrical systems), making recommendations for repair or replacement.
- Develop building program, identifying proposed upgrades and requirements for rooms.
- Working with the Development Team, develop a feasible Project Budget.
- Review all test, inspection and investigation reports; make recommendations based on findings.
- Identify strategies for envelope repair.
- Develop a Scope of Work that includes recommendations from reports and Development Team Meetings.
- Prepare a Schematic Design Package, illustrating Scope of Work recommendations. Package to include drawings and outline specifications.

- Develop Conditional Use application for submittal to City of Gladstone. Participate in outreach efforts with surrounding neighbors as a part of the application process.
- Participate in selection of CM/GC.
- Review Schematic Design cost estimate as prepared by CM/GC. Identify potential scope or specification revisions to bring project in budget.
- Code and regulation analysis.
- Participate in regular Development Team Meetings.

2. Design Development Phase

It is expected that there will be a break during the Schematic Design and Design Development phases. The Design Development phase will commence only upon approval to adequately fund renovation project. The Design Development scope of work will include but is not limited to;

- Recommend revisions to the Schematic Design package to align with the project's updated cost projections (if necessary).
- Prepare drawings and specifications appropriate to a standard Design Development package for a renovation project. This package will be used to update construction pricing.
- Participate, as needed, in updating cost estimate with CM/GC. Review cost estimate and identify potential value engineering suggestions to bring project in budget.
- Participate, as needed in community outreach meetings.
- Participate in regular Development Team Meetings.

3. Construction and Contract Documents Phase

After written approval from HACC of the Design Development Documents, the Design Team shall prepare Construction and Contract Documents. The Construction and Contract Documents Phase scope of work will include but is not limited to;

- Prepare Construction Drawings, General Conditions and Technical Specifications appropriate for permit submittal and construction.
- Submit project for permit. Track and respond to questions from plans examiners as appropriate.
- Submit project to CM/GC for bidding purposes in format as requested. Respond to questions and substitution requests by potential sub-contractors. Issue Addenda as necessary.
- Participate in pre-bid construction conference, to be led by CM/GC.
- Along with Owner and CM/GC, participate in Bid Presentation. Depending on final bid, identify value-engineering opportunities to bring project in budget.
- Participate in regular Development Team Meetings.

4. Construction Administration and Post Completion and Warranty Phase

Upon Owner's issuance of 'Notice to Proceed' to the CM/GC. The Design Team will participate in typical Construction Administration activities including but not limited to:

- Review product submittals and shop drawings for conformance with the Construction Documents.
- Respond to RFI's as issued by the CM/GC.
- Review Cost Change Proposals and Change Orders as issued by the CM/GC.
- Assist with scheduling any special inspections that might be required by the Construction Documents.
- Participate in regular OAC Meetings to review construction status, resolve coordination issues and identify resident coordination needs.
- Review construction schedules and monitor construction quality for conformance with Construction Documents.
- As construction phases are complete, conduct review process of completed work and issue punchlist. Coordinate with Owner and CM/GC to ensure punchlist items are complete.
- Issue Substantial Completion and Certificate of Completion as appropriate.

- Review Owner’s Manual and Warranties for conformance with Construction Documents.

5. Post Completion and Warranty Phase

After execution of the Certificate of Completion, the Design Team shall consult with and make recommendations to HACC during the warranties period and perform inspections as scheduled after construction is complete. The Design Team may be asked to work with HACC to prepare a capital replacement plan, including design and specifications for future replacements and improvements to the property.

III. SUBMISSION REQUIREMENTS

A. Minimum Requirements

To be qualified to respond, firms must possess at least five (5) years of recent and relevant experience.

In addition, respondents must not be debarred, suspended, or otherwise ineligible to contract with HACC, and must **not** be included on the General Services Administration’s “List of Parties Excluded From Federal Procurement and Non-Procurement Programs” or the Department of Housing and Urban Development’s “Limited Denial of Participation” list.

In addition, respondents must have current and active registration in the State of Oregon Business Registry. Firms must be licensed (if required by law) based on professional discipline.

B. General

Brevity is strongly encouraged. Respond only to items listed below and include only relevant information. The reviewers will not consider materials that are not requested below.

Once submitted, no additions, deletions, or substitutions may be made to written proposals.

C. Format Requirements

Submittals will only be received by the RFP Contact via email. Please consider this format when assembling the submittal:

- An 8.5” X 11” format, either vertical or horizontal; and
- A font size no smaller than 10 points.

D. Submission Requirements

To be considered responsive and responsible, each respondent shall respond to the following requirements. Responses must be specific and complete unto themselves. Any submittal that, in the opinion of HACC, does not fully and completely address these requirements will not be reviewed. **Limit your proposal to the equivalent of (25) single-sided pages. Page limit does not include cover letter and/or required attachments.**

1. Cover Letter

Limit letter to a maximum of two (2) pages. Introduce your firm and describe your general philosophy and relevant experience for the contemplated work.

2. Lead Firm and Consultant Team Description

- a. Discuss the Lead Firm’s history, size and organizational structure. Include names of all persons with ownership interest in the company and their titles/roles.

- b. Provide resumes of key personnel for the Architectural Team. Include title and relevant project experience. Identify the Project Manager for the Architectural Team.
- c. Describe the Consultant Team members by discipline including role on the Design Team. Identify staff that would be working on this project and their relevant project experience.

3. Relevant Project Experience

Describe the Lead Firm's recent and relevant project experience on a minimum of three projects (at least one should be with a housing authority or public agency) that describe the Lead Firm's experience with the following aspects:

- a. Describe previous projects that are similar in scope to the project described. Projects should illustrate your firm's experience on renovation projects.
- b. Describe your firm's experience working with housing authorities and with projects funded with public sources of funding, including Low Income Housing Tax Credits.
- c. Identify Consultant Team members who participated in each project.
- d. Provide project examples describing Consultant Team member's relevant experience to complete their assigned role.

4. Project Understanding

Describe the Lead Firm's understanding of the project and its unique needs. Please identify your firm's (or as appropriate, the Consultant Firm's) experience on aspects as described in Section II Part C – Experience and Expertise.

- a. Special needs housing
- b. Envelope repair
- c. Existing building assessment, scope of work development and recommended building upgrade
- d. Sustainable design
- e. Conditional Use applications
- f. Working with a CM/GC
- g. Collaborating within a development team structure

5. Diversity in Employment and Contracting

The firm submitting a proposal shall be aware of the HACC goals of consistency with Presidential Executive Orders 11625, 12138 and 12432 and Section 3 of the HUD Act of 1968. The HACC goal is to make efforts to ensure that small and minority-owned business, women's business enterprises, labor surplus area business, and individuals or firms located in or owned in substantial part by persons residing in the area of a HACC project are used when possible.

HACC encourages the use of minority-owned businesses, woman-owned businesses, businesses that service disabled veterans own and emerging small businesses, as defined under State law in ORS Chapter 200 and as certified by the Certification Office of Business Inclusion and Diversity (referred to here as COBID Certified Businesses) to the maximum extent practical.

Indicate whether your proposal includes sub consultants. If your proposal does not include subcontractors, complete Section 1 only. If your proposal does include subcontractors, complete both Section 1 and Section 2. If you are proposing an alternative approach to equity contracting in the scope of the project, please complete Section 3.

Section 1: To be completed by all proposers

- **Certification:** Is your firm a COBID Certified Business? If yes, indicate all certification types and your firm's certification number.

- **Demographics:** Describe the diversity in demographics of the proposal team (yourself, your firm and/or any proposed subcontractors). Include race, gender, veteran status and disability. You may also include other measures of diversity, as defined in Section 5 above. Identify the diverse nature of the people that will perform work in substantive roles and percentage of work on this project.
- **Support:** Describe specific examples of how you and/or your firm support workforce diversity within your firm and/or your local community.

Section 2: To be completed by proposers utilizing subcontractors for this project

- **Subcontractor Information:** Provide the following information for each subcontractor included in this project team:
 - Firm's name
 - Is the subcontractor a COBID Certified Business? If yes, indicate the state of certification, all certification types and subcontractor's certification number.
 - Method of choosing identified subcontractor
 - Specific scope of work tasks
 - Percentage of project dollars

Section 3: To be completed by proposers with an alternative approach to Equity Contracting

- **Description of alternative approach to equity contracting:** Please describe the approach your firm will take to ensure that the Diversity and Equity in employment and contracting goals are achieved within the scope of the project.

6. References

Provide (3) references, previous and/or current. At least one reference shall be a housing authority or public agency. References shall include the following information:

- a. Name, title, mailing address and current phone number of contact.
- b. Description of services provided and date the project was completed.

7. Required Forms

The following forms must be fully completed and signed by the appropriate person and included in the qualifications package:

- a. Lobbying Certificate
- b. Debarment Certificate
- b. Form HUD 5369-B: Instructions to Offerors Non-Construction
- c. Form HUD 5369-C: Certifications and Representations of Offerors – Non-Construction Contract
- d. Form HUD 5370-C: General Conditions for Non-Construction Contracts

IV. EVALUATION

A. Method of Award

HACC is utilizing a Qualifications-Based selection process to select the most qualified Design Team. HACC will appoint a Selection Committee to evaluate the Proposals. The Committee will evaluate written responses to the RFP and shall apply the evaluation criteria and scoring set forth below. The Committee will rank the submittals from highest to lowest. If there are two or three firms with a similar ranking, HACC reserves the right to conduct interviews with the selected Design Teams, according to the schedule outlined on Page 2. HACC will notify the appropriate teams regarding selection and/or interviews as quickly as possible. Once a selection has been made, HACC will then open negotiations with the top-ranked firm. The Committee will make its recommendation for contract award to the firm(s) determined to be the most highly qualified based on the ranking.

HACC anticipates executing a contract for Part 1 Scope of Work / Schematic Design Phase as outlined in Section II Part E - Specific Services Requested. If the project receives appropriate funding, HACC will extend the contract through a 'Task Order,' which will be based on the hourly rates and the NTE fee identified in the original contract. HACC will select the Design Team for the entire project.

B. Site Visit

While the site visit is not mandatory, it is highly recommended that firms intending to submit a proposal to this RFP attend the meeting as scheduled.

C. Evaluation Criteria

Submission Requirement	Points
Cover Letter	5
Firm Strength & Experience of Team Assigned	25
Relevant Project Experience	25
Project Understanding	20
MBE/WBE/DBE Firm and Commitment to Racial Equity	15
Clarity and Conciseness of Proposal	10
Total	100

D. Questions and Comments

Any respondent requiring clarification of the information must submit specific questions or comments to the RFP contact via email. **The deadline for submitting such questions is as listed on Page 2.** If in HACC's opinion, additional information or interpretation is necessary; such information will be supplied in the form of an Addendum that will be posted to the HACC website: <http://www.clackamas.us/housingauthority/bids.html>

Such addenda shall have the same binding effect as though contained in the main body of the Request for Proposals. Oral instructions given to prospective respondents by HACC employees or its agents shall not bind HACC. All Addenda shall be issued by HACC not less than three (3) calendar days prior to the qualifications deadline.

V. CLARIFICATIONS AND ADDENDA

A. Award of Contract; Clarification or Rejection of Proposals

HACC will evaluate proposals and will rate proposals using the scoring methodology described in Section IV of this document.

HACC reserves the right to seek clarification of the written Proposals from respondents.

HACC reserves the right to reject any and all proposals and to waive any informality in proposals received whenever such rejection or waiver is in the interest of the Housing Authority.

HACC reserves the right to reject the proposal of any proposer including those who have previously failed to perform properly, or to complete on time, contracts of a similar nature; who is not in a position to perform the contract, or who has neglected the payment of bills or otherwise disregarded their obligations to subcontractors, material suppliers, or employees. HACC also reserves the right to reject the proposal of any proposer listed in the

current issue of “List of Parties Excluded from Federal Procurement and Non-procurement Programs” U.S. General Services Administration, Office of Acquisition Policy or listed in the HUD Limited Denial of Participation, current edition.

Professional services contracts will not have terms exceeding five years without HUD Approval.

The successful firm shall sign and file with HACC all documents necessary to the successful execution of the contract within ten calendar days after the notice of award.

B. Right to Protest

Any actual proposer who is adversely affected or aggrieved by HACC’s award of the contract to another proposer on the same solicitation shall have fourteen (14) calendar days after notice of intent to award has been issued to submit to the Executive Director a written protest of the award. The written protest shall specify the grounds upon which the protest is based. A protest must meet the requirements of ORS 279B.410. HACC will not entertain protests submitted after the time period established in this rule.

C. Insurance Requirements

Prior to executing a contract, the consultant team shall provide the following documents:

1. Proof of \$1,000,000 per occurrence (\$2,000,000 general aggregate) general liability insurance,
2. Proof of \$1,000,000 automobile liability insurance,
3. Proof of \$1,000,000 combined single limit per occurrence (\$2,000,000 general annual aggregate) professional errors and omissions liability insurance,
4. Proof of \$1,000,000 employers liability insurance,
5. Proof of Worker’s Compensation insurance, and

All required insurance other than Professional Liability, Worker’s Compensation, and Personal Automobile Liability shall include the “Housing Authority of Clackamas County, its agents, officers, and employees” as an additional insured.

D. Cancellation

HACC reserves the right to cancel or reject any or all Proposals, and to cancel award of this contract at any time before execution of the contract by both parties if cancellation is deemed to be in HACC’s best interest. In no event shall HACC have any liability for cancellation of award.

E. Cost of Preparation

Costs incurred by respondents in preparation of a response to this RFP shall be borne by the respondents.

F. References

HACC reserves the right to investigate references including other than those listed in the response to this RFP. Investigation may include past performance of any consultant team member with respect to its successful performance of similar projects, compliance with specifications and contractual obligations, completion or delivery of a project on schedule or on budget, and its lawful payment of subcontractors, employees, and workers. If demanded by HACC, supportive references must be furnished.

G. Confidentiality

Proposals are public records. All information submitted by respondents shall be public record and subject to disclosure pursuant to the Oregon Public Records Act, except such portions of the Proposal for which respondent requests exception from disclosure consistent with Oregon Law. All requests shall be in writing, noting specifically which portion of the proposal the respondent requests exception from disclosure. Respondents shall not copyright, or cause to be copyrighted, any portion of any said document submitted to the HACC as a result of this RFP.

VI. EXHIBITS

- A. Lobbying Certificate
- B. Debarment Certificate
- C. Form HUD 5369-B: Instructions to Offerors Non-Construction
- D. Form HUD 5369-C: Certifications and Representations of Offerors – Non-Construction Contract
- E. Form HUD 5370-C: General Conditions for Non-Construction Contracts
- F. Model Professional Services Contract
- G. Webster Road CNA
- H. Webster Road Phase 1 Environmental Report

- END -

Lobbying Certificate

The Undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of ANY Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with THIS Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature: _____

Date: _____

Name: _____

Title: _____

NOTE: CONTRACTORS ARE REQUIRED, PURSUANT TO FEDERAL LAW, TO INCLUDE THE ABOVE LANGUAGE IN SUBCONTRACTS OVER \$100,000 AND TO OBTAIN THIS LOBBYING CERTIFICATE FROM EACH SUBCONTRACTOR BEING PAID \$100,000 OR MORE UNDER THIS CONTRACT.

Certification Regarding Debarment and Suspension

U.S. Department of Housing
and Urban Development

Certification A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief that its principals;

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal debarment or agency;

b. Have not within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (A)

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms **covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded**, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of these regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines this eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph (6) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

Certification B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (B)

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms **covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded**, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of these regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a lower covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies including suspension and/or debarment.

Applicant		Date
Signature of Authorized Certifying Official		Title

Instructions to Offerors Non-Construction

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



- 03291 -

1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

- (1) signing and returning the amendment;
- (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
- (3) letter or telegram, or
- (4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

- (1) Have adequate financial resources to perform the contract, or the ability to obtain them;

- (2) Have a satisfactory performance record;
- (3) Have a satisfactory record of integrity and business ethics;
- (4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
- (5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offer or ineligible for award.

6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/ HUD that the late receipt was due solely to mishandling by the HA/ HUD after receipt at the HA;
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
- (4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.

(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

7. Contract Award

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may

- (1) reject any or all offers if such action is in the HA's interest,
- (2) accept other than the lowest offer,
- (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

8. Service of Protest

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

9. Offer Submission

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

Certifications and Representations of Offerors

Non-Construction Contract

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offerors to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) has, has not employed or retained any person or company to solicit or obtain this contract; and
- (2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
- (ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

- (iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.
- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
 - (i) Award of the contract may result in an unfair competitive advantage;
 - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
 - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:

General Conditions for Non-Construction Contracts

Section I – (With or without Maintenance Work)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Labor Relations

OMB Approval No. 2577-0157 (exp. 1/31/2017)

Exhibit E

Public Reporting Burden for this collection of information is estimated to average 0.08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

Applicability. This form HUD-5370-C has 2 Sections. These Sections must be inserted into non-construction contracts as described below:

- 1) **Non-construction contracts** (*without* maintenance) **greater than \$100,000 - use Section I;**
- 2) **Maintenance contracts** (including nonroutine maintenance as defined at 24 CFR 968.105) **greater than \$2,000 but not more than \$100,000 - use Section II;** and
- 3) **Maintenance contracts** (including nonroutine maintenance), **greater than \$100,000 – use Sections I and II.**

Section I - Clauses for All Non-Construction Contracts greater than \$100,000

1. Definitions

The following definitions are applicable to this contract:

- (a) "Authority or Housing Authority (HA)" means the Housing Authority.
- (b) "Contract" means the contract entered into between the Authority and the Contractor. It includes the contract form, the Certifications and Representations, these contract clauses, and the scope of work. It includes all formal changes to any of those documents by addendum, Change Order, or other modification.
- (c) "Contractor" means the person or other entity entering into the contract with the Authority to perform all of the work required under the contract.
- (d) "Day" means calendar days, unless otherwise stated.
- (e) "HUD" means the Secretary of Housing and Urban development, his delegates, successors, and assigns, and the officers and employees of the United States Department of Housing and Urban Development acting for and on behalf of the Secretary.

2. Changes

- (a) The HA may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this contract in the services to be performed or supplies to be delivered.
- (b) If any such change causes an increase or decrease in the hourly rate, the not-to-exceed amount of the contract, or the time required for performance of any part of the work under this contract, whether or not changed by the order, or otherwise affects the conditions of this contract, the HA shall make an equitable adjustment in the not-to-exceed amount, the hourly rate, the delivery schedule, or other affected terms, and shall modify the contract accordingly.
- (c) The Contractor must assert its right to an equitable adjustment under this clause within 30 days from the date of receipt of the written order. However, if the HA decides that the facts justify it, the HA may receive and act upon a

- proposal submitted before final payment of the contract.
- (d) Failure to agree to any adjustment shall be a dispute under clause Disputes, herein. However, nothing in this clause shall excuse the Contractor from proceeding with the contract as changed.
 - (e) No services for which an additional cost or fee will be charged by the Contractor shall be furnished without the prior written consent of the HA.

3. Termination for Convenience and Default

- (a) The HA may terminate this contract in whole, or from time to time in part, for the HA's convenience or the failure of the Contractor to fulfill the contract obligations (default). The HA shall terminate by delivering to the Contractor a written Notice of Termination specifying the nature, extent, and effective date of the termination. Upon receipt of the notice, the Contractor shall: (i) immediately discontinue all services affected (unless the notice directs otherwise); and (ii) deliver to the HA all information, reports, papers, and other materials accumulated or generated in performing this contract, whether completed or in process.
- (b) If the termination is for the convenience of the HA, the HA shall be liable only for payment for services rendered before the effective date of the termination.
- (c) If the termination is due to the failure of the Contractor to fulfill its obligations under the contract (default), the HA may (i) require the Contractor to deliver to it, in the manner and to the extent directed by the HA, any work as described in subparagraph (a)(ii) above, and compensation be determined in accordance with the Changes clause, paragraph 2, above; (ii) take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable for any additional cost incurred by the HA; (iii) withhold any payments to the Contractor, for the purpose of off-set or partial payment, as the case may be, of amounts owed to the HA by the Contractor.
- (d) If, after termination for failure to fulfill contract obligations (default), it is determined that the Contractor had not failed, the termination shall be deemed to have been effected for the convenience of the HA, and the Contractor shall be entitled to payment as described in paragraph (b) above.
- (e) Any disputes with regard to this clause are expressly made subject to the terms of clause titled Disputes herein.

4. Examination and Retention of Contractor's Records

- (a) The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until 3 years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

- (b) The Contractor agrees to include in first-tier subcontracts under this contract a clause substantially the same as paragraph (a) above. "Subcontract," as used in this clause, excludes purchase orders not exceeding \$10,000.
- (c) The periods of access and examination in paragraphs (a) and (b) above for records relating to:
 - (i) appeals under the clause titled Disputes;
 - (ii) litigation or settlement of claims arising from the performance of this contract; or,
 - (iii) costs and expenses of this contract to which the HA, HUD, or Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such appeals, litigation, claims, or exceptions.

5. Rights in Data (Ownership and Proprietary Interest)

The HA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials and documents discovered or produced by Contractor pursuant to the terms of this Contract, including but not limited to reports, memoranda or letters concerning the research and reporting tasks of this Contract.

6. Energy Efficiency

The contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

7. Disputes

- (a) All disputes arising under or relating to this contract, *except for disputes arising under clauses contained in Section III, Labor Standards Provisions*, including any claims for damages for the alleged breach there of which are not disposed of by agreement, shall be resolved under this clause.
- (b) All claims by the Contractor shall be made in writing and submitted to the HA. A claim by the HA against the Contractor shall be subject to a written decision by the HA.
- (c) The HA shall, with reasonable promptness, but in no event in no more than 60 days, render a decision concerning any claim hereunder. Unless the Contractor, within 30 days after receipt of the HA's decision, shall notify the HA in writing that it takes exception to such decision, the decision shall be final and conclusive.
- (d) Provided the Contractor has (i) given the notice within the time stated in paragraph (c) above, and (ii) excepted its claim relating to such decision from the final release, and (iii) brought suit against the HA not later than one year after receipt of final payment, or if final payment has not been made, not later than one year after the Contractor has had a reasonable time to respond to a written request by the HA that it submit a final voucher and release, whichever is earlier, then the HA's decision shall not be final or conclusive, but the dispute shall be determined on the merits by a court of competent jurisdiction.
- (e) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the HA.

8. Contract Termination; Debarment

A breach of these Contract clauses may be grounds for termination of the Contract and for debarment or denial of participation in HUD programs as a Contractor and a subcontractor as provided in 24 CFR Part 24.

9. Assignment of Contract

The Contractor shall not assign or transfer any interest in this contract; except that claims for monies due or to become due from the HA under the contract may be assigned to a bank, trust company, or other financial institution. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining member(s) of such partnership approved by the HA.

10. Certificate and Release

Prior to final payment under this contract, or prior to settlement upon termination of this contract, and as a condition precedent thereto, the Contractor shall execute and deliver to the HA a certificate and release, in a form acceptable to the HA, of all claims against the HA by the Contractor under and by virtue of this contract, other than such claims, if any, as may be specifically excepted by the Contractor in stated amounts set forth therein.

11. Organizational Conflicts of Interest

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this contract and a contractor's organizational, financial, contractual or other interests are such that:
 - (i) Award of the contract may result in an unfair competitive advantage; or
 - (ii) The Contractor's objectivity in performing the contract work may be impaired.
- (b) The Contractor agrees that if after award it discovers an organizational conflict of interest with respect to this contract or any task/delivery order under the contract, he or she shall make an immediate and full disclosure in writing to the Contracting Officer which shall include a description of the action which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The HA may, however, terminate the contract or task/delivery order for the convenience of the HA if it would be in the best interest of the HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this contract and intentionally did not disclose the conflict to the Contracting Officer, the HA may terminate the contract for default.
- (d) The terms of this clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the service provided by the prime Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

12. Inspection and Acceptance

- (a) The HA has the right to review, require correction, if necessary, and accept the work products produced by the Contractor. Such review(s) shall be carried out within 30 days so as to not impede the work of the Contractor. Any

product of work shall be deemed accepted as submitted if the HA does not issue written comments and/or required corrections within 30 days from the date of receipt of such product from the Contractor.

- (b) The Contractor shall make any required corrections promptly at no additional charge and return a revised copy of the product to the HA within 7 days of notification or a later date if extended by the HA.
- (c) Failure by the Contractor to proceed with reasonable promptness to make necessary corrections shall be a default. If the Contractor's submission of corrected work remains unacceptable, the HA may terminate this contract (or the task order involved) or reduce the contract price or cost to reflect the reduced value of services received.

13. Interest of Members of Congress

No member of or delegate to the Congress of the United States of America or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit to arise there from, but this provision shall not be construed to extend to this contract if made with a corporation for its general benefit.

14. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees

No member, officer, or employee of the HA, no member of the governing body of the locality in which the project is situated, no member of the governing body in which the HA was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this contract or the proceeds thereof.

15. Limitation on Payments to Influence Certain Federal Transactions

(a) Definitions. As used in this clause:

"Agency", as defined in 5 U.S.C. 552(f), includes Federal executive departments and agencies as well as independent regulatory commissions and Government corporations, as defined in 31 U.S.C. 9101(1).

"Covered Federal Action" means any of the following Federal actions:

- (i) The awarding of any Federal contract;
- (ii) The making of any Federal grant;
- (iii) The making of any Federal loan;
- (iv) The entering into of any cooperative agreement; and,
- (v) The extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Covered Federal action does not include receiving from an agency a commitment providing for the United States to insure or guarantee a loan.

"Indian tribe" and "tribal organization" have the meaning provided in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B). Alaskan Natives are included under the definitions of Indian tribes in that Act.

"Influencing or attempting to influence" means making, with the intent to influence, any communication to or appearance before an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any covered Federal action.

"Local government" means a unit of government in a State and, if chartered, established, or otherwise recognized by a State for the performance of a governmental duty, including a local public authority, a special district, an intrastate district, a council of governments, a sponsor group representative organization, and any other instrumentality of a local government.

"Officer or employee of an agency" includes the following individuals who are employed by an agency:

- (i) An individual who is appointed to a position in the Government under title 5, U.S.C., including a position under a temporary appointment;
- (ii) A member of the uniformed services as defined in section 202, title 18, U.S.C.;
- (iii) A special Government employee as defined in section 202, title 18, U.S.C.; and,
- (iv) An individual who is a member of a Federal advisory committee, as defined by the Federal Advisory Committee Act, title 5, appendix 2.

"Person" means an individual, corporation, company, association, authority, firm, partnership, society, State, and local government, regardless of whether such entity is operated for profit or not for profit. This term excludes an Indian tribe, tribal organization, or other Indian organization with respect to expenditures specifically permitted by other Federal law.

"Recipient" includes all contractors, subcontractors at any tier, and subgrantees at any tier of the recipient of funds received in connection with a Federal contract, grant, loan, or cooperative agreement. The term excludes an Indian tribe, tribal organization, or any other Indian organization with respect to expenditures specifically permitted by other Federal law.

"Regularly employed means, with respect to an officer or employee of a person requesting or receiving a Federal contract, grant, loan, or cooperative agreement, an officer or employee who is employed by such person for at least 130 working days within one year immediately preceding the date of the submission that initiates agency consideration of such person for receipt of such contract, grant, loan, or cooperative agreement. An officer or employee who is employed by such person for less than 130 working days within one year immediately preceding the date of submission that initiates agency consideration of such person shall be considered to be regularly employed as soon as he or she is employed by such person for 130 working days.

"State" means a State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, a territory or possession of the United States, an agency or instrumentality of a State, and a multi-State, regional, or interstate entity having governmental duties and powers.

(b) Prohibition.

- (i) Section 1352 of title 31, U.S.C. provides in part that no appropriated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- (ii) The prohibition does not apply as follows:

(1) Agency and legislative liaison by Own Employees.

(a) The prohibition on the use of appropriated funds, in paragraph (i) of this section, does not apply in the case of a payment of reasonable compensation made to an officer or employee of a person requesting or receiving a Federal contract, grant, loan, or cooperative agreement, if the payment is for agency and legislative activities not directly related to a covered Federal action.

(b) For purposes of paragraph (b)(i)(1)(a) of this clause, providing any information specifically requested by an agency or Congress is permitted at any time.

(c) The following agency and legislative liaison activities are permitted at any time only where they are not related to a specific solicitation for any covered Federal action:

(1) Discussing with an agency (including individual demonstrations) the qualities and characteristics of the person's products or services, conditions or terms of sale, and service capabilities; and,

(2) Technical discussions and other activities regarding the application or adaptation of the person's products or services for an agency's use.

(d) The following agency and legislative liaison activities are permitted where they are prior to formal solicitation of any covered Federal action:

(1) Providing any information not specifically requested but necessary for an agency to make an informed decision about initiation of a covered Federal action;

(2) Technical discussions regarding the preparation of an unsolicited proposal prior to its official submission; and

(3) Capability presentations by persons seeking awards from an agency pursuant to the provisions of the Small Business Act, as amended by Public Law 95-507 and other subsequent amendments.

(e) Only those activities expressly authorized by subdivision (b)(ii)(1)(a) of this clause are permitted under this clause.

(2) Professional and technical services.

(a) The prohibition on the use of appropriated funds, in subparagraph (b)(i) of this clause, does not apply in the case of-

(i) A payment of reasonable compensation made to an officer or employee of a person requesting or receiving a covered Federal action or an extension, continuation, renewal, amendment, or modification of a covered Federal action, if payment is for professional or technical services rendered directly in the preparation, submission, or negotiation of any bid, proposal, or application for that Federal action or for meeting requirements imposed by or pursuant to law as a condition for receiving that Federal action.

(ii) Any reasonable payment to a person, other than an officer or employee of a

person requesting or receiving a covered Federal action or an extension, continuation, renewal, amendment, or modification of a covered Federal action if the payment is for professional or technical services rendered directly in the preparation, submission, or negotiation of any bid, proposal, or application for that Federal action or for meeting requirements imposed by or pursuant to law as a condition for receiving that Federal action. Persons other than officers or employees of a person requesting or receiving a covered Federal action include consultants and trade associations.

(b) For purposes of subdivision (b)(ii)(2)(a) of clause, "professional and technical services" shall be limited to advice and analysis directly applying any professional or technical discipline.

(c) Requirements imposed by or pursuant to law as a condition for receiving a covered Federal award include those required by law or regulation, or reasonably expected to be required by law or regulation, and any other requirements in the actual award documents.

(d) Only those services expressly authorized by subdivisions (b)(ii)(2)(a)(i) and (ii) of this section are permitted under this clause.

(iii) Selling activities by independent sales representatives.

(c) The prohibition on the use of appropriated funds, in subparagraph (b)(i) of this clause, does not apply to the following selling activities before an agency by independent sales representatives, provided such activities are prior to formal solicitation by an agency and are specifically limited to the merits of the matter:

(i) Discussing with an agency (including individual demonstration) the qualities and characteristics of the person's products or services, conditions or terms of sale, and service capabilities; and

(ii) Technical discussions and other activities regarding the application or adaptation of the person's products or services for an agency's use.

(d) Agreement. In accepting any contract, grant, cooperative agreement, or loan resulting from this solicitation, the person submitting the offer agrees not to make any payment prohibited by this clause.

(e) Penalties. Any person who makes an expenditure prohibited under paragraph (b) of this clause shall be subject to civil penalties as provided for by 31 U.S.C. 1352. An imposition of a civil penalty does not prevent the Government from seeking any other remedy that may be applicable.

(f) Cost Allowability. Nothing in this clause is to be interpreted to make allowable or reasonable any costs which would be unallowable or unreasonable in accordance with Part 31 of the Federal Acquisition Regulation (FAR), or OMB Circulars dealing with cost allowability for recipients of assistance agreements. Conversely, costs made specifically unallowable by the requirements in this clause will not be made allowable under any of the provisions of FAR Part 31 or the relevant OMB Circulars.

16. Equal Employment Opportunity

During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.
- (b) The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to (1) employment; (2) upgrading; (3) demotion; (4) transfer; (5) recruitment or recruitment advertising; (6) layoff or termination; (7) rates of pay or other forms of compensation; and (8) selection for training, including apprenticeship.
- (c) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
- (d) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- (e) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
- (f) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
- (g) The Contractor shall furnish all information and reports required by Executive Order 11246, as amended and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto. The Contractor shall permit access to its books, records, and accounts by the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (h) In the event of a determination that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts, or federally assisted construction contracts under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
- (i) The Contractor shall include the terms and conditions of this clause in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor. The Contractor shall take such action with respect to any subcontractor or purchase order as the Secretary of Housing and Urban Development or the Secretary of Labor may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that if the

Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

17. Dissemination or Disclosure of Information

No information or material shall be disseminated or disclosed to the general public, the news media, or any person or organization without prior express written approval by the HA.

18. Contractor's Status

It is understood that the Contractor is an independent contractor and is not to be considered an employee of the HA, or assume any right, privilege or duties of an employee, and shall save harmless the HA and its employees from claims suits, actions and costs of every description resulting from the Contractor's activities on behalf of the HA in connection with this Agreement.

19. Other Contractors

HA may undertake or award other contracts for additional work at or near the site(s) of the work under this contract. The contractor shall fully cooperate with the other contractors and with HA and HUD employees and shall carefully adapt scheduling and performing the work under this contract to accommodate the additional work, heeding any direction that may be provided by the Contracting Officer. The contractor shall not commit or permit any act that will interfere with the performance of work by any other contractor or HA employee.

20. Liens

The Contractor is prohibited from placing a lien on HA's property. This prohibition shall apply to all subcontractors.

21. Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 135)

- (a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of

apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- (d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

22. Procurement of Recovered Materials

- (a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.
- (b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract.

PROFESSIONAL SERVICES CONTRACT

FOR

INSERT NAME HERE

BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF
CLACKAMAS COUNTY

Jim Bernard, Chair

Sonya Fischer, Commissioner

Ken Humberston, Commissioner

Martha Schraeder, Commissioner

Paul Savas, Commissioner

Paul Reynolds, Resident Commissioner

PROFESSIONAL SERVICES CONTRACT FOR **INSERT SERVICE HERE**

This contract for professional services is entered into by and between the Housing Authority of Clackamas County, hereinafter referred to as HACC, and **Insert Name**, hereinafter called the CONTRACTOR. HACC and CONTRACTOR, in consideration of the mutual promises, terms and conditions provided herein, agree to the following:

I. SCOPE OF WORK and TERM OF CONTRACT:

This agreement covers the services as described in Attachment “A” which by this reference is hereby incorporated into and made a part of this contract. Work shall be performed in accordance with a schedule approved by the HACC. The term of the contract shall commence **upon contract execution** and continue through **insert date here**. Passage of the contract expiration date shall not extinguish or prejudice HACC’s right to enforce this contract with respect to any default or defect in performance that has not been cured.

II. COMPENSATION:

A. HACC agrees to compensate the CONTRACTOR on a fee-for- services basis as provided for in **Attachment “B”** which by this reference is hereby incorporated into and made a part of this contract. Invoices submitted for payment in connection with this contract shall be properly documented and shall indicate pertinent HACC contract and/or purchase order numbers. All charges shall be billed monthly and will be paid net 30 days from receipt of invoice. The maximum compensation authorized under this contract shall be **\$XXXXXXXXXXXX**. CONTRACTOR bears the risk of non-payment for services in excess of the amount stated above without prior HACC approval; but HACC reserves the right to ratify and pay for such services in its sole discretion.

B. The CONTRACTOR is engaged hereby as an independent contractor and will be so deemed for purposes of the following:

- 1.** The CONTRACTOR will be solely responsible for payment of any Federal or State taxes required as a result of this agreement.
- 2.** This contract is not intended to entitle the CONTRACTOR to any benefits generally granted to HACC employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this contract to the CONTRACTOR are vacation, holiday and sick leave, other leaves with pay, tenure, medical and dental coverage, life and disability insurance, overtime, Social Security, Workers’ Compensation, unemployment compensation, or retirement benefits (except insofar as benefits are otherwise required by law if the CONTRACTOR is presently a member of the Public Employees Retirement System).
- 3.** If the CONTRACTOR has the assistance of other persons in the performance of this contract, and the CONTRACTOR is a subject employer, the CONTRACTOR shall qualify and remain qualified for the term of this contract as an insured employer under ORS 656.

4. CONTRACTOR represents and warrants that CONTRACTOR is not an employee of HACC or of the Federal Government, meets the independent contractor standards of ORS 670.600, and is not an “officer”, “employee”, or “agent” of HACC, as those terms are used in ORS 30.260 et. seq.

III. CONSTRAINTS

The CONTRACTOR agrees:

A. CONTRACTOR shall not delegate the responsibility for providing services under this contract to any other individual or agency without the express written permission of HACC.

B. Pursuant to the requirements of ORS 279B.020 and ORS279B.220 through 279B.235, the following terms and conditions are made a part of this agreement:

1. CONTRACTOR shall:

a. Make payments promptly, as due, to all persons supplying to the CONTRACTOR labor or materials for the prosecution of the work provided for in this agreement.

b. Pay all contributions or amounts due the Industrial Accident Fund from such CONTRACTOR or subcontractor incurred in the performance of this agreement.

c. Not permit any lien or claim to be filed or prosecuted against the HACC on account of any labor or material furnished.

2. If the CONTRACTOR fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to the CONTRACTOR or a subcontractor by any person in connection with this agreement as such claim becomes due, the proper officer representing HACC may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due the CONTRACTOR by reason of this agreement.

3. Tax Laws

a. The CONTRACTOR represents and warrants that, for a period of no fewer than six calendar years preceding the effective date of this Agreement, has faithfully complied with:

i. All tax laws of this state, including but not limited to ORS 305.620 and ORS chapters 316, 317 and 318;

ii. Any tax provisions imposed by a political subdivision of this state that applied to CONTRACTOR, to CONTRACTOR's property, operations, receipts, or income, or to CONTRACTOR's performance of or compensation for any work performed by CONTRACTOR;

Exhibit F

- iii. Any tax provisions imposed by a political subdivision of this state that applied to CONTRACTOR, or to goods, services, or property, whether tangible or intangible, provided by CONTRACTOR; and
- iv. Any rules, regulations, charter provisions, or ordinances that implemented or enforced any of the foregoing tax laws or provisions.

4. CONTRACTOR must, throughout the duration of this Agreement and any extensions, comply with all tax laws of this state and all applicable tax laws of any political subdivision of this state. Any violation of this section shall constitute a material breach of this Agreement. Further, any violation of the CONTRACTOR's warranty in this Agreement that CONTRACTOR has complied with the tax laws of this state and the applicable tax laws of any political subdivision of this state also shall constitute a material breach of this Agreement. Any violation shall entitle HACC to terminate this Agreement, to pursue and recover any and all damages that arise from the breach and the termination of this Agreement, and to pursue any or all remedies available under this Agreement, at law, or in equity, including but not limited to:

- a.** Termination of this Agreement, in whole or in part;
- b.** Exercise of the right of setoff, and withholding of amounts otherwise due and owing to CONTRACTOR, in an amount equal to HACC's setoff right, without penalty; and
- c.** Initiation of an action or proceeding for damages, specific performance, declaratory or injunctive relief. HACC shall be entitled to recover any and all damages suffered as the result of CONTRACTOR's breach of this Agreement, including but not limited to direct, indirect, incidental and consequential damages, costs of cure, and costs incurred in securing replacement performance.
- d.** These remedies are cumulative to the extent that remedies are not inconsistent, and HACC may pursue any remedy or remedies singly, collectively, successively, or in any order whatsoever.

5. The CONTRACTOR shall pay employees for work in accordance with ORS 279B.020 and ORS 279B.235, which are incorporated herein by this reference.

All subject employers working under the contract are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126.

6. The CONTRACTOR shall promptly, as due, make payment to any person or partnership, association or corporation furnishing medical, surgical and hospital care or other needed care and attention incident to sickness and injury to the employees of the CONTRACTOR, of all sums which the CONTRACTOR agrees to pay for such services and all moneys and sums which the CONTRACTOR collected or deducted from the wages of the CONTRACTOR'S employees pursuant to any law, contract or agreement for the purpose of providing or paying for such services.

7. The CONTRACTOR shall comply with all federal, state and local laws,

regulations, executive orders and ordinances applicable to the work under this contract.

8. The CONTRACTOR shall indemnify, save harmless and defend the HACC, its officers, commissioners and employees from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damage or injuries to persons or property caused by the negligent acts, errors, omissions, or fault of the CONTRACTOR or the CONTRACTOR'S employees.

9. Services performed by CONTRACTOR shall be performed in a comparable manner and with the same degree of care, skill, diligence, competency, and knowledge which is ordinarily exhibited and possessed by other professionals in good standing in the same or similar field in the same community as CONTRACTOR.

IV. INSURANCE REQUIREMENTS

CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the CONTRACTOR, its agents, representatives, employees, or sub-contractors.

A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (*occurrence form CG 0 01 10 01*).
2. Insurance Services Office Additional Insured form (*CG 20 37 or CG 20 26*).
3. Insurance Services Office form number CA 00 01 06 92 covering Automobile Liability, Code 1 (*any auto*) [*require if scope of work includes driving on HACC property*].
4. Workers' Compensation insurance as required by state law and Employer's Liability Insurance.
5. Professional Errors and Omissions Liability insurance appropriate to the CONTRACTOR's profession.

B. MINIMUM LIMITS OF INSURANCE

CONTRACTOR shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for Bodily Injury, Personal Injury, and Property Damage. (*including coverages for discrimination, ADA violations, and sexual molestation*). If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this contract or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000 per accident for Bodily Injury and Property Damage.
3. Workers' Compensation (*statutory*) and Employer's Liability: \$1,000,000 per accident for Bodily Injury or Disease.
4. Professional Errors and Omissions Liability insurance: \$1,000,000 per occurrence.

NOTE: These limits can be attained by individual policies or by combining primary and umbrella policies.

C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductibles or self-insured retentions must be declared to and approved by HACC.

At the option of HACC, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects HACC, its officers, officials, employees, and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to HACC guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

D. OTHER INSURANCE PROVISIONS

The General Liability and Automobile Liability policies are to contain, or endorsed to contain, the following provisions:

1. HACC, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR; or automobiles owned, leased, hired, or borrowed by the CONTRACTOR.
2. The CONTRACTOR's insurance coverage shall be primary insurance as respects HACC, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by HACC, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance.
3. Each insurance policy required by these specifications shall be endorsed to state that coverage shall not be cancelled or materially changed, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to HACC.
4. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract by the CONTRACTOR.

E. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than B+: CONTRACTOR must provide written verification of their insurer's rating.

F. VERIFICATION OF COVERAGE

CONTRACTOR shall furnish HACC with original certificates and amendatory endorsements effecting coverage required by these specifications. The endorsements should conform fully to the requirements. All certificates and endorsements are to be received and approved by HACC in sufficient time before the agreement commences to permit CONTRACTOR to remedy any deficiencies. HACC reserves the right to require complete, certified copies of all required insurance policies, including endorsements effecting the coverage required by these specifications at any time.

G. SUB-CONTRACTORS' INSURANCE

CONTRACTOR shall include all sub-contractors as insured's under its policies or shall furnish separate insurance certificates and endorsements for each sub-contractor in a manner and in such time as to permit HACC to approve them before sub-contractors' work begins. All insurance coverages for sub-contractors shall be subject to all of the requirements stated above.

Notwithstanding this provision, CONTRACTOR shall indemnify HACC for any claims resulting from the performance or non-performance of the CONTRACTOR's sub-contractors and/or their failure to be properly insured.

V. SUBCONTRACTORS:

Use of sub-contractors must be pre-approved in writing by HACC. The CONTRACTOR shall be responsible to HACC for the actions of persons and firms performing subcontract work.

The CONTRACTOR certifies that the CONTRACTOR has not discriminated and will not discriminate against any minority, women or emerging small business enterprise in obtaining any subcontract.

VI. OTHER TERMS:

A. Termination. This contract may be terminated by either party upon at least ten (10) days written notice to the other.

B. Amendments. This contract and any amendments to this contract will not be effective until approved in writing by an authorized representative of HACC.

C. Governing Law/Venue. This contract shall be governed by the laws of the State of Oregon. Any action or suit commenced in connection with this contract shall be commenced in the Circuit Court of Clackamas County or the Federal District Court for Oregon.

D. Third Party Beneficiaries. HACC and CONTRACTOR are the only parties to this contract and are the only parties entitled to enforce its terms. Nothing in this contract gives, or is intended to give, any right or benefit to any third persons unless such third persons are identified individually by name herein and expressly identified as intended beneficiaries of this contract.

E. Force Majeure. Neither HACC nor CONTRACTOR shall be held responsible for delay or default caused by fire, riot, strikes, acts of god, or war, where such cause was beyond their reasonable control. The parties shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of their obligations under this contract.

F. Survival. The terms, conditions, representations, and all warranties contained in this contract shall survive the termination or expiration of this contract.

G. Records. CONTRACTOR shall maintain all fiscal records relating to this contract in accordance with generally accepted accounting principles. In addition, CONTRACTOR shall maintain any other records pertinent to this contract in such a manner as to clearly document CONTRACTOR'S performance hereunder. Contractor shall maintain any such records for a minimum of three years following final payment and termination of this contract, and CONTRACTOR shall allow HACC and its duly authorized representative's access to such records during that time or until the conclusion of any audit, controversy or litigation arising out of or related to this contract, whichever date is later. All subcontracts shall also comply with these provisions.

H. Ownership and Use of Documents. All work products of CONTRACTOR which result from this contract (the "work products"), except material previously and mutually identified as confidential, shall be provided to HACC upon request and shall be considered exclusive property of HACC. In addition, if any of the work products contain intellectual property of CONTRACTOR that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, CONTRACTOR hereby grants HACC a perpetual, royalty-free, fully paid-up, nonexclusive and irrevocable license to copy, reproduce, perform, dispose of, use and re-use, in whole or in part, and to authorize others to do so for HACC purposes, all such work products, including but not limited to any information, designs, plans or works provided or delivered to HACC or produced by CONTRACTOR under this contract.

Exhibit F

I. Whole Contract. This contract constitutes the complete and exclusive statement of the contract between the parties relevant to the purpose described herein and supersedes and cancels any prior contracts or proposals, oral or written, and all other communication between the parties relating to the subject matter of this contract. No waiver, consent, modification or change of terms of this contract will be binding on either party except as a written addendum signed by authorized agents of both parties.

By their signatures below, the parties to this contract agree to the terms, conditions, and content expressed herein.

Authorized Signature

Name / Title Printed

Date

Telephone / Fax Number

Federal Tax ID Number

HOUSING AUTHORITY OF CLACKAMAS COUNTY

Commissioner Jim Bernard, Chair
Commissioner Sonya Fischer
Commissioner Ken Humberston
Commissioner Paul Savas
Commissioner Martha Schrader
Resident Commissioner Paul Reynolds

DATED this _____ day of (month), 2017 BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Phase I Environmental Site Assessment

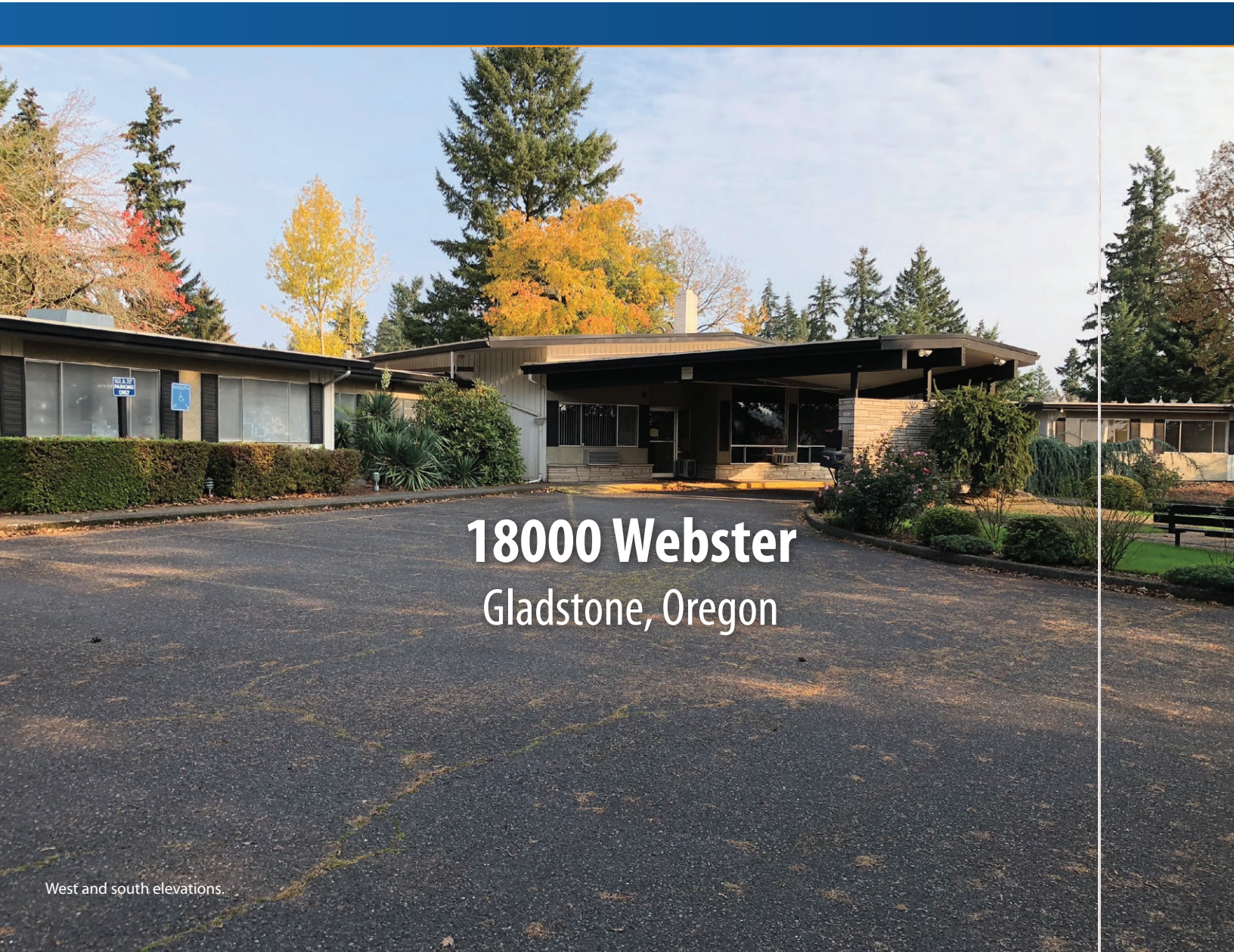
18000 Webster Road
Gladstone, Oregon

Prepared for:
Housing Authority of Clackamas County
P.O. Box 1510
Oregon City, Oregon 97045

November 2018
PBS Project 25793.000



4412 SW CORBETT AVENUE
PORTLAND, OR 97239
503.248.1939 MAIN
866.727.0140 FAX
PBSUSA.COM



18000 Webster Gladstone, Oregon

West and south elevations.

ARCHITECTURAL AND ENGINEERING EVALUATION

Report by: Joseph E. Chittenden, Senior Project Engineer
Date of Site Visit: November 12 and 13, 2018
Date of Report: December 7, 2018 (Draft)
Site Address: 18000 Webster Road





CHICAGO • NEW YORK • SAN FRANCISCO

December 7, 2018

Stephen McMurtrey
Director of Housing Development
Housing Authority of Clackamas County
13930 Gain St.
Oregon City, Oregon
SMcMurtrey@co.clackamas.or.us

Re: Architectural and Engineering Evaluation

18000 Webster
Gladstone, Oregon
GTG Project No. 1354.001a

Dear Mr. McMurtrey:

Enclosed, please find our draft Architectural and Engineering Evaluation, dated December 7, 2018, for the above-referenced property. We will forward the finalized report subsequent to your review and approval.

If you have any questions or need further assistance, please contact us.

Very truly yours,

Joseph E. Chittenden, SE, PE, LEED AP
Senior Project Engineer
GTG Consultants, PC

JEC:kck

enc: Draft report with photographs and attachments

ec: Julie Proksch, julie@dallaterra.net



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I. PURPOSE AND SCOPE

I.A. PURPOSE OF REPORT

We intend in this Report to present concise, pragmatic assessments of the subject site and its improvements, including landscape, paving, and drainage; construction and finishes; electrical, mechanical, and security systems; and such other assessments as may have been required.

I.B. STATEMENT OF LIMITATIONS

We gathered information for this Report from the Client and through an onsite inspection on November 12 and 13, 2018, limited to features that are readily accessible to touch and discernible to the naked eye; we conducted no materials testing or probing. Supplementary information came from interviews and research. Drawings for the building and site were reportedly not available.

Although drawn only from available data, our conclusions nevertheless sometimes require assumptions, some of which may be unverifiable barring additional expense and/or destruction of otherwise serviceable components. This Report cannot, therefore, address all possible deficiencies, and some problems addressed herein may warrant more detailed analysis to fully assess their physical and fiscal scope.

This Report is generally prepared in the present tense, as it is based solely upon onsite conditions extant and accessible to inspection at the time of our survey; it neither expresses nor implies any warranty of the site or improvements. Where prescriptive recommendations entail expense, we estimate the likely costs. Inspection of hidden or inaccessible areas, necessitating use of invasive procedures, is beyond the contractual Scope of Services.

I.C. SCOPE OF WORK

The scope of work is fully defined in the executed Agreement, GTG Project No. 1354.001a, dated October 29, 2018. In our opinion, this Report complies with all requirements of Appendix B.1 of the OHCS Project Development Manual, with the following exceptions:

- We did not submit a pre-survey questionnaire to the maintenance lead or property manager. However, our questions regarding building- and site-component age and condition were addressed during our interview and site observations with the maintenance lead, Mr. Jordan Hays, and our interview with the property manager, Mr. Lyndon Fischer.

I.D. RELIANCE

This Report has been prepared for the sole use of the party(ies) listed on the cover page of the Report. Use by any other party(ies) constitutes use without permission and no reliance shall be assumed.

II. EXECUTIVE SUMMARY

II.A. TABLE OF ABBREVIATIONS

The following common abbreviations may appear in this Report. Please return to this table for ease of reference:

Term	Item	Term	Item
ABS	Acrylonitrile-Butadiene-Styrene plastic pipe	FHA	Fair Housing Act
ACT	Acoustic Ceiling Tile	FIRM	Flood Insurance Rate Map
ADA	Americans with Disabilities Act	FRT	Fire-Resistant Treated
AHU	Air Handling Unit	GFCI	Ground Fault Circuit Interrupter
ANSI	American National Standards Institute	GWB	Gypsum Wallboard
ASHRAE	American Society of Heating Refrigeration and Air-Conditioning Engineers	HEPA	High Efficiency Particulate Air
ASTM	American Society for Testing and Materials	HID	High Intensity Discharge
BAS	Building Automation System	HM	Hollow metal
BFP	Backflow preventer	HPS	High-pressure sodium
BOCA	Building Officials and Code Administrators	HVAC	Heating, Ventilation, Air Conditioning
BR/BA	Bedroom/Bathroom	LWC	Lightweight Concrete
Btuh	British thermal units per hour	MEP	Mechanical Electrical and Plumbing
BUR	Built-Up Roof	MV	Mercury Vapor
CATV	Community Antenna (Cable) Television	NEC	National Electric Code
CBD	Central Business District	NFPA	National Fire Protection Agency
CCTV	Closed-Circuit Television	OC	On Center
CDX	Grades C and D (plywood), exterior glue	OSB	Oriented Strand Board
CFC	Chlorofluorocarbon	PBU	Polybutylene
CIP	Cast Iron Pipe	PCC	Portland Cement Concrete
CMP	Corrugated Metal Pipe	PML	Probable Maximum Loss
CMU	Concrete Masonry Unit	PTC	Posttensioned Concrete
CPVC	Chlorinated Polyvinyl Chloride	PTW	Pressure-treated wood
CT	Ceramic Tile	PVC	Polyvinyl Chloride
DAFS	Direct-Applied Finish System	RCP	Reinforced Concrete Pipe
DDC	Direct Digital Control	RTU	Rooftop Unit
DIP	Ductile Iron Pipe	TG	Tongue-and-groove
EIFS	Exterior Insulation and Finish System	UL	Underwriter's Laboratories
EPDM	Ethylene Propylene Diene Monomer	USGS	United States Geological Survey
FACP	Fire Alarm Control Panel	VAV	Variable Air Volume
FEMA	Federal Emergency Management Agency	VCT	Vinyl Composition Tile
FF&E	Furnishings, Finishes, & Equipment	WWF	Welded-Wire Fabric



II.B. QUICK COST REFERENCES

II.B.1. Critical Repair Items and Two-year Physical Needs Summary

	Immediate	Year 1 0 – 12 months	Year 2 13 – 24 months
Annual Requirements (Uninflated)	\$5,750	\$656,491	\$0
Inflation Rate Factor	1.0000	1.0000	1.0300
Annual Requirements (Inflated)	\$5,750	\$656,491	\$0
AVG. \$/UNIT/YEAR			\$7,045.12

For our detailed information regarding costs for immediate issues and repairs, please refer to Pages 17 of this report.

draft



II.B.2. Long Term Physical Needs and Replacement

	Year 3 25 - 36 months	Year 4 37 - 48 months	Year 5 49 - 60 months	Year 6 61 - 72 months	Year 7 73 - 84 months	Year 8 85 - 96 months
ANNUAL REQUIREMENTS (UNINFLATED)	\$600	\$0	\$4,350	\$8,000	\$600	\$3,750
INFLATION RATE FACTOR	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299
ANNUAL REQUIREMENTS (INFLATED)	\$637	\$0	\$4,896	\$9,274	\$716	\$4,612
	Year 9 97 - 108 months	Year 10 109 - 120 months	Year 11 121 - 132 months	Year 12 133 - 144 months	Year 13 145 - 156 months	Year 14 157 - 168 months
ANNUAL REQUIREMENTS (UNINFLATED)	\$600	\$0	\$339,150	\$18,800	\$18,800	\$22,550
INFLATION RATE FACTOR	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685
ANNUAL REQUIREMENTS (INFLATED)	\$760	\$0	\$455,784	\$26,023	\$26,805	\$33,115
	Year 15 169 - 180 months	Year 16 181 - 192 months	Year 17 193 - 204 months	Year 18 205 - 216 months	Year 19 217 - 228 months	Year 20 229 - 240 months
ANNUAL REQUIREMENTS (UNINFLATED)	\$18,800	\$157,800	\$18,800	\$23,400	\$18,800	\$23,400
INFLATION RATE FACTOR	1.513	1.558	1.6047	1.6528	1.7024	1.7535
ANNUAL REQUIREMENTS (INFLATED)	\$28,444	\$245,852	\$30,168	\$38,676	\$32,005	\$41,032
	Year 21 241 - 252 months	Year 22 253 - 264 months	Year 23 265 - 276 months	Year 24 277 - 288 months	Year 25 289 - 300 months	Year 26 301 - 312 months
ANNUAL REQUIREMENTS (UNINFLATED)	\$88,000	\$4,600	\$0	\$15,600	\$0	\$37,600
INFLATION RATE FACTOR	1.8061	1.8603	1.9161	1.9736	2.0328	2.0938
ANNUAL REQUIREMENTS (INFLATED)	\$158,937	\$8,557	\$0	\$30,788	\$0	\$78,727
	Year 27 313 - 324 months	Year 28 325 - 336 months	Year 29 337 - 348 months	Year 30 349 - 360 months	Total	
ANNUAL REQUIREMENTS (UNINFLATED)	\$0	\$0	\$0	\$0	\$824,000	
INFLATION RATE FACTOR	2.1566	2.2213	2.2879	2.3566		
ANNUAL REQUIREMENTS (INFLATED)	\$0	\$0	\$0	\$0	\$1,255,809	
AVG. \$/UNIT/YEAR					\$954.26	

For our detailed *Long Term Physical Needs and Replacement*, please refer to Page 18 of this report.



II.C. GENERAL DESCRIPTION

II.C.1. Location

Location: 18000 Webster Road
Municipality: Gladstone, Clackamas County, Oregon
Size of Site: 2.34 acres (reported)
Distance from Major CBD: Located approximately 5 miles SSE of downtown Portland
Area Composition: Residential and commercial

II.C.2. Capacities

No. of Units: 47 (16 of which are currently used for office or storage)
No. of Residential Buildings: 1
No. of Stories: 1
Net Rentable Area: Unknown
Gross Area: 12,592-sf (reported by the seller); GTG estimates the gross area to be 27,000-sf to 31,000-sf.

Current Occupancy: 100% vacant
Available Onsite Parking: 28 (Reported; we could not verify this count due to faded striping and leaves covering the parking lot.)

II.C.3. Professionals of Record

Original Construction

The identities of the original designers are unknown.

II.C.4. Code Analysis

Current Building Codes

Building: 2014 Edition Oregon Structural Specialty Code
Plumbing: 2017 Edition Oregon Plumbing Specialty Code
Electrical: 2017 Edition Oregon Electrical Specialty Code
HVAC: 2014 Edition Oregon Mechanical Specialty Code
Energy Conservation: 2014 Edition Oregon Energy Efficiency Specialty Code
Accessibility: 2014 Edition Oregon Structural Specialty Code
Fire Code: Not indicated, but previous code searches indicated the 2014 Edition Oregon Fire Code

Seismic Source: 2014 Edition Oregon Structural Specialty Code
<https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>

Building Codes at time of Original Construction

The building was originally constructed ca. 1967. We do not know what building codes were enforced at that time.

II.D. **PROPERTY DESCRIPTION**

The single-story building was reportedly originally constructed as a nursing-home facility in 1967. We were informed that Northwest Behavioral Health converted this building ca. 2001 into transitory housing for juveniles with behavioral issues, but that the building has been vacant, except for the use of a couple private offices, since November 2017. We understand that the plan is to adaptively re-use this building for single-room-occupancy (SRO) housing.

The building has three wings. The east and west wings contain most dwelling units, while the north wing contains remaining dwelling units, as well as the commercial kitchen, dining room, and privilege-room lounge. Approximately 16 of the 47 units were recently or are currently used for office and storage space. The units are single rooms with either a private or shared toilet room. Shower facilities are located in four separate rooms off the common corridors. Other building amenities include a tenant laundry room, a staff lunch room, a TV lounge, several private offices, an exam room, and a public toilet room off the lobby. Site amenities include a patio area and a sport court northeast of the building. There is also a porte-cochère in front of the main entrance.

The building is heated, but only select rooms have cooling. A wet-pipe fire-protection-sprinkler system provides 100% coverage. The corridors are separated with magnetic-release, fire-rated double doors. A fire-alarm system is provided.

II.E. **OVERALL CONDITION**

We offer the following observations and recommendations for consideration:

II.E.1. **FHAA and ADA Issues**

The property was designed and constructed prior to enactment of the *Fair Housing Amendments Act* (FHAA) and *Americans with Disabilities Act*, and, in general, does not comply with the provisions of either act.

Based on our understanding of the ADA, areas of public accommodation should be ADA compliant, if removal of such barriers is readily achievable. For the anticipated use of this facility as SRO apartments, only the leasing/management office would be considered an area of public accommodation, for which a generally accessible path would be required. The following efforts to mitigate barriers to access would be required:

- a. A designated van-accessible parking space with a striped access aisle and vertical signage should be installed.
- b. Asphalt ramps should be removed and replaced with compliant sidewalk ramps.

Based on our understanding of the FHAA, which establishes design and construction standards for new construction, only, for multifamily housing built for first occupancy after March 13, 1991, the building is not required to meet these requirements. However, some municipalities have adopted ordinances for adaptive reuse, requiring FHAA compliance, except where meeting such requirements is technically not feasible. In the interest of discretion, we have not contacted Clackamas County to inquire as to whether they have such an ordinance. In addition, the sources of financing for the renovation might trigger accessibility compliance with UFAS, FHAA, or other Federal or State laws, codes, and standards.

II.E.2. **Code and Life-Safety**

Per Mr. Mike Funk of the City of Gladstone Fire Department, no outstanding fire-code violations are on record since the last inspection in July 2017. The fire department reportedly inspects this property every two years. Per Ms. Diane Bautista of Clackamas County, no code violations and no open building permits are on record.

Based on our walk-through observations, we noted some potential life-safety and liability concerns, and recommend as follows:

- a. Unit-entry doors lack closers. Presumably, corridors are fire rated, which would require that these doors to be equipped with closers. These costs are included in the attached *Unit Interior Surveys*.
- b. The notification devices for the fire-alarm system consist of fire-alarm bells provided in the common corridors of each wing. No horn/strobe devices are provided. Although audiovisual devices might not be required by code, consideration should be given to upgrading the fire-alarm notification system.
- c. We observed Central and Star sprinkler heads in the spare-sprinkler-head cabinet, and we observed Star heads at select locations in common corridors. We recommend conducting a comprehensive inspection of all sprinkler heads to ensure that no heads subject to recall are in use. Documentation from the inspection firm should be provided if this inspection has already been performed.
- d. Given the age of the building and given the possibility that sprinkler heads in common areas and offices might be original, we recommend testing a sample. If the tested sample of sprinkler heads tested fails, then all sprinkler heads of this type and age should be replaced.
- e. The main electrical-distribution panel and other smaller distribution panels are manufactured by Zinsco. Zinsco panels are considered fire and electric-shock hazards. Most electrical experts recommend replacing these panels. We recommend that an experienced electrician or electrical consultant inspect all electrical panels and provide recommendations for possible replacements.

II.E.3. **Parking and Paving**

For adaptive re-use as an SRO facility, the Gladstone zoning department should indicate whether the existing number of parking spaces is adequate or will need to be increased.

Asphalt pavement is considered generally serviceable, but needs to be sealcoated and re-striped. Prior to that work, isolated areas of alligatored pavement should be full-depth repaired.

II.E.4. **Sidewalks and Pedestrian Access**

The sidewalk along the front of the building is generally serviceable, but a single heaved section should be replaced. As indicated above, asphalt curb ramps do not meet ADAAG requirements and should be removed and replaced with a sidewalk ramp.

The sidewalk along the north elevation of the east wing is backpitched toward the building. We recommend replacing this section. Sidewalk and patio concrete between the east and north wings appears to have heaved in several areas due to tree-root intrusion. The full extent of heaving was difficult to discern because of significant leaf litter. Extensive replacement of patio concrete in this area is anticipated.

II.E.5. **Site and Drainage**

Onsite stormwater sheet drains, generally to site perimeters; no onsite storm-sewer system is provided. We observed the following drainage concerns:

- a. Downspouts lack boots. Downspout-boot extensions should also be provided to direct water away from the building.
- b. The grade along the west portion of the site slopes toward the west wing of the building. Stormwater in this area sheet drains over the retaining wall, and water will pond along the building's foundation wall. We recommend installing a French drain to direct stormwater away from this area.

Landscaping is overgrown at various locations and should be trimmed. Tree branches overhanging the roof should be pruned.

The monument sign has been partially dismantled and currently only shows the street address. We recommend modifying the sign to reflect the adaptive re-use.

II.E.6. **Site Lighting and Security**

We were not able to observe site lighting at night, but we note the following conditions:

- a. The 10' pole-mounted incandescent fixtures appear to be severely rusted, with fixtures missing or in a deteriorated condition; how many of these fixtures are operational is uncertain. An illumination-level survey should be conducted to determine where additional lighting should be installed.
- b. Likewise, bollard fixtures along sidewalks appear fairly old and might not be functional. These fixtures should either be abandoned or repaired/replaced.

A chain link fence topped with barbed wire surrounds the sport court area at the northeast corner of the site. We recommend removing the barbed wire to make this area look less like a prison yard. Removal of the chain link fence and screens should be at the discretion of the owner.

II.E.7. Roof

We were informed that a new Versico, 45-mil, mechanically-fastened, single-ply TPO membrane was installed at the roof about 5 years ago. The roof slope to gutters and downspouts appears generally adequate. The maintenance lead indicated that no roof leaks have occurred since this roof was installed, and our observations of ceilings disclosed no evidence of roof leaks. We observed that the mechanical fasteners appear to be backing out and exerting pressure on the TPO membrane, however, potentially resulting in a point puncture, and we therefore question whether this installation was performed per manufacturer's requirements.

We received a copy of the roof warranty, but the copy provided is not an executed version that indicates the installation date or the warranty period. We recommend providing an executed warranty demonstrating that the manufacturer approved the installation and indicating the warranty period. If an executed version of the Versico roof warranty cannot be produced, we recommend that Versico perform a warranty inspection, and if no warranty inspection can be performed, we recommend retaining a third-party roofing consultant to perform a comprehensive roof investigation.

II.E.8. Exterior Walls

Exterior walls appear to consist of a combination of painted T1-11 siding and plywood panels with exposed-aggregate finish, lending a very dated appearance, though the siding and panels are considered generally serviceable. Select areas of T1-11 have deteriorated or cupped; these areas will require replacement. We also noted a section along the west wing where groundcover is in contact with the base of the T1-11. This area will require modification to remove groundcover and make any necessary repairs.

Sealants should be replaced at aggregate-faced-plywood-panel joints.

Replacement of T1-11 siding and aggregate-faced-plywood panels should be considered if a comprehensive renovation program is undertaken.

II.E.9. **Windows and Doors**

Windows

Aluminum-framed, fixed and sliding windows with single-pane glass are provided. Some windows have interior Plexiglass storm glazing. These windows are very old and might be original; they are considered to be in extremely poor condition and provide no significant insulation value. Replacement in the near term is warranted.

Doors

The main exterior entrance doors are considered generally serviceable, except for the entrance door at the east wing, which should be replaced. Replacement of the other entrance doors should be considered in a comprehensive renovation program.

Most common-area doors either need to be refinished or replaced. Door hardware should be replaced to standardize the hardware for all doors.

Most unit interior doors also need to be either refinished or replaced. Refer to the *Unit Interior Surveys* for specific details.

Exterior doors that can be accessed by the tenants are provided with a keyed entrance/exit system to prevent tenants from entering or exiting. However, these doors are unlocked when the fire-alarm system is activated. For its future use in SRO housing, this system should be replaced with a conventional access-control system that uses fob or card readers.

II.E.10. **Common Areas**

Lobbies, Corridors, and Community Areas

New vinyl-plank flooring, reportedly installed about one year ago in the common corridors, dining room, privilege room lounge, TV lounge, and exam room, is in generally satisfactory condition. The flooring in the kitchen is a combination of VCT and sheet vinyl. The sheet vinyl is in generally serviceable condition; the VCT appears to be in poor condition and should be replaced.

The common-area walls and plaster ceilings should all be repainted.

The suspended acoustical ceilings in the common corridors are considered to be in poor conditions. Replacement of the grid and ceiling tile is recommended.

Community shower room finishes are in extremely poor condition. We recommend replacing the floor tile and installing wall tile in the shower stalls. Some repair/replacement of the GWB at the shower walls might also be required. Lighting and plumbing fixtures should be replaced. All other wall and ceiling finishes should be repainted.

Common-area lighting is dated and energy inefficient; we recommend replacing this lighting.

II.E.11. **Unit Interiors**

The overall condition of dwelling units is generally unsatisfactory. Interior finishes and plumbing and electrical fixtures have been replaced at select units. The condition of the finishes and fixture varies accordingly; some appear serviceable, while others are in poor condition.

We conducted a survey of all units, except one which could not be accessed, including those that are currently being used as offices, and have determined levels of recommended work. The grading system (A through F) used for our inspection and *Unit Interior Surveys* is based on the "replacement criteria" used by the *State of Oregon, OHCS – Capital Needs Assessment Requirements*. For budgeting purposes, only items rated D or F are included in the estimates.

Rather than replacing components on a piecemeal basis, it might be more economical in select cases to embark on a comprehensive interior renovation. Though components currently graded C are not scheduled for replacement at present, they likely will require replacement in the near future, given their age.

Please refer to our attached *Unit Interior Surveys*.

We also note the following conditions:

- a. Unit entry doors are 4'-0"-wide solid-core wood with kick plates.
- b. Where closets are indicated on the *Unit Interior Surveys*, these are wood armoires. Some have a stained finish with wood doors; others have had the doors and closet shelving removed and are painted. Presumably, these armoires will be repaired and replaced as needed in lieu of constructing new walls and installing closet doors.
- c. A number of the demising walls at dwelling units have been patched with painted plywood sheathing in lieu of GWB. We have included an allowance in these rooms to remove the patch material, replace with GWB, and repaint the walls and ceilings.
- d. The existing lighting in the units is predominantly located on the wall, where beds were typically located. The owner may wish to revise this lighting configuration to the ceiling for the adaptive re-use. This work would require rerouting electrical conduit and wiring.

II.E.12. **Appliances/Equipment**

Unit kitchens are not provided. A commercial kitchen is provided with a range, two ovens, food warming trays, a walk-in cooler and freezer, and dishwashing equipment. Reportedly, this equipment was in use up to November of 2017 and is operable.

A tenant laundry room is provided, with two washing machines and three gas dryers. These machines reportedly are operable and in satisfactory condition.

II.E.13. HVAC

Dwelling Units

Units typically have hot-water electric baseboard radiators with a remote thermostat manufactured by Intertherm. These operate by electrically heating a water and ethylene glycol mixture contained within each baseboard radiator. Some units also have electric wall heaters. The baseboard radiators in the dwelling units and various common areas are covered by a protective case. The heat was off in the units, so it was difficult to ascertain how well the baseboard radiators are operating. The maintenance lead indicated that the radiators are operable, but most of the thermostats are currently set at low temperatures. Given the age and unknown condition of most of this equipment, we recommend replacement with new electric baseboard radiators. If the owner wishes to reuse this equipment, then the equipment will need to be inspected and tested by an HVAC contractor to determine its condition.

Thermostats in dwelling units typically have a tamperproof cover. Thermostats in office units appear to be original or very old. We recommend removing tamperproof covers and replacing all thermostats.

Units are typically not provided with air conditioning, but select offices and common areas are provided with a window-mounted unit. Presumably these units will be removed once the windows are replaced. Owners will need to decide whether they want dwelling units to be cooled.

Corridor Ventilation

Common corridors are not heated or cooled. Three rooftop exhaust fans, one per wing, are connected to common corridors; these fans reportedly are used only for air circulation in summer months, and reportedly are operable. These fans were reportedly installed approximately 8 to 10 years ago. For this adaptive re-use, consideration should be given to replacing these fans with make-up air units (MAUs) to introduce tempered fresh air into common corridors. Since this is considered an upgrade, we have not included a cost for this scope.

Common Area Rooms

Common-area rooms are typically heated by hot-water electric baseboard radiators with a remote thermostat. We have the same recommendations as provided earlier in this report.

Select common area rooms are provided with small through-wall air-conditioning units. For the adaptive re-use, the owner might wish to upgrade A/C systems in various common-area rooms. We have not included a cost for this work.

A rooftop RTU provides heating and air conditioning to the kitchen. This unit appears to be more than 30 years old. We recommend replacement, assuming that the kitchen will be used in the adaptive re-use of this facility.

II.E.14. **Plumbing**

A 75-gal water heater with a 120-gallon storage tank and three 100-gal water heaters are provided for domestic-hot-water usage. Three of the water heaters are indicated to be 15 years or older and should be considered for replacement. The fourth water heater is indicated to be 6 years old and is in generally satisfactory condition. The storage tank is older, is corroded at the base, and reportedly leaks; replacement is needed.

We observed a total of nine individual showers in four community shower rooms (five showers in the west wing and four in the east wing). For a change in use to single-room-occupancy units, we question whether nine individual showers will adequately meet the needs of the residents.

Toilets in dwelling units generally all have a flush valve in lieu of a toilet tank, creating a very institutional appearance. Although toilets are generally serviceable, consideration should be given to replacing them with residential tank toilets. Since replacement would be considered an upgrade, we have not included a cost for this scope.

The maintenance lead indicated that waste-and-vent piping is a combination of cast iron and galvanized steel and that there have been no issues with the piping system. We observed the domestic-water piping to be a combination of copper and galvanized steel. The maintenance lead indicated that they have used CPVC for repair work. Galvanized steel piping will corrode internally over time; if this piping was originally installed in 1967, it probably has developed internal corrosion, which can restrict the flow of water and waste through these pipes. We recommend that a mechanical engineer inspect and perform some testing to understand the extent and condition of the galvanized-steel domestic-water and waste-and-vent piping.

Please refer to our attached *Unit Interior Surveys* for our assessment of the plumbing fixture conditions in the units.

II.E.15. **Electrical**

The main electrical-distribution panel and other smaller distribution panels are manufactured by Zinsco. Zinsco panels are considered fire and electric-shock hazards. Most electrical experts recommend replacing these panels. We recommend that an experienced electrician or electrical consultant inspect all electrical panels and provide recommendations for possible replacements.

The maintenance lead informed us that the wiring within the panels is copper. We were not provided access to observe panel wiring. We recommend that the electrician or electrical consultant confirm this condition.

Most toilet rooms in dwelling units are not provided with an electrical receptacle for convenience usage; toilet rooms in office units are typically provided with an electrical receptacle. We recommend extending electrical power be extended to all dwelling-unit toilet rooms and installing GFCI receptacles.

Most dwelling and office units have some or all of their light fixtures located on the walls. Since the building was originally used as a nursing home, there are typically fluorescent lights installed over where beds were typically located. If a comprehensive renovation is contemplated, the owner may wish to relocate the lighting to the ceiling. In addition, most of these lighting fixtures are old, are not energy efficient, and/or are not aesthetically pleasing. For the dwelling units, we have indicated a cost for replacement, but not for relocation to the ceiling. For common areas, we have included a cost for replacement.

II.E.16. Fire-Protection and Life Safety

The building is fully sprinklered with a wet-pipe system. We observed Central and Star sprinkler heads in the spare-sprinkler-head cabinet, and we observed Star heads at select locations in common corridors. We recommend conducting a comprehensive inspection of all sprinkler heads to ensure that none subject to recall is in use. Documentation from the inspection firm should be provided if this inspection has already been performed.

We observed exposed fire-protection-sprinkler piping and heads at the porte-cochère soffit, but we did not find a sprinkler dry valve and compressor necessary for a dry-pipe system. The maintenance lead did not know how these pipes were protected from freezing. We recommend that the fire-protection-sprinkler vendor that provides annual inspections indicate how these pipes and heads are protected from freezing.

A Notifier NFS-320 FACP with battery backup in the main lobby controls the fire-alarm system. We were informed that this FACP was installed in 2015 or 2016. The notification devices consist of fire-alarm bells provided at the common corridors of each wing. No horn/strobe devices are provided. Consideration should be given to upgrading the fire-alarm notification system.

Please refer to the Section II.E.2 of this report for further information.

II.F. RECOMMENDATIONS FOR FURTHER INVESTIGATION

II.F.1. Investigate Extent and Condition of Galvanized Steel Piping

The maintenance lead indicated that waste-and-vent piping is a combination of cast iron and galvanized steel and that there have been no issues with the piping system. We observed the domestic-water piping to be a combination of copper and galvanized steel. The maintenance lead indicated that they have used CPVC for repair work. Galvanized steel piping will corrode internally over time; if this piping was originally installed in 1967, it probably has developed internal corrosion, which can restrict the flow of water and waste through these pipes. We recommend that a mechanical engineer inspect and perform some testing to understand the extent and condition of the galvanized-steel domestic-water and waste-and-vent piping.

II.F.2. Fire-Protection Sprinkler Heads

We observed Central and Star sprinkler heads in the spare-sprinkler-head cabinet, and we observed Star heads at select locations in common corridors. We recommend conducting a comprehensive inspection of all sprinkler heads to ensure that no heads subject to recall are in use. Documentation from the inspection firm should be provided if this inspection has already been performed.

Given the age of the building and given the possibility that sprinkler heads in common areas and offices might be original, we recommend testing a sample. If the tested sample of sprinkler heads tested fails, then all sprinkler heads of this type and age should be replaced.

II.F.3. Zinsco Electrical Distribution Panels

The main electrical-distribution panel and other smaller distribution panels are manufactured by Zinsco. Zinsco panels are considered fire and electric-shock hazards. Most electrical experts recommend replacing these panels. We recommend that an experienced electrician or electrical consultant inspect all electrical panels and provide recommendations for possible replacements.

II.F.4. Versico Roof Warranty

We received a copy of the roof warranty, but the copy provided is not an executed version that indicates the installation date or the warranty period. We recommend providing an executed warranty demonstrating that the manufacturer approved the installation and indicating the warranty period. If an executed version of the Versico roof warranty cannot be produced, we recommend that Versico perform a warranty inspection, and if no warranty inspection can be performed, we recommend retaining a third-party roofing consultant to perform a comprehensive roof investigation.

II.G. ESTIMATED REQUIRED EXPENDITURES

Please refer to the *Critical Repair Items and 2-Year Physical Needs Summary* and the *30-Year Replacement Reserve Analysis* on the following pages.

18000 Webster • Gladstone, Oregon	
Critical Repair Items and Two-year Physical Needs Summary	
Building Type:	Adaptive re-use of behavioral housing
Gross Building Area:	29,000 sf (GTG's estimate is between 27,000 and 31,000-sf)
No. of Residential Buildings:	1
No. of Residential Units:	47
No. of Stories:	1
Year Built/Age:	1967 /51 years
Site Area:	2.34-acres
Parking:	28 spaces reported
Construction:	Construction consists of wood framing and sheathing, T1-11 siding, and plywood panels with an exposed aggregate finish, TPO roof membrane, and uninsulated aluminum-framed windows. Hot-water baseboard radiators provide heat to the building. Through-wall AC units provide cooling at select rooms.

Photo Ref.	Report Ref.	Item	RUL/TL (Yrs)	Quantity	Unit	Unit Cost	Critical	Year 1 0- 12 months	Year 2 13- 24 months	Total
FHA and ADA ISSUES										
3	II.E.1	A designated van accessible parking space with a striped access aisle and vertical signage should be installed.	N/A	1	allow	\$750	\$750			\$750
4	II.E.1	The asphalt ramps should be removed and replaced with compliant sidewalk ramps.	N/A	2	locations	\$2,000	\$4,000			\$4,000
							\$4,750			
CODE AND LIFE-SAFETY ISSUES										
54	II.E.2	Unit-entry doors lack closers. Presumably, the corridors are fire rated, which would require that these doors to be equipped with closers. These costs are included in the attached <i>Unit Interior Surveys</i> .	N/A	N/A	N/A	N/A	N/A			0
N/A	II.E.2	The notification devices for the fire-alarm system consist of fire-alarm bells provided in the common corridors of each wing. No horn/strobe devices are provided. Although this may not be required by code, consideration should be given to upgrading the fire-alarm notification system. No cost is included, since this is considered an upgrade.	N/A	N/A	N/A	N/A	N/A			\$0
81 - 83	II.E.2	We observed Central and Star sprinkler heads in the spare-sprinkler-head cabinet, and we observed Star sprinkler heads at select locations in the common corridors. We recommend conducting a comprehensive inspection of all sprinkler heads to ensure that no heads subject to recall are in use.	N/A	1	allowance	\$1,000	\$1,000			\$1,000
N/A	II.E.2	Given the age of the building and given the possibility that sprinkler heads located in the common areas and offices might be original, we recommend testing a sample of these heads. If a sample of tested sprinkler heads fails, then all sprinkler heads of this type and age should be replaced. Sprinkler-head replacement cost TBD.	N/A	1	allowance	TBD	TBD			\$0
86, 87	II.E.2	The main electrical-distribution panel and other smaller distribution panels are manufactured by Zinsco. Zinsco Distribution panels are considered fire and electric-shock hazards. Most electrical experts recommend replacing these panels. We recommend that an experienced electrician or electrical consultant inspect all electrical panels and provide recommendations for possible replacements. Distribution panel replacement cost TBD.	N/A	1	allowance	TBD	TBD			\$0
							\$1,000			
SITE AND AMENITIES										
2, 8, 9	II.E.3	Full-depth patch asphalt pavement.	N/A	400	sf	\$5		\$2,000		\$2,000
2, 3	II.E.3	Sealcoat and restripe the asphalt pavement.	0/5	20,000	sf	\$0.40		\$8,000		\$8,000
24	II.E.5	Install downspout boots and extensions where missing.	N/A	1	allowance	\$1,500		\$1,500		\$1,500
N/A	II.E.5	Install a French drain along the west elevation of the building to remove stormwater from this area.	N/A	1	allowance	\$7,500		\$7,500		\$7,500
N/A	II.E.5	Prune overgrown shrubs and trees.	N/A	1	allowance	\$10,000		\$10,000		\$10,000
10	II.E.6	Provide an allowance to repair and/or upgrade exterior lighting.	N/A	1	allowance	\$20,000		\$20,000		\$20,000
1	II.E.5	Provide an allowance to modify the existing monument sign.	N/A	1	allowance	\$5,000		\$5,000		\$5,000
							\$0			
BUILDING EXTERIOR										
12, 13, 18	II.E.9	We recommend replacing all windows.	1	1	allowance	\$100,000		\$100,000		\$100,000
12, 15-17, 19	II.E.8	Selectively repair T1-11 siding and replace sealant.	N/A	1	allowance	\$10,000		\$10,000		\$10,000
N/A	II.E.9	Replace the entrance door at the east wing.	1	1	allowance	\$1,500		\$1,500		\$1,500
N/A	II.E.9	Replace the existing door-access system with a conventional access-control system that uses fob or card readers, and install a visitor's door-access system at the front entrance.	1	1	allowance	\$20,000		\$20,000		\$20,000
							\$0			
BUILDING INTERIOR										
34	II.E.9	We recommend replacing select interior common-area doors, including hardware.	0/20	10	door	\$600		\$6,000		\$6,000
N/A	II.E.9	We recommend refinishing select interior common-area doors and replacing hardware.	N/A	20	door	\$300		\$6,000		\$6,000
45	II.E.10	Replace areas of VCT flooring in the kitchen.	N/A	1	allow	\$2,000		\$2,000		\$2,000
32, 35-40	II.E.10	Repair GWB and paint common-area walls and ceilings.	N/A	1	allow	\$75,000		\$75,000		\$75,000
41	II.E.10	Replace suspended ceiling grid and tile.	0/10	1	allow	\$30,000		\$30,000		\$30,000
49 - 52	II.E.10	Replace floor tile in showers and install wall tile in shower stalls.	0/25	1	allow	\$50,000		\$50,000		\$50,000
N/A	N/A	Cost to complete detailed unit repairs as outlined on the <i>Unit Interior Surveys</i> .	N/A	1	total	\$188,741		\$188,741		\$188,741
							\$0			
MECHANICAL, ELECTRICAL, AND PLUMBING										
70	II.E.13	We recommend replacement of the common-area baseboard radiator units with new electric baseboard heaters and thermostats.	N/A	1	allow	\$20,000		\$20,000		\$20,000
67	II.E.13	Replace the packaged rooftop unit serving the kitchen.	0/20	1	allow	\$25,000		\$25,000		\$25,000
69	II.E.13	Replace the rooftop kitchen-exhaust fans.	0/20	3	each	\$3,000		\$9,000		\$9,000
74 - 76	II.E.14	Replace three 75-gal water heaters and 120-gallon storage tank.	0/15	1	allow	\$16,000		\$16,000		\$16,000
78, 79	II.E.14	We recommend that a mechanical engineer inspect and perform some testing to understand the extent and condition of the galvanized-steel domestic-water and waste-and-vent piping. The cost of any needed pipe replacement is TBD.	1	1	allow	TBD		TBD		\$0
N/A	II.E.14	Provide new shower fixtures (controls and heads).	N/A	9	sets	\$250		\$2,250		\$2,250
N/A	II.E.15	We recommend extending electrical power to dwelling-unit toilet rooms and installing GFCI receptacles.	N/A	32	bathrooms	\$500		\$16,000		\$16,000
N/A	II.E.15	Replace common-area lighting fixtures.	N/A	1	allowance	\$25,000		\$25,000		\$25,000
							\$0			
FIRE-PROTECTION AND ALARMS										
N/A	II.E.16	Refer to items in the <i>Code and Life Safety Issues</i> section above.	N/A	N/A	N/A	N/A				\$0
							\$0			

ANNUAL REQUIREMENTS (UNINFLATED)	\$5,750	\$656,491	\$0	\$662,241
INFLATION RATE FACTOR	1.0000	1.0000	1.0300	
ANNUAL REQUIREMENTS (INFLATED)	\$5,750	\$656,491	\$0	\$662,241
ANNUAL REQUIREMENTS PER UNIT PER YEAR	\$122	\$13,968	\$0	
ANNUAL REQUIREMENTS PER UNIT PER YEAR OVER INITIAL 2-YEAR TERM				\$7,045.12

18000 Webster • Gladstone, Oregon	
30-Year Replacement Reserve Analysis	
Building Type:	Adaptive re-use of behavioral housing
Gross Building Area:	29,000 sf (GTG's estimate is between 27,000 and 31,000-sf.)
No. of Residential Buildings:	1
No. of Residential Units:	47
No. of Stories:	1
Year Built/Age:	1967 /51 years
Site Area:	2.34-acres
Parking:	28 spaces reported
Construction:	Construction consists of wood framing and sheathing, T1-11 siding, and plywood panels with an exposed aggregate finish, TPO roof membrane, and uninsulated aluminum-framed windows. Hot-water baseboard radiators provide heat to the building. Through-wall AC units provide cooling at select rooms.

REPLACEMENT RESERVE ANALYSIS							Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Total		
Photo Ref.	Report Ref.	Item	RUL/TL (Yrs)	Quantity	Unit	Unit Cost	25-36 months	37-48 months	49-60 months	61-72 months	73-84 months	85-96 months	97-108 months	109-120 months	121-132 months	133-144 months	145-156 months	157-168 months	169-180 months	181-192 months	193-204 months	205-216 months	217-228 months	229-240 months	241-252 months	253-264 months	265-276 months	277-288 months	289-300 months	301-312 months	313-324 months	325-336 months	337-348 months	349-360 months	Total		
A. SITE AND AMENITIES																																					
N/A	II.E.3	Sealcoat and stripe asphalt pavement.	5/5	20,000	sf	\$0.40				\$8,000					\$8,000																					\$32,000	
N/A	II.E.3	Overlay asphalt pavement.	15/25	20,000	sf	\$3.00													\$60,000																	\$60,000	
N/A	II.E.4	Allowance for site concrete replacement.	15/50	1	allowance	\$10,000													\$10,000																\$10,000		
N/A	II.E.4	Allowance for replacement of exterior lighting.	25/25	1	allowance	\$25,000																								\$25,000					\$25,000		
B. BUILDING EXTERIOR																																					
N/A	II.E.7	Replace the roof in year 11.	10/15	29,000	sf	\$6.00									\$174,000																					\$174,000	
N/A	II.E.8	Replace the T1-11 siding and aggregate-faced panels.	N/A	1	allowance	\$100,000									\$100,000																					\$100,000	
N/A	II.E.9	Replace exterior doors.	Varies/30	1	allowance	\$15,000			\$3,750			\$3,750					\$3,750																			\$15,000	
C. BUILDING INTERIOR																																					
N/A	II.E.10	Renovate and upgrade common-area finishes.	15	1	allow	\$50,000													\$50,000																	\$50,000	
N/A	II.E.12	Allowance to replace select kitchen equipment.	10	1	allow	\$30,000									\$30,000										\$30,000											\$60,000	
N/A	II.E.12	Allowance to replace washing machines and dryers.	Varies	1	allow	\$3,000	\$600		\$600		\$600		\$600		\$600							\$600		\$600		\$600		\$600							\$6,000		
N/A	II.E.11	Renovate approximately 10% of units per year starting in year 11.	Varies	47	each	\$4,000									\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800									\$188,000		
D. MEP SYSTEMS																																					
N/A	II.E.14	Replace water heaters and storage tank.	15/15	5	each	\$4,000									\$4,000				\$4,000			\$4,000		\$4,000		\$4,000		\$4,000		\$4,000					\$24,000		
N/A	II.E.13	Replace the packaged rooftop unit serving the kitchen.	20/20	1	each	\$25,000																			\$25,000											\$25,000	
N/A	II.E.10	Replace common-area lighting fixtures.	20/20	1	allowance	\$25,000																		\$25,000												\$25,000	
N/A	II.E.15	Replace the emergency generator.	15/25	1	allowance	\$15,000														\$15,000																\$15,000	
N/A	II.E.16	Replace the fire-alarm-control panel.	23/25	1	allow	\$15,000																								\$15,000						\$15,000	

ANNUAL REQUIREMENTS (UNINFLATED)	\$600	\$0	\$4,350	\$8,000	\$600	\$3,750	\$600	\$0	\$339,150	\$18,800	\$18,800	\$22,550	\$18,800	\$157,800	\$18,800	\$23,400	\$18,800	\$23,400	\$88,000	\$4,600	\$0	\$15,600	\$0	\$37,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$824,000		
INFLATION RATE FACTOR	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.513	1.558	1.6047	1.6528	1.7024	1.7535	1.8061	1.8603	1.9161	1.9736	2.0328	2.0938	2.1566	2.2213	2.2879	2.3566							
ANNUAL REQUIREMENTS (INFLATED)	\$637	\$0	\$4,896	\$9,274	\$716	\$4,612	\$760	\$0	\$455,784	\$26,023	\$26,805	\$33,115	\$28,444	\$245,852	\$30,168	\$38,676	\$32,005	\$41,032	\$158,937	\$8,557	\$0	\$30,788	\$0	\$78,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,255,809			
AVG. \$/UNIT/YEAR (INFLATED)																																			\$954.26

This Replacement Reserve Analysis accounts for years 3 through 30, only. Therefore, we calculate the average cost per unit per year over 28 years. Please see the Critical Repair Items and Two-year Physical Needs Summary for estimated cost requirements in years 1 and 2.

III. PROPERTY DESCRIPTION

III.A. SITE

III.A.1. Location and Size

Location:	18000 Webster Road
Municipality:	Gladstone, Clackamas County, Oregon
Size:	2.34 acres (reported)
Frontage:	Along Webster Road
Survey:	None provided

III.A.2. Topography

Magnitude of Slope:	Approximately 10' to 15'
Direction of Slope:	West to east
Drainage Features:	Sheet drained to site perimeters
Site Retaining Walls:	CMU retaining walls along the west side of the site

III.A.3. Flood Plain and Wetlands

Zone:	Zone X (unshaded), outside the 0.2% annual-chance flood plain, per FEMA FIRM Community Panel No. 41005C0039D, effective June 17, 2008.
Wetlands:	Not applicable; developed site
Survey:	None provided

III.A.4. Easements and Setbacks

Utility:	Unknown
Setbacks:	Unknown
Easement:	Unknown
Rights-of-Way:	Unknown
Encroachments:	Unknown
Survey:	None provided

III.A.5. Vehicular Access

Primary:	One entrance along Webster
Secondary:	One service entrance along Webster
Signalization:	None

III.A.6. Adjacent Uses

North:	Residential
East:	Church parking lot
South:	Church
West:	Municipal water towers and another church

III.A.7. Parking and Paving

Typical parking:	8' to 9' wide
Disabled-user:	8' to 9' wide, with no striped access aisle
Van-accessible:	Not provided
Available Parking:	10 standard
	<u>1</u> designated accessible
	11 total (Other spaces might be provided, but we could not obtain an accurate count due to faded striping and leaves covering the parking lot.)

Reported Parking Spaces:	28
Required:	Unknown

Pavement Construction

Paving Composition:	Asphalt pavement (thickness unknown.)
Curbs:	6" extruded-concrete barrier
Wheelstops:	Not provided
Drainage:	Sheet drained to site perimeters
Fire Lanes:	Not delineated

III.A.8. Sidewalks and Pedestrian Access

Location:	Sidewalks are provided between the building and parking area and at select locations along the north elevation.
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Material:	Concrete
Size:	3'- to 4'-wide

III.A.9. Site Utilities

Water and Sewer:	City of Gladstone
Electric:	Portland General Electric
Natural Gas:	Northwest Natural
Telephone:	Comcast
Cable TV:	Comcast

III.A.10. Stormwater Drainage

Description:	Roof stormwater drains to gutters connected to downspouts, which empty on grade. Stormwater on paved areas sheet drains to site perimeters.
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III.A.11. Sanitary Sewer

Service:	Indeterminable from our site observations alone
Size and Material:	Unknown



III.A.12. Water Service

Service Mains:

The incoming domestic-water service is a 3" pipe. The incoming fire-protection line is a 6" pipe.

III.A.13. Electric Service

Onsite Systems:

Pole-mounted utility transformers provide secondary service to a main electrical-distribution panel, which appears to be rated at 2,000-amps, 120/208-volts.

Metering:

One house meter for the building

III.A.14. Natural-Gas Service

Onsite System:

Metered gas service enters at the north side of the building.

Metering:

Bulk

III.A.15. Telephone Service

Onsite System:

Routed overhead to a termination board inside the building

III.A.16. Cable Service

Onsite System:

Cable internet and TV service are provided.

III.A.17. Site Lighting

Parking Area:

LED on a 20' pole and incandescent on eight 10' poles

Sidewalk:

2'-high bollard lighting fixtures

Main Building Entrance:

Recessed-can incandescent fixtures at the soffit of the porte-cochère

III.A.18. Landscaping

Description:

Trees, shrubs, and lawn areas around the building and at site perimeters.

Irrigation:

Indicated to be provided, but we observed no heads.

III.A.19. Fencing

Security:

Barbed wire fence with privacy screens surrounds the sport court and northeast courtyard area.

III.A.20. Signage

Description: A wood monument sign near the main entrance includes address numerals, but the facility name has been removed. No exterior lighting is provided for this sign.

III.A.21. Mailboxes

Description: One single exterior pole-mounted mailbox is located at the porte-cochère.

III.A.22. Refuse Enclosures

Description: None; dumpsters are located at the end on the service-drive asphalt pavement.

III.B. BUILDING

III.B.1. General

No. of Buildings: 1
 No. of Units: 47 (16 of which are currently used for office or storage)
 Access to Units: Double-loaded corridors

III.B.2. Unit Types

Description: All 47 units are a single room with either its own toilet room or a shared toilet room between two units. Four separate common shower rooms are provided outside these units. As indicated above, 16 units were being used for office and storage space, but these units could revert to residential use.

Disabled-Adaptable Units: Toilet rooms in units appear large enough for accessible use, with 3'-wide doors that open out. However, grab bars are not provided and adjustments might need to be made to the plumbing fixture type and locations.

III.B.3. Building Construction Type

Type: Assumed to be V, 1-hr (sprinklered)

III.B.4. Dimensional Specifications

Gross Building Area: 12,592-sf (reported by the seller); GTG estimates the gross area to be 27,000-sf to 31,000-sf.

Overall Dimensions: Not indicated
 Total Building Height: Not indicated

III.B.5. Foundations

Construction:	Unknown, but assumed to be concrete continuous and spread footings, with concrete foundation walls
Concrete Strength:	Unknown
Soil Bearing:	Unknown

III.B.6. Design Loads

No information was provided.

III.B.7. Seismic and Lateral Force Design

Wind Load:	Unknown
Seismic:	Zone 3
Governing Force:	Seismic
Lateral Load Resisting System:	Roof diaphragm transfers lateral forces to wood shear walls (assumed)

III.B.8. Ground-Floor Construction

Type:	Concrete slab on grade
Thickness:	Unknown
Reinforcing:	Unknown
Subgrade:	Unknown

III.B.9. Structure

Description:	From our very limited observations, the structure appears to be wood framed with plywood sheathing at exterior walls. The wood framing supports a roof system consisting of wood beams and joists supporting a wood (assumed) roof deck.
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III.B.10. Roof Construction

Composition:	The roof is reported to be a Versico, 45-mil mechanically fastened, single-ply TPO membrane.
Decking:	Could not be observed; assumed to be wood sheathing
Insulation:	Fiberglass batt insulation beneath the roof deck; we do not know if any rigid insulation is provided above the roof deck.
Vents:	Soffits have continuous perforated vents.
Flashings:	TPO membrane
Pitch:	Generally adequate
Accessories:	None

III.B.11. Exterior Walls

Description: Combination of painted T1-11 siding and plywood panels with an exposed aggregate finish. We observed a layer of underlying building paper and plywood sheathing where a section of the T1-11 siding was unattached.

Fire Rating: Unknown

III.B.12. Demising Walls

Description: Drawings have not been provided to indicate construction; walls appear to be GWB.

Fire Rating: Unknown
 STC Rating: Unknown

III.B.13. Fenestration

Description: Aluminum-framed, fixed and sliding single-glazed windows are provided. Some windows have an interior plexiglass storm window pane.

Manufacturer: Unknown
 Screens: Not provided
 R-Value: Negligible

III.B.14. Doors

Main Building Entrance: Aluminum-and-glass storefront
 Interior Common Area Doors: Generally 3'-0" x 6'-8", solid core wood
 Fire Separation Doors: Solid core wood with magnetic release; fire-rated
 Unit Entry: 4'-0" x 6'-8", solid core wood
 Unit Toilet Room Doors: 3'-0" x 6'-8", hollow core wood

III.B.15. Common Area Interiors

Common Corridors: Typically finished with vinyl-plank flooring, painted GWB walls, and both painted "popcorn" finished ceilings and suspended acoustical tile ceilings.

Common Area Rooms: Typically finished with vinyl-plank flooring, painted GWB walls, and painted "popcorn" finished ceilings.

Bathing Facilities: Two shower rooms with a total of five individual showers are provided in the west wing, and two shower rooms each with two individual showers are provided in the east wing.

III.B.16. Unit Interiors

Finishes	Living Area	Bathrooms
Floor/Base	VCT or sheet vinyl/vinyl	VCT or sheet vinyl/vinyl
Walls	Painted GWB	Painted GWB
Ceilings	Painted GWB with popcorn finish	Painted GWB
Lighting	Incandescent surface-mounted wall or ceiling fixtures	Incandescent lights above mirror
Window Treatment	Vertical blinds or none	N/A
Mirrors	N/A	Unframed glass; no medicine closet
GFCIs	N/A	No electrical receptacle provided

III.B.17. Appliances/Equipment

Description:

Kitchens are not provided at units. A commercial kitchen is provided with a range, two ovens, food warming trays, a walk-in cooler and freezer, and dishwashing equipment.

A tenant laundry room is provided with two washing machines and three gas dryers.

III.B.18. HVAC

System Description:

Units and common areas are typically heated by hot-water electric baseboard radiators with a remote thermostat. Some rooms also have electric wall heaters.

Units are typically not provided with air conditioning, but select offices and common areas are provided with a window-mounted unit. Presumably, these units will be removed once windows are replaced. Owners will need to decide whether they want dwelling units to be cooled.

Each toilet and shower room has a small ceiling-mounted fan that vents through the roof. The kitchen has three dedicated exhaust fans. The mechanical/electrical room has a wall-mounted exhaust fan.

Cooling Capacities:

1 ton or less for the through-wall, window A/C units

Heating Capacities:

Unknown

Refrigerant:

Given the age of the rooftop RTU, it is likely R11, and therefore likely no longer available.

III.B.19. Natural-Gas System

System Description:

Natural gas supplies a gas-fired RTU, the water heater for domestic hot water, the range and ovens in the commercial kitchen, and dryers in the tenant laundry room.

III.B.20. Plumbing Systems

Domestic Service Size:	3"
Metering:	Bulk (assumed)
Backflow Prevention:	3" reduced-pressure-principle backflow assembly
Hot-Water System:	Hot water for domestic usage appears to be provided by a 75-gal, gas-fired water heater with a 120-gal hot-water storage tank, and by three 100-gal, gas-fired water heaters.
Booster Pump:	Not necessary
Pipe Material:	We observed both copper and galvanized steel for the domestic-water system. For waste-and-vent piping, we observed galvanized steel; cast iron was also reported.

III.B.21. Electrical Systems

Main Service, Power Distribution

Size:	Secondary service is provided to a main distribution panel (MDP), which appears to be rated at 2,000 amps, 120/208 volts. This MDP distributes power to numerous smaller distribution panels located at common areas.
Metering:	Bulk; units are not individually metered.

Emergency Power

Description:	A Coleman PowerStation 10,000 propane-fueled emergency generator provides 10-kw of power for emergency lighting, only. A separate propane fuel tank is provided. A 100-amp transfer switch is provided.
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Emergency Lighting

Description:	We believe that select fluorescent lighting fixtures in the common corridors are connected to the emergency distribution panel. Illuminated exit lights with battery backup are located at the common corridors.
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III.B.22. Fire Protection/Life Safety

Fire Service Size:	6"
Metering:	N/A
Backflow Prevention:	6" double-check detector assembly
Fire Department Connections:	Siamese connection at the west side of the building
Sprinklers:	100% coverage from a wet-pipe system
Sprinkler heads:	Central and Star heads noted in the spare-sprinkler-head cabinet, and Star heads at select locations in common corridors. Dwelling units have tamper-resistant heads; the manufacturer of these heads is unknown.

Fire Suppression:	The kitchen hood has an Ansul fire-suppression system.
Fire Extinguishers:	Fire extinguishers are located in common corridors and in the kitchen.

Fire-Alarm System

Description:	A Notifier NFS-320 FACP with battery backup in the main lobby controls the fire-alarm system.
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Initiation Devices:	Common-area and unit smoke detectors, manual-pull stations, tamper switches, and flow detectors
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Notification Devices:	Fire-alarm bells are provided at the common corridors of each wing. No horn/strobe devices are provided.
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III.B.23. Security System

Description:	Exterior doors that can be accessed by tenants are provided with a keyed entrance/exit system to prevent tenants from entering or exiting. However, these doors are unlocked when the fire-alarm system is activated.
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A CCTV surveillance system monitors cameras distributed throughout the common areas of the building and at exterior entrance locations.

III.B.24. Cable TV and Telephone

Description:	Dwelling units are not typically provided with cable TV or telephone jacks. These would likely need to be added for the planned adaptive re-use.
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III.C. MAINTENANCE

We met with Mr. Jordan Hays, the maintenance lead with Northwest Behavioral Health, on November 12, 2018. We discussed what building and site components had been replaced or repaired in the last 5 to 10 years and the age and condition of various building and site components. We note the following:

III.C.1. In-House Staff

Maintenance Staff

Number of Personnel: Maintenance at the facility is provided on an as-needed basis. Currently, only a couple of offices are in use.

III.C.2. Maintenance Contracts

We requested information on current maintenance vendors. Mr. Jordan Hays informed us that very little maintenance is being performed at present.

Service	Provider	Interval
Pest control services	Not indicated	
Refuse removal	Not indicated	
Plumbing	Not indicated	
HVAC	Not indicated	
Electrical	Not indicated	
Vacant unit cleaning	Not indicated	
Common area cleaning	Not indicated	
Painting	Not indicated	
Fire-sprinkler system	West Coast Fire System	Last inspection February of 2017
Fire extinguishers	West Coast Fire System	Last inspection February of 2017
Fire alarm	Not indicated	Annual
Backflow testing	American Backflow Services	Last inspection February of 2017

III.D. CODE COMPLIANCE

We have contacted the Clackamas County Building Department and the City of Gladstone Fire Department to check for open violations and records and found the following:

III.D.1. Clackamas County Records Management

FOIA Request: A FOIA request form submitted to Clackamas Co.
 Telephone: (503) 655-8323
 Violations on File: Per Ms. Diane Bautista of Clackamas Co., no code violations and no open building permits are on record.

III.D.2. City of Gladstone Fire Department

Name and Title: Mike Funk, Fire Marshal
 Telephone: (503) 557-2775
 Violations on File: Emailed on November 16, 2018; no fire code violations are on file. The property was last inspected in July of 2017.



Monument sign with facility name removed.



Asphalt drive and parking area, looking west.



Vertical signage, faded striping, and lack of an access aisle at the parking area.



One of two asphalt curb ramps near the front entrance.



Heaved section of sidewalk.



Sidewalk north of the east wing that is sloped toward the building.



Heaved patio section at the northeast side.



Alligatored asphalt pavement at the front drive, with vegetational growth through the cracks.



Alligatored asphalt pavement at the rear drive.



Condition of a typical site lightpole and fixture.



Sport court and fence at the rear of the property.



T1-11 siding and aluminum-framed windows at the south elevation of the west wing. Note that subgrade is covering the bottom of the siding.



Aggregate-faced panels and aluminum-framed windows at the south elevation of the west wing.



Main entrance door.



Dislodged siding with underlying building paper and plywood sheathing.



Section of cupped siding at the south elevation of the east wing.



Open gaps in the T1-11 siding at the south elevation of the east wing.



Missing glass at an aluminum-framed window, with interior plexiglass storm window pane remaining.



Rotted T1-11 siding at the base of the exterior wall and missing downspout boot.



Rear elevation and sport court.



Aluminum-framed, sliding-glass door at the rear elevation.



Warped wood post with some water damage evident at the base.



Retaining wall along the west side of the site.



Missing downspout boot and extension at the west elevation of the north wing.



North elevation at the north wing.



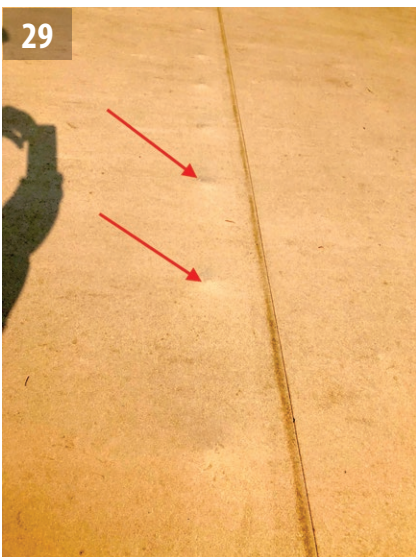
Maintenance and storage sheds at the rear of the site.



Dumpsters at the rear of the site.



TPO roof over the north wing.



Anchorage pushing up against the TPO membrane.



TPO roof over the west wing.



TPO roof over the center area.



Main lobby.



Public toilet room off the main lobby.



Warped vestibule door.



TV room off the main lobby.



Reception desk off the main lobby.



Common corridor at the north wing.



Magnetic-release, fire-rated doors at the west corridor.



Common corridor at the west wing.



Common corridor at the east wing.



Typical condition of the suspended acoustical tile ceiling and grid, as seen at the common corridor of the east wing.



Commercial kitchen equipment.



Commercial kitchen equipment.



Commercial kitchen equipment.



Section of VCT flooring in the kitchen.



Dining room next to the kitchen.



Lounge at the north wing.



Tenant laundry room.



Shower room at the west wing.



Floor tile in the shower room at the west wing.



Shower room at the east wing.



Another shower room at the east wing.



Damaged door to a shower room at the east wing.



Typical 48"-wide unit entry door.



Typical wood armoire provided at most units.



Unit 17 in the west wing.



Wall patched with sheathing in lieu of GWB at Unit 18.



Patched interior door at Unit 18.



Damaged unit entry door at Unit 19.



Flush-valve toilet with protective cover removed at Unit 19.



61 Flush-valve toilet with protective cover in place at the toilet room shared by Units 20 and 21.



62 Patched bathroom door at Unit 22.



63 Painted armoire with no closet doors or shelving at Unit 24.



64 Walls patched with sheathing in lieu of GWB at Unit 25.



65 VCT flooring at Unit 26.



66 Water-damaged GWB around a window.



Packaged RTU serving the kitchen.



One of three rooftop exhaust fans that serve the corridors.



Kitchen-exhaust fans at the roof.



Hot-water electric heat baseboard radiator at Unit 41.



Intertherm thermostat for a hot-water electric heat baseboard radiator.



Typical covered baseboard radiator at a dwelling unit.



73 Typical covered thermostat at a dwelling unit.



74 75-gal gas-fired water heater.



75 120-gal hot-water storage tank.



76 Corrosion at the base of the hot-water storage tank.



77 Backflow preventer on the domestic-water service.



78 Galvanized-steel domestic-water piping and waste stack observed above the corridor ceiling.



Galvanized-steel piping at the kitchen.



Fire-protection-sprinkler riser.



Star-manufactured sprinkler head found in the spare-sprinkler-head cabinet.



Central-manufactured (CSC) sprinkler head found in the spare-sprinkler-head cabinet.



Star-manufactured sprinkler head at the common corridor.



Sprinkler head at a dwelling unit.



85 Sprinkler piping and heads exposed beneath the soffit of the porte-cochere.



86 Main electrical-distribution panel manufactured by Zinsco.



87 Smaller electrical-distribution panel manufactured by Zinsco.



88 Automatic transfer switch for the emergency generator.



89 Coleman propane-gas-fired emergency generator.



90 Propane fuel tank.

91



Notifier fire-alarm control panel (FACP).

92



Fire-alarm bell and pull station at the common corridor.

draft



Total for studio units \$188,741.00

Unit Type: Studio				
	Unit No.	1 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	F	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F	Missing	\$150
Bath	Door	F	Damaged	\$200
	Flooring	C	Sheet vinyl	
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F	None	\$100
	Accessories	C		
	Lighting	D		\$75
	Exhaust Fan	D		\$75
GFCI	NA	No receptacle		
Unit Total				\$3,600.00



Unit Type: Studio				
	Unit No.	2 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	F	Missing	\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D	Refinish	\$200
	Flooring	C	Sheet vinyl	
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	F		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	C		
	Lighting	D		\$75
	Exhaust fan	D		\$75
GFCI	NA	No receptacle		
Unit Total				\$3,600.00



Unit Type: Studio				
	Unit No.	3 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	D	Sheet vinyl	\$1,100
	Closet Door	D	Refinish	\$150
	Closet Shelving	C		
	Lighting	F		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	NA		
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust Fan	NA		
	GFCI	NA		
Unit Total				\$3,325.00



Unit Type: Studio				
	Unit No.	6 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	D		\$150
Bath	Door	NA		
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$3,175.00



Unit Type: Studio				
	Unit No.	7 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	D		\$150
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F	Missing	\$150
Bath	Door	D	Refinish	\$200
	Flooring	D	Sheet vinyl	\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	D		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
GFCI	NA	No receptacle		
Unit Total				\$4,575.00



Unit Type: Studio				
	Unit No.	8 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D	Refinish, new hardware, and closer	\$400
	Entry Light	NA		
Living	Flooring	D	New vinyl-plank floor; needs base	\$1,100
	Closet Door	D		\$150
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F	Damaged; replace	\$200
	Flooring	D	Sheet vinyl	\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	F		\$75
	Toilet	D		\$250
	Medicine Cabinet	F		\$100
	Accessories	F	Missing	\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
GFCI	NA	No receptacle		
Unit Total				\$4,825.00



Unit Type: Studio				
	Unit No.	9 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	NA	No bathroom	
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$3,175.00



Unit Type: Studio				
	Unit No.	10 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	Sheet vinyl	\$1,100
	Closet Door	C		
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	C		
Bath	Door	D		\$200
	Flooring	D	sheet vinyl	\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	C		
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA	No receptacle	
Unit Total				\$4,100.00



Unit Type: Studio				
Unit No.	11 - Office use			
	Grade	Notes	Cost	
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	sheet vinyl	\$1,100
	Closet Door	D		\$150
	Closet Shelving	C		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	C		
Bath	Door	D		\$200
	Flooring	D	sheet vinyl	\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	C		
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	D		\$75
	Lighting	D		\$75
	Exhaust Fan	C		
	GFCI	NA	No receptacle	
Unit Total				\$4,075.00



Unit Type: Studio				
	Unit No.	12		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F	damaged	\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	C		
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	C		
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA	No receptacle	
Unit Total				\$4,425.00



Unit Type: Studio				
Unit No.	14 - School room			
	Grade	Notes	Cost	
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	F		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA		
Unit Total				\$3,975.00



Unit Type: Studio				
Unit No.	15 & 16 - Demising wall removed			
	Grade	Notes	Cost	
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D	Refinish both entrance doors	\$800
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D	Replace both baseboard heaters.	\$600
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D	Toilet room shared with Unit 14	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust Fan	NA		
	GFCI	NA		
Unit Total				\$4,575.00



Unit Type: Studio				
	Unit No.	17		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA		
Unit Total				\$4,525.00



Unit Type: Studio				
	Unit No.	18		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F	Replace	\$750
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	D		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$4,900.00



Unit Type: Studio				
	Unit No.	19		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	D		\$75
Living	Flooring	D		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	C		
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	D		\$40
Unit Total				\$4,640.00



		Unit Type: Studio		
	Unit No.	20		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	D		\$75
Living	Flooring	D		\$1,100
	Closet Door	NA	No closet	
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	F	No heating in this room	\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA	No receptacle	
Unit Total				\$5,350.00



Unit Type: Studio				
	Unit No.	21		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	D		\$75
Living	Flooring	D		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 20.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$4,400.00



		Unit Type: Studio		
		22		
Unit No.		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	D		\$75
Living	Flooring	D		\$1,100
	Closet Door	NA	No closet	
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	F		\$75
	Exhaust fan	F	Doesn't work at all.	\$75
GFCI	NA			
Unit Total				\$4,700.00



Unit Type: Studio				
	Unit No.	23		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	NA		
Living	Flooring	D	VCT	\$1,100
	Closet Door	F	Doors missing	\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	C		
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
GFCI	NA			
Unit Total				\$5,300.00



		Unit Type: Studio		
	Unit No.	24		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	F		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	F		\$75
	Exhaust fan	D		\$75
	GFCI	NA		
Unit Total				\$4,925.00



Unit Type: Studio				
	Unit No.	25		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	F		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 24	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$3,875.00



Unit Type: Studio				
	Unit No.	26		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	F		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	B		
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust	C		
	GFCI	NA		
Unit Total				\$4,750.00



Unit Type: Studio				
	Unit No.	27		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	D		\$100
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 26	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
GFCI	NA			
Unit Total				\$4,675.00



Unit Type: Studio				
	Unit No.	28		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust	C		
	GFCI	NA		
Unit Total				\$5,200.00



Unit Type: Studio				
	Unit No.	29		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	F		\$750
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 28	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$4,575.00



Unit Type: Studio				
	Unit No.	30		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D	Closer only	\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	D		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$5,100.00



Unit Type: Studio				
	Unit No.	31		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D	Toilet room shared with Unit 30.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
GFCI	NA			
Unit Total				\$4,225.00



Unit Type: Studio				
	Unit No.	32		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	B		
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$5,025.00



Unit Type: Studio				
	Unit No.	33		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 32.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
GFCI	NA			
Unit Total				\$4,225.00



Unit Type: Studio				
	Unit No.	34		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA		
Unit Total				\$5,175.00



Unit Type: Studio				
	Unit No.	35 - Office and storage use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	D		\$75
Living	Flooring	C		
	Closet Door	D		\$150
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	C		
Unit Total				\$3,450.00



Unit Type: Studio				
	Unit No.	36 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	F		\$750
	Entry Light	NA		
Living	Flooring	D	Floor mostly covered	\$1,100
	Closet Door	C		
	Closet Shelving	C		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	C		
Unit Total				\$4,500.00



Unit Type: Studio				
	Unit No.	37 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	D		\$150
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	D		\$40
Unit Total				\$4,440.00



Unit Type: Studio		38 - Office use (locked; could not be accessed)		
	Unit No.	Grade	Notes	Cost
		General	Paint Entire Unit	
	Unit Entry Door			
	Entry Light			
Living	Flooring			
	Closet Door			
	Closet Shelving			
	Lighting			
	Heating			
	Smoke Detector			
	Window Blinds			
Bath	Door			
	Flooring			
	Base Cabinets			
	Countertop			
	Sink			
	Faucet			
	Toilet			
	Medicine Cabinet			
	Accessories			
	Lighting			
	Exhaust Fan			
	GFCI			
Unit Total				\$0.00



Unit Type: Studio				
	Unit No.	39 - Office use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	C		
	Closet Door	C		
	Closet Shelving	C		
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	F		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	D		\$40
Unit Total				\$2,865.00



Unit Type: Studio				
	Unit No.	40		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	C		
	Closet Door	C		
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	D		\$40
Unit Total				\$2,890.00



Unit Type: Studio				
	Unit No.	41		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	D		\$75
Living	Flooring	C		
	Closet Door	D		\$150
	Closet Shelving	D		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	D		\$150
Bath	Door	D		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	F		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	C		
Unit Total				\$3,075.00



Unit Type: Studio				
	Unit No.	42		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	D		\$75
	GFCI	NA		
Unit Total				\$4,925.00



Unit Type: Studio				
	Unit No.	43		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F		\$200
	Flooring	C		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$4,800.00



Unit Type: Studio				
	Unit No.	44		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D	Toilet room shared with Unit 43.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$4,225.00



Unit Type: Studio				
	Unit No.	45		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D		\$200
	Flooring	D	VCT	\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	C		
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$4,850.00



Unit Type: Studio				
	Unit No.	46		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D	Toilet room shared with Unit 45.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
	GFCI	NA		
Unit Total				\$4,225.00



Unit Type: Studio				
	Unit No.	47		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	D		\$200
	Flooring	D		\$300
	Base Cabinets	NA		
	Countertop	NA		
	Sink	F		\$250
	Faucet	D		\$75
	Toilet	C		
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	C		
	GFCI	NA		
Unit Total				\$5,100.00



Unit Type: Studio				
	Unit No.	48		
		Grade	Notes	Cost
General	Paint Entire Unit	F		\$1,500
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	F		\$250
	Closet Shelving	F		\$100
	Lighting	D		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	F		\$150
Bath	Door	F	Toilet room shared with Unit 47.	\$200
	Flooring	NA		
	Base Cabinets	NA		
	Countertop	NA		
	Sink	NA		
	Faucet	NA		
	Toilet	NA		
	Medicine Cabinet	NA		
	Accessories	NA		
	Lighting	NA		
	Exhaust fan	NA		
GFCI	NA			
Unit Total				\$4,225.00



Unit Type: Studio				
	Unit No.	49 - Storage use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D	Floor covered with files.	\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	F		\$225
	Heating	UNK		
	Smoke Detector	C		
	Window Blinds	NA	No windows!	
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	D		\$300
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	D		\$250
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	F		\$75
	GFCI	NA		
Unit Total				\$4,325.00



Unit Type: Studio				
	Unit No.	50 - Storage use		
		Grade	Notes	Cost
General	Paint Entire Unit	D		\$900
	Unit Entry Door	D		\$400
	Entry Light	NA		
Living	Flooring	D		\$1,100
	Closet Door	NA		
	Closet Shelving	NA		
	Lighting	F		\$225
	Heating	D		\$300
	Smoke Detector	C		
	Window Blinds	NA	No windows	
Bath	Door	F		\$200
	Flooring	D		\$300
	Base Cabinets	D		\$300
	Countertop	NA		
	Sink	D		\$250
	Faucet	D		\$75
	Toilet	D		\$250
	Medicine Cabinet	F		\$100
	Accessories	F		\$75
	Lighting	D		\$75
	Exhaust fan	F		\$75
	GFCI	NA		
Unit Total				\$4,625.00

JOSEPH E. CHITTENDEN

CURRENT POSITION

Senior Project Engineer
GTG Consultants, PC

EDUCATION AND REGISTRATION

University of Illinois, Urbana, IL
Bachelor of Science in Civil Engineering
May, 1978

LEED Accredited Professional

Mr. Chittenden maintains Licenses as a Professional Engineer and Structural Engineer in Illinois, as a Professional Civil Engineer in California and as a Professional Engineer in Oregon

PROFESSIONAL HISTORY

GTG Consultants, PC *2002 - Present*

Mr. Chittenden serves as a GTG Senior Project Engineer and has more than 30 years' experience as a structural engineer in the construction industry.

Joe brings seasoned judgment and a hands-on approach to the assessment of existing projects. His expertise in construction monitoring, evaluating construction documents, and reviewing budget costs for new construction is extensive, covering hundreds of projects, of every kind, across the country. Joe has prepared Capital Needs Assessments for a number of OHCS projects, including most recently 333 Oak Street in Portland and Autumn Park in Wilsonville, Oregon.

In addition, Joe has been performing seismic risk analyses to determine the probable maximum loss for specific projects on the West Coast and in the Midwest since the early 1990s.

Joe also has substantial experience in monitoring and evaluating historic-preservation work in connection with issuance of tax credits.

**PROFESSIONAL
HISTORY (cont.)**

Eckland Consultants, Inc.

1987 – 2002

Mr. Chittenden worked for nearly 15 years at Eckland, providing a full range of professional services to clients. As Senior Vice President, he also mentored and supervised professionals in Eckland's Chicago office. At Eckland, Mr. Chittenden was involved in the preparation of evaluation reports of existing properties of all types. He also was involved in construction monitoring, reviewing construction documents, and evaluating construction budgets for new construction. Mr. Chittenden also has extensive experience in the preparation of PML Reports and Phase I Environmental Reports.

Sargent & Lundy Engineers

1978 – 1987

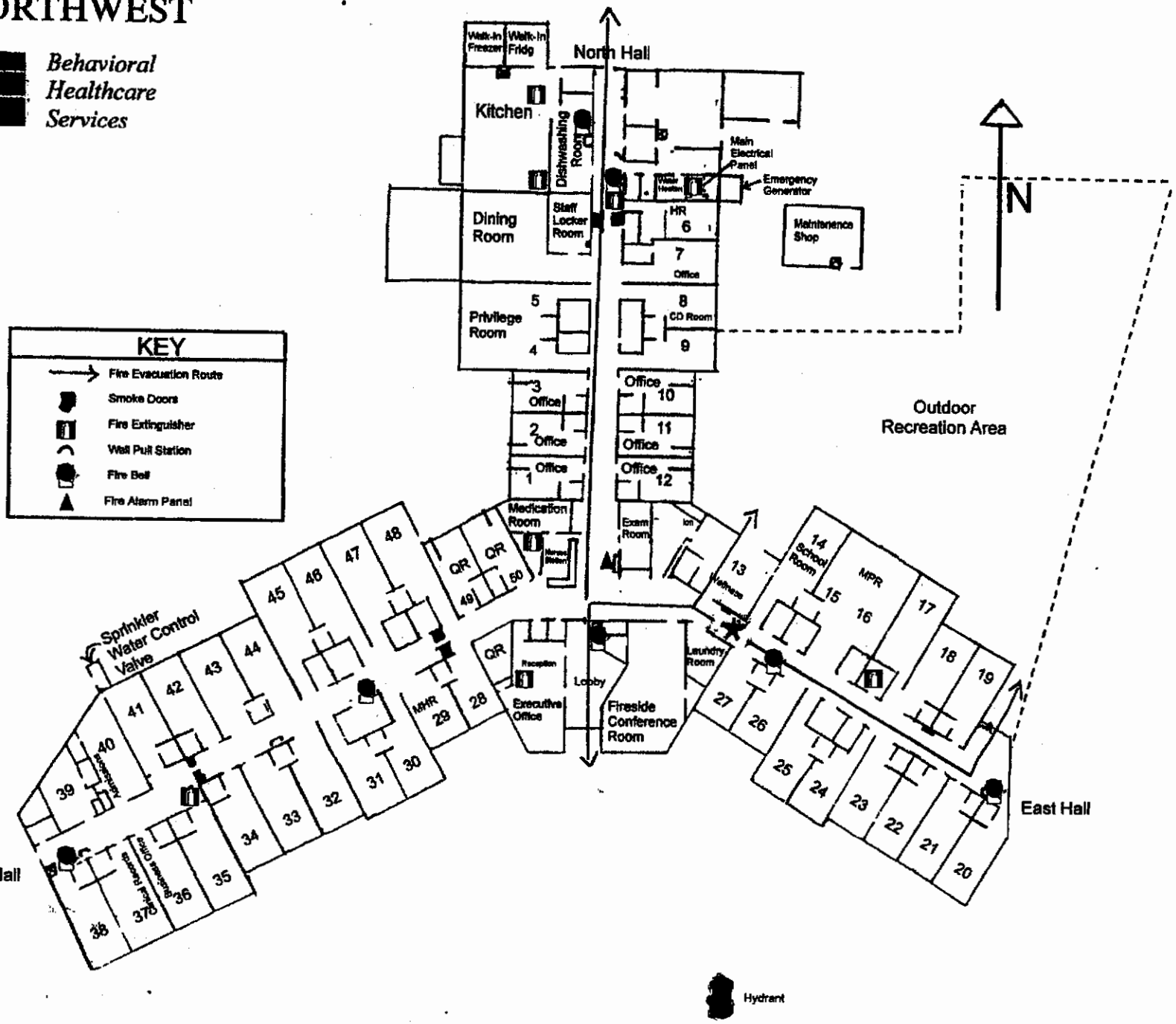
Mr. Chittenden worked for nine years at Sargent & Lundy and was a Senior Structural Engineer for his last three years. As a Senior Structural Engineer, he supervised a staff of junior structural engineers. Mr. Chittenden was involved in the structural analysis and design of power-plant structures.

**PROFESSIONAL
AFFILIATIONS**

Structural Engineers Association of Illinois
LEED Accredited Professional

NORTHWEST

*Behavioral
Healthcare
Services*



KEY	
	Fire Evacuation Route
	Smoke Doors
	Fire Extinguisher
	Well Puit Station
	Fire Bell
	Fire Alarm Panel

Hydrant

50 Units

Property Summary Report

18000 Webster Rd - Gladstone Living/rehab Ctr (former)
Gladstone, OR 97027 - Clackamas/Milwaukie Submarket

☆☆☆☆



BUILDING

Type:	Health Care
Subtype:	Skilled Nursing Fa...
Year Built:	1967
GBA:	12,592 SF
Floors:	1
Typical Floor:	12,592 SF
Construction:	Wood Frame

LAND

Land Area:	2.34 AC
Zoning:	R7.2, Gladstone
Parcel	00507534

EXPENSES PER SF

Taxes:	\$2.51 (2017)
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LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Sold on Feb 7, 2001 for \$375,000 (\$29.78/SF)

TRANSPORTATION

Parking:	38 Surface Spaces are available
Airport:	23 minute drive to Portland International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (30)

KEY TENANTS

Northwest Behavioral Healthcare Services 12,592 SF

PROPERTY CONTACTS

Recorded Owner: **Northwest Behavioral Healthcar**

Phase I Environmental Site Assessment

18000 Webster Road
Gladstone, Oregon

Prepared for:
Housing Authority of Clackamas County
P.O. Box 1510
Oregon City, Oregon 97045

November 2018
PBS Project 25793.000



4412 SW CORBETT AVENUE
PORTLAND, OR 97239
503.248.1939 MAIN
866.727.0140 FAX
PBSUSA.COM

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Supporting Data

FIGURES

- Figure 1. Site Vicinity Map
- Figure 2. Site Plan

APPENDICES

Appendix A: Contract and Resumes

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

Appendix B: Property Information and Physical Setting Records

- Well Logs
- Clackamas County Information
- Tax Map

Appendix C: Regulatory Databases and Government Records

- Regulatory Database Report

Appendix D: Historical Research Records

- Historical Aerial Photographs
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- Preliminary Title Report
- Historical Surveys

Appendix E: Site Reconnaissance Records

- Site Photographs
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Appendix F: Questionnaires

- Property Owner/Representative Questionnaire
- Client/User Questionnaire

Abbreviations

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

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

Executive Summary

A Phase I Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 18000 Webster Road in Gladstone, Oregon. The assessment was conducted for Housing Authority of Clackamas County (Client or User). This assessment was performed in general compliance with the ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

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

Site Description and History

The Site is a 2.20-acre tax lot occupied by a commercial structure most recently utilized as a behavioral center.

Historically, the Site was undeveloped prior to the construction of the current medical-use building, remaining in the same general use since that time. No evidence of historical use of underground heating oil tanks was identified during this study.

Regulatory Review

Environmental Protection Agency (EPA) and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property. The subject property does not appear on any database. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Findings and Opinions

This Phase I ESA did not identify any issues of concern on the subject property or the adjoining or surrounding sites.

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

This assessment has revealed no evidence of recognized environmental conditions (REC) in connection with the property.

Data Gaps

No data gaps were identified.

Additional Investigation

No additional investigation is warranted.

1 PROJECT AND REPORT INFORMATION

1.1 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for Housing Authority of Clackamas County (Client). The Client is considered the User, as defined by ASTM International Standard E1527-13.

This Phase I Environmental Site Assessment has been requested by Housing Authority of Clackamas County prior to purchasing the property. This assessment was performed in general compliance with ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013, for conducting all appropriate inquiries (AAI).

1.2 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the property located at 18000 Webster Road in Gladstone, Oregon (Site or subject property). The purpose of the Phase I ESA was to identify recognized environmental conditions associated with the subject property, and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the Site either from past or present use of the subject property or nearby properties. This study is intended to reduce, not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, within reasonable limits of time and cost.

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

1.3 Scope of Work

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

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

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

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

1.4 Conformance with ASTM E1527-13

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

1.5 Non-ASTM Method Scope of Work

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

1.6 Special Terms and Conditions

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

1.7 Client-Imposed Limitations

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

2 PROPERTY INFORMATION AND PHYSICAL SETTING

2.1 Site Description

Site Address:	18000 Webster Road, Gladstone, Oregon
Tax Lot:	Clackamas County Assessor ID 22E17DD00900
Township, Range, Section:	Township 2 South, Range 2 East, SE ¼ of SE ¼ of Section 17, Willamette Base and Meridian
Size:	Approximately 2.20 acres
Current Use:	Most recently used as a residential care facility (vacant at the time of site visit).

Tax lot information was obtained from the Clackamas County's online maps resource¹

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

2.2 Owner and Occupant(s)

Current Owner:	Northwest Behavioral Health Care Services, 15 years
Previous Owner:	Avamere Health Care, unknown length of time
Property Manager:	Current Owner
Current Occupant(s):	Vacant

2.3 Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Gladstone, Oregon Quadrangle, 1984; see Figure 1) for the Site indicates that the subject property was occupied by the current structure, with residential neighborhoods to the north and west. The subject property elevation is approximately 220 feet above mean sea level.

The topographic map indicated that the nearest surface water is the Clackamas River, located approximately 0.50 miles east of the subject property.

2.4 Groundwater Well/Borehole Records

The Oregon Water Resources Department (OWRD) well-query online database² provides logs for water wells, monitoring wells, and geotechnical borings along with decommissioned well reports and other records. This database was reviewed by PBS on November 13, 2018. The following representative nearby well log was identified: # 4192. Records for the well indicate that groundwater was first encountered at 235 feet below ground surface (bgs), and static water was recorded at 230 feet bgs. The well was placed in gravelly top soil and clay to five feet bgs, with the remaining layers noted to be basalt of varying color and consistency to 360 feet bgs.

Based on topography, the direction of shallow unconfined groundwater flow is expected to be toward the east-southeast; therefore, properties to the west-northwest are considered upgradient to the subject property.

¹ <http://cmap.clackamas.us/maps/cmap?address=>

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

3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW

3.1 Government Record Sources

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

DEQ maintains an online database³ of facilities and sites that have had regulatory interactions with DEQ involving matters such as permitted air and water discharges, generated hazardous and/or solid waste; cleanup sites; and underground storage tanks and releases from underground storage tanks. This website was reviewed by PBS on November 13, 2018. The subject property was not listed. No adjoining or nearby properties were listed other than those identified by the environmental database search (see section 3.2).

Department of Environmental Quality Heating Oil Tanks

DEQ maintains online databases⁴ for heating oil tanks that have either been decommissioned with clean certification or identified as a leaking underground storage tank (UST). This website was reviewed by PBS on November 13, 2018. The subject property was not listed.

Oregon State Police and State Fire Marshal

Oregon State Police and Oregon Office of State Fire Marshal maintain the Community Right-to-Know Hazardous Substance Incident Searchable Database⁵ on their Community Right-to-Know website, which was reviewed by PBS on November 13, 2018. The subject property and/or adjacent properties were not listed.

Local Fire Department

PBS requested information on November 13, 2018 from the Gladstone Fire Department (smith@ci.gladstone.or.us) regarding the subject property. No records for the property were available from this source.

Underground Injection Controls

DEQ maintains an online database for registered UICs.⁶ This database was reviewed by PBS on November 13, 2018. No records of UICs were on file for the subject property or adjacent properties.

Other Government Records

No other local government records were reviewed for this assessment.

3.2 Standard Environmental Record Sources

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

If the Site and/or adjacent properties are identified in the regulatory database report, the information is summarized below. Regulatory data for surrounding properties that may pose a potential risk to the subject property are also included. Other properties listed in the database report are not considered to be of

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

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

⁵ https://www.oregon.gov/osp/SFM/pages/cr2k_incident_database.aspx

⁶ <https://www.oregon.gov/deq/wq/wqpermits/Pages/UIC-Inventory.aspx>

environmental concern to the Site based on presumed groundwater flow direction, distance from the subject property, regulatory status (for example, the agency file is closed), or other physical factors.

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

Subject Property

The subject property does not appear on the regulatory database report.

Adjoining Properties

No adjoining properties appear on the regulatory database report.

Surrounding Properties

No nearby properties appear on the regulatory database report that present an environmental concern to the subject property.

Unmappable Sites

The unmappable/orphan sites were reviewed on November 13, 2018. Based on the presumed location or reported regulatory status, unmappable sites listed on the EDR database report are considered to pose *de minimis* concern.⁷

⁷ Unmappable sites are identified as “Non-Geocoded” or “Orphan” in the regulatory database report. They are categorized this way because inaccurate or incomplete site addresses prevented mapping by the database provider. PBS has reviewed and, in some cases, located these unmappable sites. Environmental risk associated with remaining unmappable sites could not be determined.

4 HISTORICAL RECORDS REVIEW

4.1 Standard Historical Sources

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

The following standard sources were reviewed:

- Aerial photographs were obtained from University of Oregon Map Library and Portland Maps (portlandmaps.com).
- Building department records were requested from the Clackamas County Planning and Zoning Division (mahrens@co.clackamas.or.us), who referred PBS to the City of Gladstone permit office (503.656.5225 and to the Clackamas County Tax Assessors office (503.655.8671). No information was found through these sources.
- No Sanborn fire insurance maps are available for this area of Gladstone.
- Title Records were obtained from Lawyers Title Insurance Company dated June 1, 2018 (provided by Client).

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

Copies of the reviewed records are included in Appendix D.

Year	Source	Description
1927	Clackamas County survey	September 1927, survey for City of Gladstone water supply
1936	Aerial photograph	<u>Subject Property:</u> The property is in probable pasture use; no structures can be seen. The west boundary is lined with trees. <u>Adjoining Properties:</u> The surrounding properties to the north, east and south appear to be undeveloped. The adjoining properties to the west are occupied by a large barn-like structure, a water tower and two long, rectangular structures.
1945	Aerial photograph	<u>Subject Property:</u> There are no apparent changes to the subject property. <u>Adjoining Properties:</u> The surrounding properties are generally unchanged.
1956	Aerial photograph	<u>Subject Property:</u> The subject property remains in probable pasture use and no structures can be seen. <u>Adjoining Properties:</u> Two structures are now located to the north; the property to the east remains undeveloped. The adjacent area to the south remains undeveloped with several structures located further to the south. The adjoining property to the west is unchanged.

Year	Source	Description
1964	Topographic map	<u>Subject Property:</u> The subject property appears generally unchanged. <u>Adjoining Properties:</u> No significant changes to the adjacent properties to the north, east or south are apparent. The west adjacent property is now occupied by two water towers.
1966	Clackamas County survey	March 1966, #5920, shows the partitioning of the subject property from the Mason property to the south and east.
1973	Aerial photograph	<u>Subject Property:</u> The subject property is now occupied by the current structure. <u>Adjoining Properties:</u> No significant changes to the adjacent properties to the north, east or south are apparent. The west adjacent property remains occupied by two water towers and several larger structures.
1980	Aerial photograph	<u>Subject Property:</u> The subject property appears generally unchanged. <u>Adjoining Properties:</u> The area to the north is now in residential use. The east and south adjacent properties remain undeveloped. The west adjacent property remains occupied by two water towers and several larger structures.
1990	Aerial photograph	<u>Subject Property:</u> The subject property appears generally unchanged. <u>Adjoining Properties:</u> The area to the north remains in residential use. The east and south adjacent properties remain undeveloped. The west adjacent property remains occupied by two water towers and one large structure surrounded by parking lots.
1996	Aerial photograph	<u>Subject Property:</u> The subject property appears generally unchanged. <u>Adjoining Properties:</u> The area to the north remains in residential use. The east and south adjacent properties are currently under construction. The west adjacent property remains occupied by two water towers and one large structure surrounded by parking lots.
	Clackamas County Survey	July 1996, #26936, adjusted property lot to current boundaries. Site is labeled as Tract 2 (tax lot 900) at 2.206 acres. Tract 1 (tax lot 1000) encompasses the properties to the east and south at 5.164 acres, which was surveyed for the Church of Latter-Day Saints.
2000	Aerial photograph	<u>Subject Property:</u> The subject property appears generally unchanged. <u>Adjoining Properties:</u> The properties to the north remain in residential use. The property to the east is occupied by a paved parking lot that is associated with the south adjacent structure that is surrounded by paved parking. The property to the west is unchanged.
2006	Aerial photograph	<u>Subject Property:</u> The subject property is unchanged. <u>Adjoining Properties:</u> There are no apparent changes to the surrounding areas.
2011	Aerial photograph	<u>Subject Property:</u> The subject property appears unchanged. <u>Adjoining Properties:</u> The surrounding properties are unchanged.

Year	Source	Description
2017	Aerial photograph	<u>Subject Property</u> : The subject property appears unchanged. <u>Adjoining Properties</u> : There are no apparent changes to the surrounding adjacent properties.
2018	Preliminary title report	June 2018, Lawyers Title of Oregon, the property is vested to Gladstone Properties, LLC (20%), Derek R. Salway (25%), and Behavioral Healthcare Services, Inc. (55%). There is a sewer easement for the City of Gladstone on a strip of land ten feet in width across the southeast corner of the lot.

Summary of Property Use from Historical Sources

The property was undeveloped until the current structure was built in 1967 and has remained unchanged to date.

Adjoining properties to the north, east and south were undeveloped in the 1930s and 1940s, with residential structures first appearing on the north and south side of the subject property in the 1950s. The City of Gladstone has had a water tower on the west adjacent property since the 1930s, with two towers occupying the site by the 1960s. The church to the northwest was first observed in the late 1970s and the church to the south-southeast has occupied that area since the late 1990s.

4.2 City Directories

Available city directories were searched by PBS from the PBS collection (Cole directories for the Portland Metro area beginning in 1985).

The subject property was listed in the 1994 and 1999 directories as the Gladstone Convalescent Center. Northwest Behavioral Healthcare was first listed in 2003.

The historical directories did not identify listings of potential concern at adjacent properties. Tri-Cities Baptist Temple was listed at 18025 Webster Road from 1985 to 2017. 18005 Webster Road was listed as occupied by the City of Gladstone in the 2003 directories only.

4.3 Previous Environmental Assessments

No previous environmental assessments were identified by PBS for the subject property.

4.4 Activity and Use Limitations

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

4.5 Data Failure

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

The following data failure occurred:

- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. The site has been occupied by the same structure and in the same general use since 1967, therefore, PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted by Dennis Terzian, Senior Geologist, PBS environmental professional (EP), on November 15, 2018, to observe and document site conditions and visible indications of existing environmental conditions. Access to the site was provided by Teresa Alderman, the business manager for Northwest Behavioral Health Care Services.

The entirety of the subject property was accessed with the exception of a small storage shed located along the northeastern building exterior as a key was not available for this shed.

Photographs of the Site are included in Appendix E.

5.2 Site and Vicinity General Characteristics

The subject property is a 2.34-acre parcel located in Gladstone, Oregon. The Site is occupied by a 12,592 square foot residential medical facility. Outbuildings include a maintenance shed, storage shed, and paint storage shed. The facility was vacant at the time of the site visit. The property slopes to south gently, before increasing in slope gradient at the eastern and southern property boundaries. The surrounding area is mostly residential, with some municipal (water tower) and religious facility use to the west and south of the Site.

Site Operations/Processes

The Site was most recently used as a skilled nursing care facility. The building interior included residential rooms, offices, medical exam rooms, reception/conference areas, shower rooms, laundry rooms, a janitor closet, and a water heater room.

Exterior Improvements

Approximately half of the Site was paved along the northern and southern property boundaries with egress/ingress to the site along the southwest and northwest corners of the site along Webster Road. A fenced courtyard and basketball court was located on the eastern portion of the Site and the remainder of the property consisted of landscaped areas.

Utilities

Water Supply: City of Gladstone

Sewage System: City of Gladstone

Stormwater: City of Gladstone

Heating Source: Electric

5.3 Site Conditions and Observations

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

Aboveground and Underground Storage Tanks

No indications of ASTs or USTs, such as vent pipes or fill pipes, were observed on the subject property's grounds during the site reconnaissance.

Drywells, Injection Wells, Septic Systems

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

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

Floor drains were observed in janitor closet mop sinks and shower rooms. A catch basin was observed in a vegetated area along the eastern property boundary. Staining and odors were not observed with any of these features.

Hazardous Substances, Petroleum Products, Unidentified Containers

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

- Numerous containers (primarily one gallon cans) of paints and paint thinners stored on shelves in an equipment storage room and in an exterior paint storage shed.
- An oil change pan with approximately one gallon of oil was noted adjacent to the exterior of a building exit in the eastern wing of the site

Improper Dumping/Solid Waste Disposal

No indications of improper solid waste disposal were observed during the site reconnaissance.

Pits, Ponds, Lagoons, Surface Impoundments

None of these features were observed on the subject property.

Polychlorinated Biphenyls (PCBs)

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

- Three pole-mounted transformers were observed on the northern subject property boundary. No labeling was noted with regard to PCB content. One of the transformers appeared rusty and evidence of historical leakage was noted on the side of the transformer. The paved ground surface beneath the transformer was not observed to have any staining or odors.
- A pole-mounted transformer was observed on along the sidewalk adjacent to the northwest corner of the site. Labeling did not indicate PCB content.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Wells

Water supply wells and monitoring wells were not observed on the subject property.

Other Conditions of Concern

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

5.4 Observed Current Use of Adjoining Properties

North: Residential

South: Church of Latter-Day Saints

East: Parking Lot

West: Webster Road. Municipal water towers, residences, and Tri-City Baptist Church beyond.

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

6 INTERVIEWS

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

6.1 Interview with Client/User

The User Questionnaire was completed by Chuck Robbins, Executive Director for the Housing Authority of Clackamas County. Information obtained from the interview/questionnaire is summarized below. A copy of the questionnaire is provided in Appendix F.

- Mr. Robbins is not aware of environmental liens against the subject property or activity and use limitations related to environmental conditions.
- Mr. Robbins does not have specialized knowledge or experience that may be material to the identification of recognized environmental conditions on the subject property.
- The past use of the property was as a residential care facility.
- It was noted that the property purchase price has not been devalued based on environmental conditions at the subject property or surrounding properties.

6.2 Interview with Owner

The PBS standard Property Owner/Representative Questionnaire was completed by Lyndon Fisher, a property owner representative via telephone interview by PBS on November 21, 2018. The interview and questionnaire are summarized as follows:

- Mr. Fisher indicated that Northwest Behavioral Health Care Services had owned the property since 2003. Prior to that they had leased the property between 2001 and 2004. Prior to 2001, the property was owned by Avamere Health Care and utilized as a nursing home.
- Mr. Fisher indicated no knowledge of environmental liens against the subject property, or limitations of use related to environmental conditions.

6.3 Interview with Previous Owner(s)

An interview with the previous owner was not completed as a contact for the former organization was not provided to PBS. Based on available historical and regulatory information for the subject property, this does not impact the ability of PBS to identify recognized environmental conditions (RECs).

6.4 Interviews with Site Manager, Occupants, or Employees

The facility was vacant, and a site manager was not available for interview. Teresa Alderman, the business office manager for Northwest Behavioral Health Care Services provided access to the property but was not familiar with the operation of the facility.

6.5 Interviews with Local Government Officials

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

6.6 Interviews with Others

No other interviews were conducted for this report.

7 NON-SCOPE CONSIDERATIONS

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

8 EVALUATION

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

8.1 Findings and Opinion

This Phase I ESA did not identify any issues of concern on the subject property or the adjoining or surrounding sites.

8.2 Conclusions

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 18000 Webster Road in Gladstone, Oregon, the subject property. Any exemptions to, or deletions from, this practice are described in section 1 of this report. This assessment has revealed no evidence of recognized environmental conditions (REC) in connection with the property.

Data Gaps

No data gaps were identified during this study.

Additional Investigation

No additional investigation is warranted.

9 SIGNATURES

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

Sincerely,
PBS Engineering and Environmental Inc.

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

Claudia Byes-Lund
PBS Project Scientist

Date

Dennis Terzian
PBS Senior Geologist

Date

10 ASSUMPTIONS AND LIMITATIONS

10.1 Significant Assumptions

Client's Responsibilities

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

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

Groundwater Flow

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

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

Accuracy and Completeness

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

10.2 Limitations and Exceptions

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

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

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

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

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

10.3 Data Gaps

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

10.4 Client Reliance

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

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

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

11 RESOURCES

11.1 References

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

11.2 Glossary

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

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

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

Adjoining Properties. Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with the property but for a street, road, or other public thoroughfare separating them. (ASTM E1527-13, Section 3.2.4)

All Appropriate Inquiry (AAI). That inquiry constituting "All Appropriate Inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in CERCLA, 42 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to the CERCLA liability (42 U.S.C. §9601(35)(A)&(B), §9607 (b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. (ASTM E1527-13, Section 3.2.6)

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

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

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

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

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

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

Controlled Recognized Environmental Condition (CREC). A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See ASTM Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See ASTM Note 3.) (ASTM E1527-13, Section 3.2.18)

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

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

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

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

De minimis Condition. Condition that generally does not present a material risk of harm to public health or the environment or that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

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

Hazardous Substance. A substance defined as a hazardous substance pursuant to CERCLA 42 USC §9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC §9601 et seq.) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (ASTM E1527-13, Section 3.2.39)

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

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

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

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

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

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

Practically Reviewable. Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the User can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable. (ASTM E1527-13, Section 3.2.69)

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

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

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

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

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

11.3 Cross Reference for ASTM E1527-13 Requirements

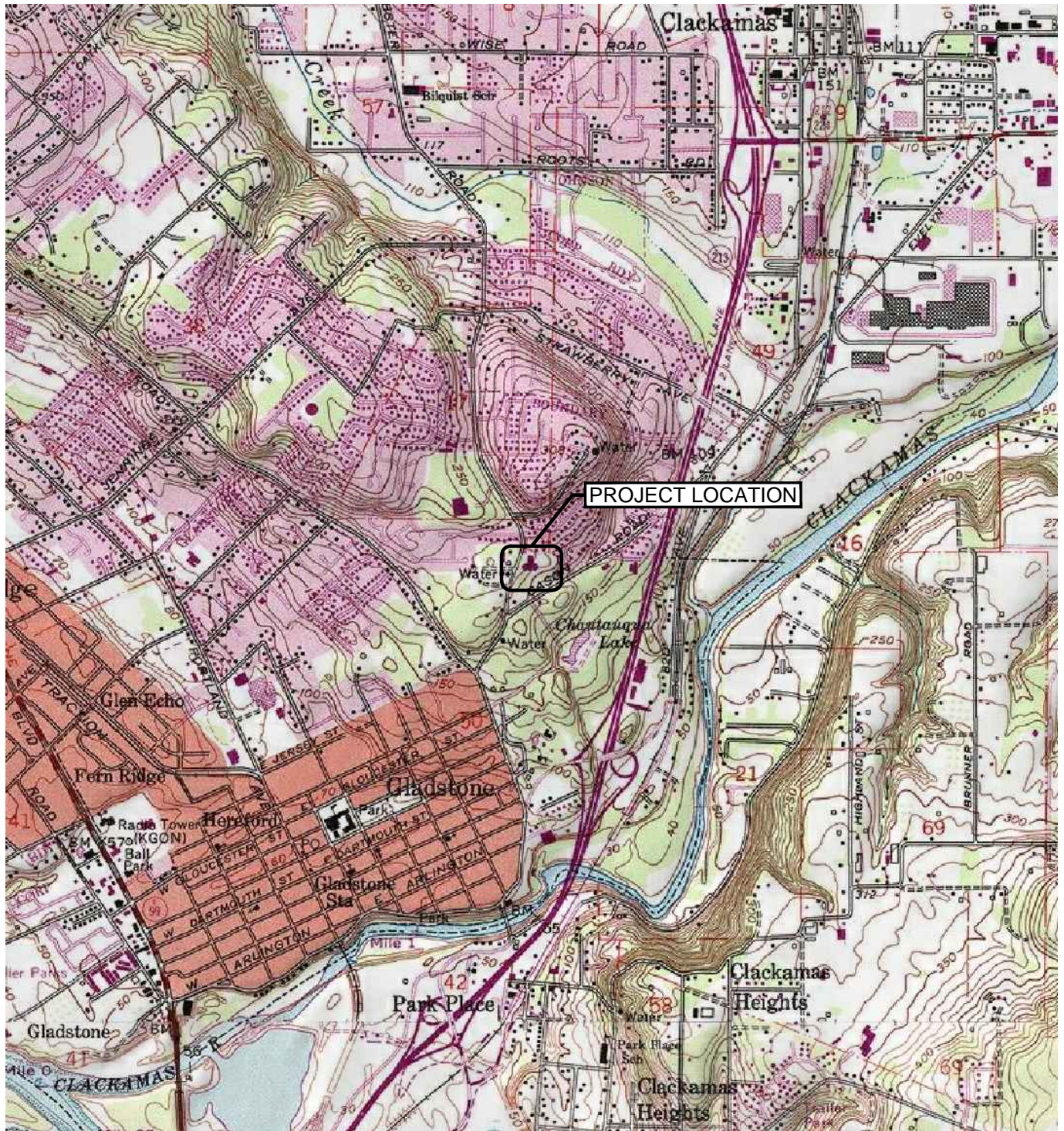
This table provides an easy cross reference for ensuring that the PBS Phase I ESA report complies with ASTM E1527-13. The ASTM recommended format is found in Appendix X4 of the standard.

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

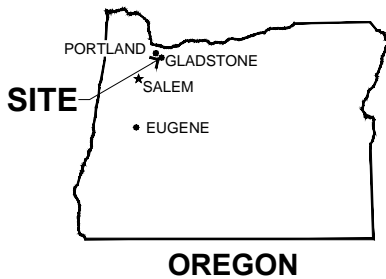
Figures

Figure 1. Site Vicinity Map

Figure 2. Site Plan



SOURCE: USGS GLADSTONE, OR QUADRANGLE 1981, PHOTO REVISED 1984.



SCALE: 1" = 2,000'



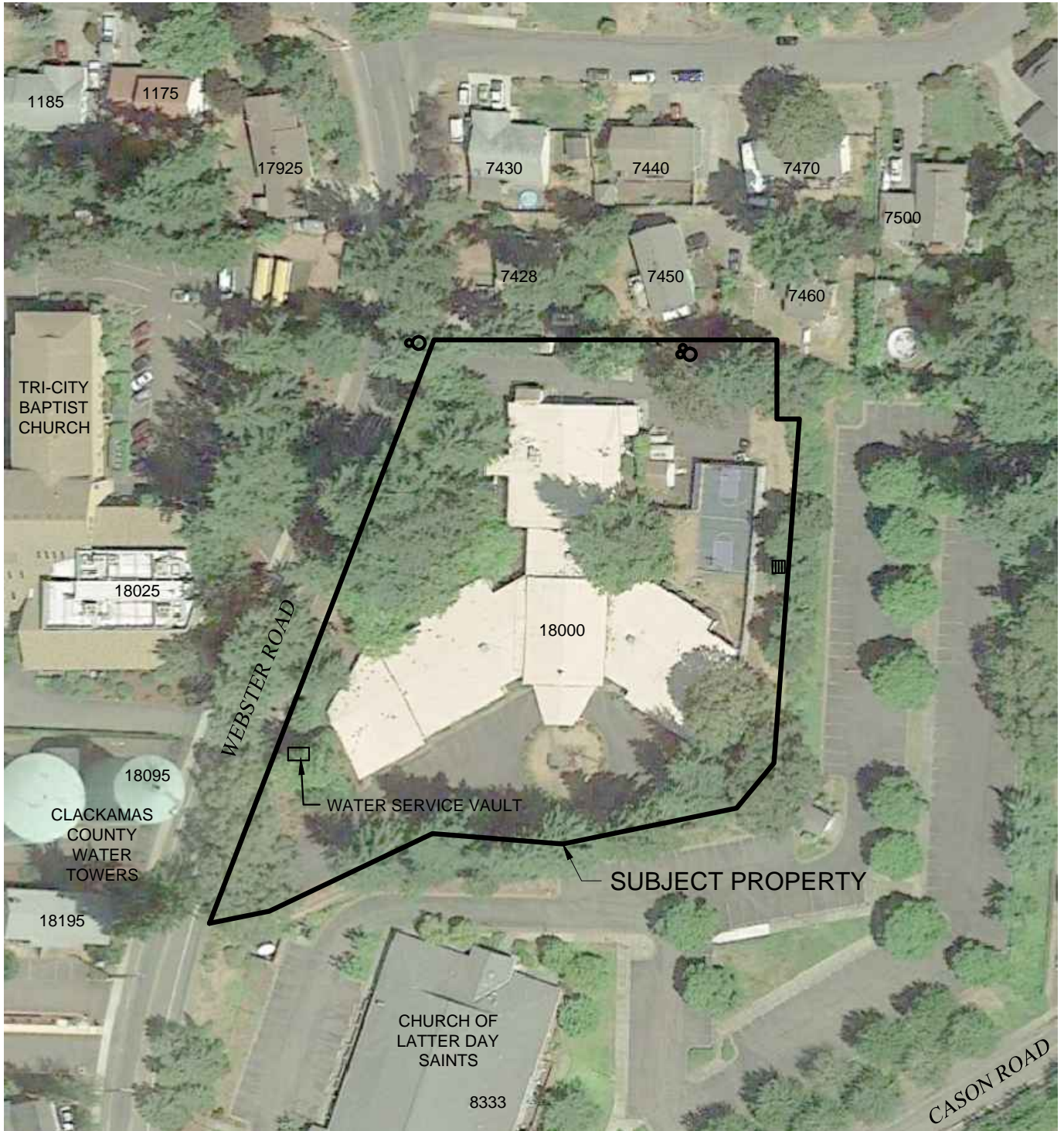
PREPARED FOR: HOUSING AUTHORITY OF CLACKAMAS COUNTY



VICINITY MAP
 18000 WEBSTER ROAD
 GLADSTONE, OREGON



NOV 2018
 25793.000
 FIGURE

1



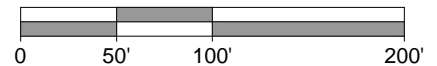
SOURCE: © 2018 GOOGLE EARTH PRO

LEGEND

-  POLE-MOUNTED TRANSFORMER
-  CATCH BASIN



SCALE: 1" = 100'



PREPARED FOR: HOUSING AUTHORITY OF CLACKAMAS COUNTY



SITE PLAN
18000 WEBSTER ROAD
GLADSTONE, OREGON

NOV 2018
25793.000

FIGURE

2

Appendix A

Contract and Resumes

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



October 2, 2018

Mary-Rain O'Meara
Housing Authority of Clackamas County
13930 Gain Street
Oregon City, Oregon 97045

Via email: MOMEara@co.clackamas.or.us

Regarding: Proposal to Provide a Phase I Environmental Site Assessment
18000 Webster Road
Gladstone, Oregon
PBS Proposal TBD

Dear Ms. O'Meara:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this proposal to the Housing Authority of Clackamas County to provide Phase I environmental site assessment (ESA) services for the property located at 18000 Webster Road in Gladstone, Oregon.

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

PROJECT UNDERSTANDING AND APPROACH

PBS understands that the subject property consists of one 2.20-acre tax lot occupied by a structure that was formerly in use as a behavioral health residential facility that is now vacant.

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

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

SCOPE OF WORK

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

DELIVERABLE

An electronic copy of the final report will be provided.

COMPENSATION ESTIMATE

Phase I Environmental Site Assessment (Flat Fee) \$

The fees and terms under which these services are provided will be in accordance with the attached Phase I ESA: Terms and Conditions for Professional Services (Rev. 01/2017). The Terms and Conditions and this proposal constitute the entire agreement (Agreement) between the parties and may not be changed without prior written consent of the parties.

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

ASSUMPTIONS

PBS' compensation estimate includes the following assumptions:

- Review of an existing title report if supplied by the Client.
- PBS provides recommendations in the Phase I ESA report, unless otherwise instructed.
- Report revisions or amendments made after the report is finalized because information was not available to PBS during the project will be charged on a time and materials fee scale.
- Other services provided on a time and materials fee scale include draft reports, additional report hard copies, Client-requested in-person meetings, and conference calls to discuss findings. These services will be communicated to the Client before extra charges are incurred.
- A standard PBS reliance letter to third parties at no cost within 60 days of report completion. Letters provided after 60 days may be provided for an additional fee. Client- or lender-specific reliance letters will be reviewed by PBS and may be associated with a higher fee.

SCHEDULE

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

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

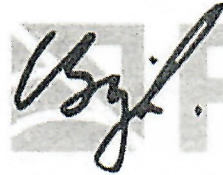
APPROVAL

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

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

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

Sincerely,

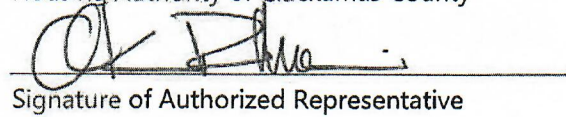


Digitally signed by
Claudia Byes-Lund
Date: 2018.10.02
14:15:59 -07'00'

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

ACCEPTED BY:

Housing Authority of Clackamas County



Signature of Authorized Representative

Chuck Robbins

Name (Please Print)

Executive Director 10/16/18

Title

Date

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



Site Address: 18000 Webster Rd., Gladstone, OR

Please provide the following information regarding site access, report submittal, and other documents relevant to the completion of a Phase I ESA.

Why is this Phase I ESA being performed? (e.g., to obtain refinancing, for purchase/sale)

Purchase of property

Who should we contact for site access? (Please provide name, telephone number, and email address.)

Lyndon Fischer 503-997-7004

To whom should we address the report, if different than the client? (Please provide name and address.)

Stephen McMurtrey, Director of Development
Housing Authority of Clackamas County
PO Box 1510, Oregon City OR 97045
smcmurtrey@clackamas.us

The following documents are useful to PBS when completing this assessment. Please provide if available:

- Preliminary title report / chain of title
- Previous environmental assessment reports
- Tax map, legal description, aerial photograph
- Special requirements for the assessment (e.g., non-ASTM tasks required by lender, lender-specific reliance letters)

PBS Phase I ESA Scope of Work

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

PBS will provide the following specific scope of services:

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

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

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

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

PBS Phase I ESA Limitations

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

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

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

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



GENERAL TERMS AND CONDITIONS FOR LIMITED PROFESSIONAL SERVICES

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

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

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

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

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

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

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

If the SOW includes the investigation, remediation, or disposal of solid or hazardous wastes or substances, then the following terms shall apply:

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

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

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



Dennis Terzian RG, LG

Senior Geologist



EXPERIENCE

21 Years

EDUCATION

BS Earth Science,
Western Michigan
University

ACCREDITATION

Registered Geologist
(Oregon)

Licensed Geologist
(Washington)

UST Assessor
(Washington)

Heating Oil Tank
Supervisor (Oregon)

Certified Water Rights
Examiner (Oregon)

OSHA 40-Hour
Hazardous Waste
Training (Oregon
HAZWOPER)

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

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

RELEVANT PROJECT EXPERIENCE

Prospective Purchaser Agreement, N Bertelsen Road, Way to Bee LLC, Eugene, Oregon. Project manager for site assessment of property for client. Assisted client and client counsel in development of engagement strategy with DEQ for obtaining a PPA. Developed and implemented scope of work to collect pre-remedial confirmation samples suitable for delineation of sediments requiring removal and completed necessary permitting to allow for removal of contaminated sediment from wetland area. PBS completed remedial action (sediment removal) and restoration of ditch, as required by local government agency. Project was completed within client timeline and budget.

Prospective Purchaser Agreement, Garnet Americas, Coos Bay, Oregon. Project manager who oversaw performance of Phase I ESA/Phase II ESA of site that had previously obtained conditional no further action. Using evidence of recent contamination related to chromium ore processing, PBS negotiated additional scope of work with DEQ to obtain a PPA for the site. PBS prepared a site-specific HASP and CMMP to manage existing contamination in-place to allow for redevelopment of this waterfront industrial property.

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

Phoenix Industrial Park Lot 500 Phase I ESA, Half Moon, LLC, Eugene, Oregon. Project manager who oversaw site assessment of industrial park related to historic property use as a wood veneer mill. Delineated contamination and addressed risk associated with historic subsurface release of petroleum hydrocarbons.

Claudia Byes-Lund

Project Scientist/Environmental Professional



Claudia Byes-Lund is a key member of PBS' Portland GeoEnvironmental Group, specializing in Phase I Environmental Site Assessments and costing and scoping of Phase I ESAs. She has extensive historical knowledge of urban office and industrial core areas in the Northwest, and is a resource for locating sources of information at city and county agencies. She manages site assessment projects from vacant farmland to urban industrial properties, including Phase I Environmental Site Assessments (ESAs), Updates and Transaction Screens. Claudia routinely performs additional site assessment services including visual asbestos surveys and limited hazardous materials sampling surveys, radon and mold. She is PBS' primary client contact and Project Manager for projects associated with TriMet, Providence Medical Foundation, OHSU Foundation, M&T Bank, OSU Foundation, and Tualatin Hills Park and Recreation District, overseeing all aspects associated with trustee's donated properties. Claudia has applied her years of experience in Phase I ESAs and broadened her responsibilities becoming a Phase I trainer and supervisor for new employees.

EXPERIENCE

17 Years

EDUCATION

Environmental Science:
Bio Perspectives

Oregon DEQ Hazardous
Waste Basics/Managing
Common Wastes

EDR Environmental Due
Diligence course

ACCREDITATION

AHERA Asbestos
Inspector

ASTM E1527-13

RELEVANT PROJECT EXPERIENCE

Portland Metro, M&T Real Estate, Various Tri-County Locations. Project Scientist and Project Manager for Phase I Site Assessments and Updates in the Tri-County area, including Clark County Washington.

OHSU Foundation, Oregon Health & Science University, Various Areas, Oregon. Project Scientist and Project Manager for Phase I Site Assessments in Portland, Black Butte, Forest Grove, Beaverton, and Hillsboro.

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

Albina Community Bank Phase I Site Assessments, Albina Community Bank, Portland and Gresham, Oregon. Project Scientist, Phase I Site Assessments in Portland and Gresham.

Columbia Community Bank, Washington County, Oregon. Project Scientist for Phase I Site Assessments in Hillsboro, Forest Grove, and Portland.

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

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

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

Various Properties, Oregon State University Foundation, Various Locations, Oregon. Project Manager and Project Scientist for Phase I ESA of properties that have been donated by this foundation's trustees.

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

Appendix B

Property Information and Physical Setting Records

Well Logs

Clackamas County Information

Tax Map

CLAC 04190

JUN 20 1989

2st/2e/17 db

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.785)

WATER RESOURCES DEPT.
 SALEM, OREGON (START CARD) # * 0459

(1) OWNER:
 Name Gladstone School Well Number: Kraxberger
 Address 17789 Webster Road #1
 City Gladstone State OR Zip 97027

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

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other

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

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 360 ft.
 Yes No
 Explosives used Type Amount

Diameter	HOLE		Material	SEAL		Amount sacks or pounds
	From	To		From	To	
						NOT CHANGED

How was seal placed: Method A B C D E
 Other
 Backfill placed from ft. to ft. Material
 Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Casing/Liner	Diameter			Gauge	Steel	Plastic	Welded	Threaded
	From	To	Final					
Casing:	undisturbed				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	6	5.5	360?	.255	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	see (12)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

Perforations Method
 Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
270?	360	.1x5	686?			<input type="checkbox"/>	<input type="checkbox"/>
	see (12)					<input type="checkbox"/>	<input type="checkbox"/>

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

Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
			1 hr.
NOT	CHANGED		

Temperature of water Depth Artesian Flow Found
 Was a water analysis done? Yes By whom
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
 Depth of strata:

(9) LOCATION OF WELL by legal description:
 County Clack, Latitude Longitude
 Township 2S N or S, Range 2E E or W, WM.
 Section 17 NW 1/4 of SE 1/4
 Tax Lot 200 Lot Block Subdivision
 Street Address of Well (or nearest address) 17777 Webster Road
 Gladstone, OR. 97027

(10) STATIC WATER LEVEL:
 ~ 230 ft. below land surface. Date 6/15/89
 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found

From	To	Estimated Flow Rate	SWL
NOT CHANGED			

(12) WELL LOG: Ground elevation approx 250

Material	From	To	SWL
NO NEW DRILLING			
* No new start card submitted since we didn't anticipate altering the well when we began work. Start card number 0459 is the original well's number.			
Well had been vandalized. Debris had been thrown in the well, most of it bridging near the SWL. Debris consisted of wood, cans and rocks. Drilled & pushed debris to bottom where we drilled it up along with some of the PVC liner. Liner moved down from +1.3' to 5.5' below ground. We presume the liner is still intact as our drill rods turned free. The liner (see (6)) and perforation (see (7)) locations, etc. reflect this presumption.			

Date started 6/15/89 Completed 6/15/89

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
 Signed Donald S. Bond WWC Number 1085 Date 6/16/89

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed Stephen J. Schmidt WWC Number 649 Date 6/16/89

RECEIVED

CLAC

25/2E-17 & b

STATE OF OREGON

WATER WELL REPORT (as required by ORS 537.765)

JUL 11 1988

04192

(START CARD) # 0459

(1) OWNER: Name Gladstone School District... Address 17789 Webster Road... City Gladstone State Oregon Zip 97027

(2) TYPE OF WORK: [X] New Well [] Deepen [] Recondition [] Abandon

(3) DRILL METHOD [X] Rotary Air [] Rotary Mud [] Cable [] Other

(4) PROPOSED USE: [] Domestic [] Community [] Industrial [X] Irrigation [] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION: Special Construction approval Yes No Depth of Completed Well 360 ft. Explosives used [] Type Amount

Table with columns: HOLE Diameter, From, To, SEAL Material, From, To, Amount sacks or pounds. Row 1: 8, 25, 360, Cement, 0, 25, 12 sks

How was seal placed: Method [] A [X] B [] C [] D [] E Backfill placed from ft. to ft. Material Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER: Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Casing: 8, +1.5, 25, .250, [X], [], [X], [] Liner: 6, +1.3, 360, .255, [], [X], [X], []

Final location of shoe(s)

(7) PERFORATIONS/SCREENS: [X] Perforations Method Skilsaw [] Screens Type Material

Table with columns: From, To, Slot size, Number, Diameter, Tele/pipe size, Casing, Liner. Row 1: 263, 360, 1x5, 740, [], [], [], [X]

(8) WELL TESTS: Minimum testing time is 1 hour. Table with columns: Yield gal/min, Drawdown, Drill stem at, Time. Row 1: 130, [], 360, 1 hr. Row 2: 130, [], 360, 2 hr.

Temperature of water ~ 55°F Depth Artesian Flow Found Was a water analysis done? [] Yes By whom Did any strata contain water not suitable for intended use? [] Too little [] Salty [] Muddy [] Odor [] Colored [] Other Depth of strata:

(9) LOCATION OF WELL by legal description: County Clack Latitude Longitude Township 2S N or S, Range 2E E or W, WM. Section 17 NW 1/4 of SE 1/4 Tax Lot 200 Lot Block Subdivision Street Address of Well (or nearest address) 1777 Webster Road Gladstone, Or 97027

(10) STATIC WATER LEVEL: 230 ft. below land surface. Date 7/6/88 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES: Table with columns: From, To, Estimated Flow Rate, SWL. Row 1: 235, 308, 60gpm (2hr air test), 230 Row 2: 235, 358, see (8) & (10)

(12) WELL LOG: Ground elevation approx. 250. Table with columns: Material, From, To, SWL. Row 1: See attached

Date started 6/27/88 Completed 7/8/88

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Signed Donald B. Davis WWC Number 1085 Date 7/8/88

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. Signed Stephen J. Schmidt WWC Number 649 Date 7/8/88

Clark 25/2E-17db

July 1988

RECEIVED

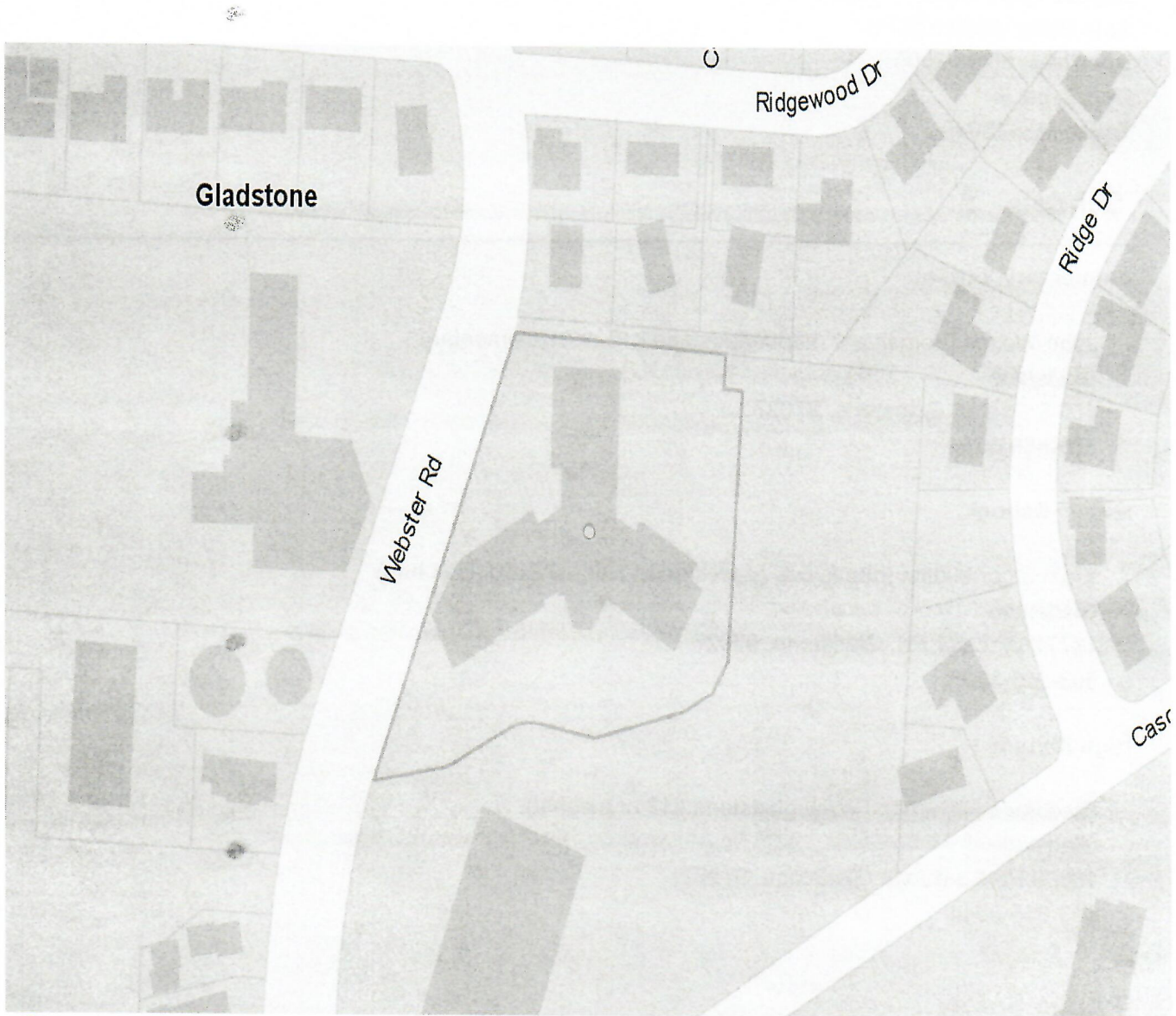
GLADSTONE SCHOOL DISTRICT

Kraxberger Middle School Well
No. 0459 by Schneider Drilling Co.

JUL 11 1988

WATER RESOURCES DEPT.
SALEM, OREGON

- 0 - 2 Top soil, brown, gravelly
- 2 - 5 Clay, blue-gray
- 5 - 20 Basalt, gray, vesicular & fractured
- 20 - 34 Basalt, gray, hard
- 34 - 43 Basalt, gray, very hard
- 43 - 48 Basalt, gray, vesicular, w/some brown vesicular
- 48 - 50 Basalt, gray, very hard
- 50 - 53 Basalt, gray, w/some fractures, med-hard
- 53 - 77 Basalt, black, vesicular, soft, broken
- 77 - 93 Basalt, gray, coarse grained, med-hard, w/some fractures
- 93 - 109 Basalt, gray, hard
- 109 - 120 Basalt, gray, med-hard, w/fractures
- 120 - 125 Basalt, black, vesicular, broken, soft, colored blk, green, w/some clay
- 125 - 129 Basalt, gray, med, some vesicular
- 129 - 131 Basalt, gray, fractured
- 131 - 137 Basalt, black & red, vesicular, med-soft
- 137 - 157 Basalt, gray, coarse grained, med, some vesicular
- 157 - 163 Basalt, gray, coarse grained, w/some broken zones, med-soft
- 163 - 197 Basalt, gray, coarse grained, w/some fractures, med-hard
- 197 - 212 Basalt, gray, coarse, grained, fractured, med
- 212 - 217 Basalt, gray & black, well fractured, med
- 217 - 223 Basalt, black, broken, med-soft
- 223 - 235 Basalt, gray, coarse grained, med
- 235 - 245 Basalt, multi-colored, red, black & gray, well broken, soft
- 245 - 253 Basalt, gray, coarse grained, med
- 253 - 265 Basalt, black, broken, vesicular, med-soft
- 265 - 271 Basalt, gray, well fractured, med-soft
- 271 - 277 Basalt, black, broken, vesicular, soft-med
- 277 - 295 Basalt, gray, well fractured
- 295 - 303 Basalt, reddish, vesicular, very soft
- 303 - 308 Basalt, black, vesicular, soft to med
- 308 - 313 Basalt, black, vesicular, well broken, soft
- 313 - 316 Basalt, gray, fractured, med
- 316 - 334 Basalt, black, vesicular, well broken, med-soft
- 334 - 340 Basalt, black, fractured, some vesicular, med
- 340 - 343 Basalt, black, fractured, med
- 343 - 350 Basalt, reddish brown, well fractured
- 350 - 358 Basalt, gray, w/some fractures, med
- 358 - 360 Basalt, gray, hard



Objectid: 98336
Primary Address: 18000 Webster Rd, Gladstone, 97027
Jurisdiction: Gladstone (<http://www.ci.gladstone.or.us>)
Map Number: 22E17DD
Taxlot Number: 22E17DD00900
Parcel Number: 00507534
Document Number: 2006-055814
Census Tract: 022101

Assessment

Estimated Acres: 2.20
Current Year Assessed Value: \$1,625,017.00
Market Building Value: \$1,362,700.00
Market Land Value: \$586,097.00

Market Total Value: \$1,948,797.00

Sale Price: \$659,970.00

Doc Date: 03/08/2005

Doc Type: S

Taxcode: 115040

Schools

Elementary School

John Wetten Elementary (<http://gladstone.k12.or.us/elementary/>)

Gladstone

250 E Exeter, Gladstone, 97027

503-656-6564

Middle School

Kraxberger Middle (<http://www.gladstone.k12.or.us/WLK/index.htm>)

Gladstone

17777 Webster Rd, Gladstone, 97027

503-655-3636

High School

Gladstone High (<http://www.gladstone.k12.or.us/ghs/>)

Gladstone

18800 Portland Ave, Gladstone, 97027

503-655-2544

Public Safety

Nearest Fire Station

Gladstone Station #103

555 Portland Ave, Gladstone 97027

Gladstone

Nearest Police Station

Gladstone Police

Zoning & Development

Designation: Contact City

Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 33

State House District: 40

State Senate District: 20

Congressional District: 5

Utilities & Districts

Cable Provider

City

Community Planning Organization

City

Sanitary Hauler

Gladstone Disposal (<http://www.clackamas.us/recycling/garbage.html>)

School District

Gladstone (<http://www.gladstone.k12.or.us>)

Sewer District

WES Tri-City (<http://www.clackamas.us/wes/>)

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

Your risk may be the lowest.

Earthquake Hazard

You may be at a lower risk.

Soils

93E - Xerochrepts-Rock Outcrop Complex, Moderately Steep

Approximate Elevation

225.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Clifford Stocker Park (<https://www.ci.gladstone.or.us/publicworks/page/stocker-park>)

Clarendon St at 82nd Dr, Gladstone

0.61 miles

Gladstone Nature Park (<https://www.ci.gladstone.or.us/publicworks/page/gladstone-nature-park>)

18111-18395 Webster Rd, Gladstone

0.21 miles

Heddie Notz Park (<http://ncprd.com/parks/heddie-notz-park>)

7821 SE Strawberry Ln, Clackamas County

0.68 miles

Max Patterson Memorial Park (<https://www.ci.gladstone.or.us/publicworks/page/max-patterson-memorial-city-park>)

450 E Exeter St, Gladstone

0.68 miles

Nick Shannon Memorial Park (<https://www.ci.gladstone.or.us/publicworks/page/nick-shannon-park>)

SE Valley View Rd, Gladstone

0.64 miles

Documents

Surveyor Documents

- Survey - SN26936 (<http://cmap.clackamas.us/survey/PSImages/2S2E/17/PS26936.TIF>)
- Survey - SN5920 (<http://cmap.clackamas.us/survey/PSImages/2S2E/17/PS5920.tif>)
- Survey - SN1927-011 (<http://cmap.clackamas.us/survey/PSImages/2S2E/20/SN1927-011.TIF>)

Assessor Documents

- Taxmap - 2S2E17DD (http://cmap.clackamas.us/taxmap/03_2s2e17dd.pdf)

District Maps

- State House District (<https://dochub.clackamas.us/documents/drupal/572da18f-832b-4f1e-af51-275c45f44fe7>)
- Voting Precinct (<https://dochub.clackamas.us/documents/drupal/7010a020-3750-4727-801b-171f3f1b640b>) --

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SE.1/4 S.E.1/4 SEC.17 T.2S. R.2E. W.M.
CLACKAMAS COUNTY

1"=100'

2 2E 17DD
GLADSTONE

D.L.C.
ISOM CRANFIELD NO. 49
FENDAL CASON NO. 50

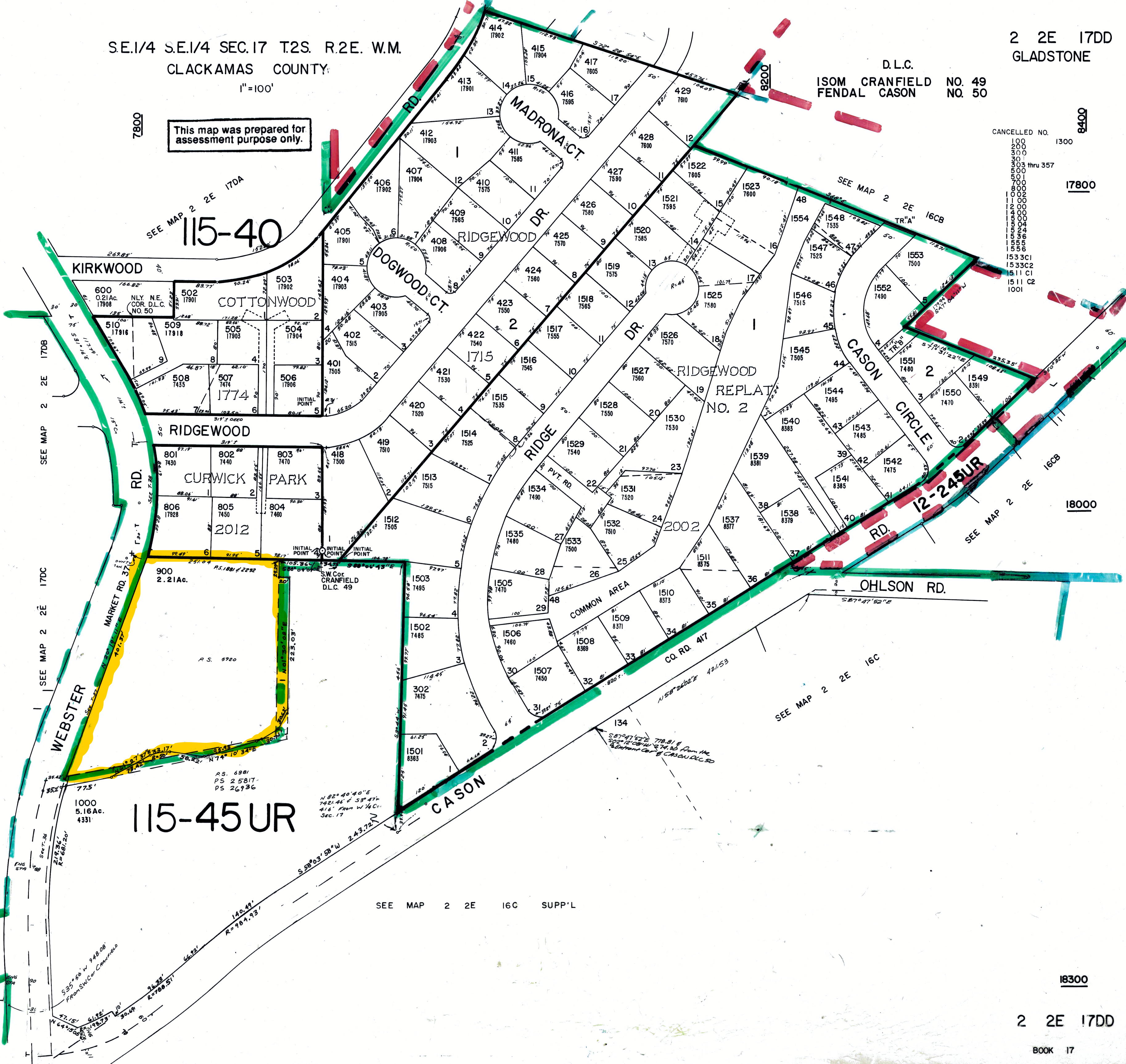
This map was prepared for
assessment purpose only.

CANCELLED NO. 1300

17800

18000

18300



115-40

115-45 UR

SEE MAP 2 2E 16C SUPPL

2 2E 17DD

Property Detail Report for:



18000 WEBSTER RD, GLADSTONE, OR, 97027-1447

Owner Information:

Owner Name: NORTHWEST BEHAVIORAL HEALTHCARE SERV INC
Mailing Address: 18000 WEBSTER RD, GLADSTONE, OR, 97027-1447
Vesting Code: CO Vesting Code Desc: COMPANY/CORPORATION
Owner Type:

Location Information:

Legal Description: SECTION 17 TOWNSHIP 2S RANGE 2E QUARTER DD TAX LOT 00900
County: CLACKAMAS Parcel No. (APN): 22E17DD00900
FIPS Code: 41005 Alternative APN:
Census Trct/Blk: 022101 / 4 Legal Book/Page:
Township-Rnge-Sect: 02S - 02E - 17 Map Ref:
Legal Land Lot: 900 School District: GLADSTONE SCHOOL DISTRICT 115
Legal Block:
Subdivison:

Last Market Sale Information:

Recording Date: 3/8/2005 New Construction:
Sale Date: 3/8/2005 1st Mtg Amount:
Sale Price: \$659,970 1st Mtg Type:
Price Per SF: 1st Mtg Doc No:
Price Per Acre: \$298,629 Sale Doc No: 2006-055814
Deed Type: Transfer Doc No: 99-111314
Sale Type:
Title Company:
Lender:
Seller Name:

Last Transfer of Ownership:

Recording Date: 12/1/1999 Book Number:
Document Number: 99-111314 Page Number:
Doc. Type: CP

Prior Sale Information:

Recording Date: Sale Type:
Sale Date: Transfer Doc. No.:
Sale Price: New Construction:
Sale Doc. No.:
Seller Name:
Title Company:
Lender:

Property Characteristics:

Building Area (SF): Total Rooms:
No. of Units Bedrooms:
No. of Stories: Bathrooms: 0
Yr Built/Effective: / Basement: YES
Condition: Basement Area (SF):
Construction: Heat Type:
Roof Type: Air Cond Type:
Roof Material: Fireplace:
Parking Spaces: 0

Site Information:

Zoning:
County Use Code: 701
County Use Code Desc: MULTI - FAMILY IMPROVED
Land Use Code: 1110
Land Use Desc: MULTI-FAMILY DWELLINGS
Land Use Category: RESIDENTIAL
Topography:

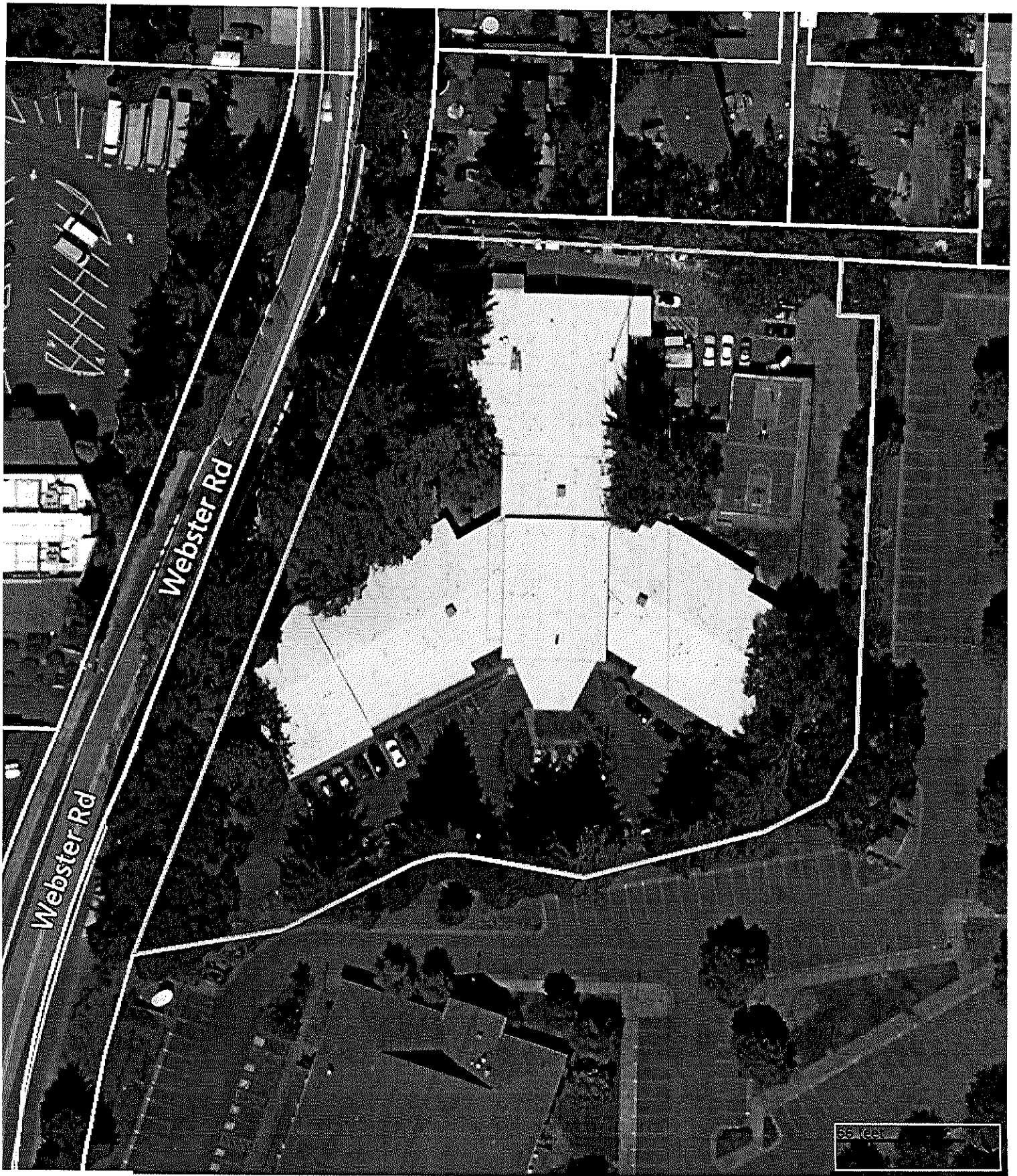
Assessor Acreage: 2.21
Calculated Acreage: 2.1994
Assessed Lot SF: 96,268
Calculated Lot SF: 95,806
Assessor Lot W/D: /

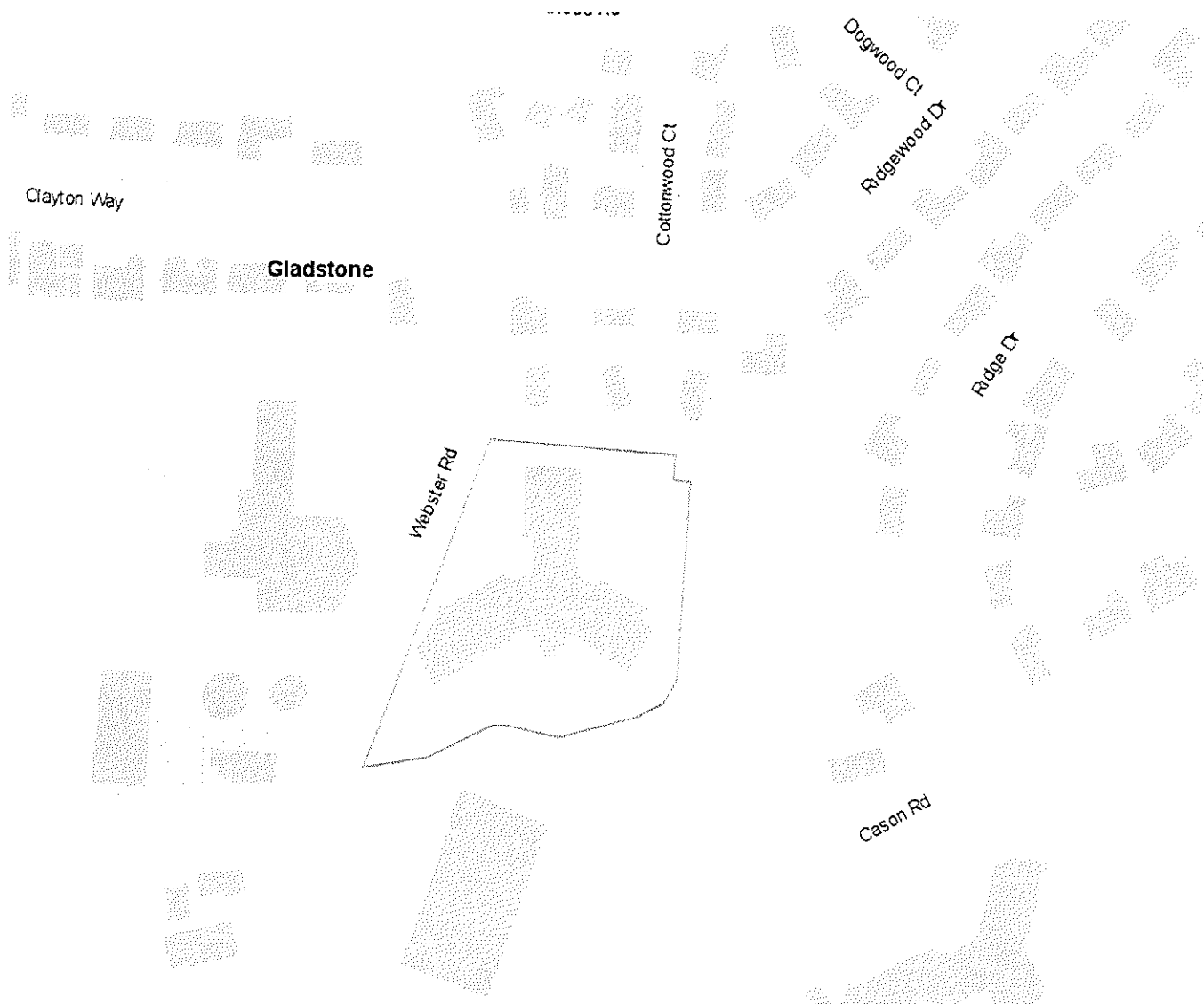
Tax and Value Information:

Assessed Year:	2017	Market Value Year:	2017	Tax Year:	2017
Total Assd. Value:	\$1,577,686	Land Market Value:	\$553,078	Tax Rate Code:	115-040
Land Value:		Market Imprv. Value:	\$1,285,830	Property Tax:	\$30,685
Improvement Value:		Total Market Value:	\$1,838,908	Tax Exemption:	
Improvement %:		AVM Value:			

Hazard Information:

Flood Zone:		Wetland Type:	
Flood Panel:		Wetland Classification:	
Flood Panel Date:			





Primary Address: 18000 Webster Rd, Gladstone, 97027

Jurisdiction: Gladstone (<http://www.ci.gladstone.or.us>)

Map Number: 22E17DD

Taxlot Number: 22E17DD00900

Parcel Number: 00507534

Document Number: 2006-055814

Census Tract: 022101

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Estimated Acres: 2.20

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Nearest Fire Station

Gladstone Station #103

555 Portland Ave, Gladstone 97027

Gladstone

Nearest Police Station

Gladstone Police

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Designation: Contact City

Urban Growth Boundary: METRO UGB

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Voting Precinct: 33

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Cable Provider

City

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City

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Gladstone Disposal (<http://www.clackamas.us/recycling/garbage.html>)

School District

Gladstone (<http://www.gladstone.k12.or.us>)

Sewer District

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Likely not in a flood zone.

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225.00 ft

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Clarendon St at 82nd Dr, Gladstone

0.61 miles

Gladstone Nature Park (<https://www.ci.gladstone.or.us/publicworks/page/gladstone-nature-park>)

18111-18395 Webster Rd, Gladstone

0.21 miles

Heddie Notz Park (<http://ncprd.com/parks/heddie-notz-park>)

7821 SE Strawberry Ln, Clackamas County

0.68 miles

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0.68 miles

Nick Shannon Memorial Park (<https://www.ci.gladstone.or.us/publicworks/page/nick-shannon-park>)

SE Valley View Rd, Gladstone

0.64 miles

Documents

District Maps

Voting Precinct (<http://clackamas.us/elections/documents/districts/pct033.pdf>)

State House District (<http://clackamas.us/elections/documents/districts/rep40.pdf>)

Surveyor Documents

Survey - SN26936 (<http://cmap.clackamas.us/survey/PSImages/2S2E/17/PS26936.TIF>)

Survey - SN5920 (<http://cmap.clackamas.us/survey/PSImages/2S2E/17/PS5920.tif>)

Survey - SN1927-011 (<http://cmap.clackamas.us/survey/PSImages/2S2E/20/SN1927-011.TIF>)

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Taxmap - 2S2E17DD (http://cmap.clackamas.us/taxmap/03_2s2e17dd.pdf)

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RECORD OF SURVEY

FOR PROPOSED PROPERTY LINE ADJUSTMENT
IN THE FENDAL CASON D.L.C. NO. 50

SITUATED IN THE SE 1/4 SEC. 17,
T.2S., R.2E., W.M., CITY OF GLADSTONE,
CLACKAMAS COUNTY, OREGON

JUNE 25, 1996 MAP 2. 2E 17DD

SURVEYED FOR:

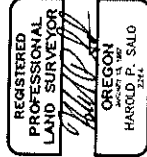
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
NORTH AMERICA NORTHWEST AREA OFFICE
P.O. BOX 15309
BOISE, IDAHO 83715
PH: (208) 342-2735

LEGEND:

- 3/8" X 30" IRON ROD SET W/YELLOW PLASTIC CAP MARKED "PARS & ASSOC. PLS 2264" SET ON 6-24-56
- MONUMENT FOUND AS NOTED
- L/R IRON ROD
- L/P IRON PIPE
- W/PVC WITH YELLOW PLASTIC CAP

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHOW THE LOCATION OF A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN TWO TRACTS OF LAND DESCRIBED IN DEED BOOK 663, PAGE 774 AND DEED NO. 92-35848 AND ALONG THE COMMON LINE OF THE TWO TRACTS AS SHOWN IN THIS SURVEY AND TO SHOW THE LOCATION OF THE MONUMENTS AND MONUMENTS FOUND AS NOTED. SAID COMMON LINE WAS PREVIOUSLY SURVEYED BY THIS COMPANY AND RECORDED AS FS NO. 25817 WITH THE CLACKAMAS COUNTY SURVEYOR'S OFFICE. THE FOUND MONUMENTS OF SAID SURVEY WERE HELD AS SURVIVAL WITH THE AGREED UPON LINE MONUMENTED AS INDICATED ON THIS SURVEY MAP. THE BASIS OF BEARINGS IS THE LINE FROM A "BRASS" CAP AT THE RE-ENTRANT CORNER OF TAX LOT 1000 TO THE CENTERLINE OF MARKET ROAD (D.L.C. NO. 50 TO THE FOUND 3/8" IRON ROD 25817. THE DATA SHOWN FOR THE MOST EASTERLY, SOUTHERLY, AND WESTERLY LINES OF THE CENTERLINE OF MARKET ROAD (D.L.C. NO. 50) TO BOOK 663, PAGE 774 WAS ESTABLISHED BY HOLDING BEED DISTANCE OF 35.20 FEET FROM THE 1/2" BRASS CAP AT THE SW CORNER AND THE FOUND "BRASS" DSK AT THE RE-ENTRANT CORNER OF THE CASON D.L.C. AS CALLED FOR IN DEED FOR CENTERLINE. CONVEYORS: PARSONS & ASSOCIATES RECORDED: DEED BOOK 663, PAGE 774, DEED NO. 92-35848, SURVEY NO. 25817.



Clackamas County Surveyor's Office
Does Not Verify Or Certify
Direct Boundary Lines

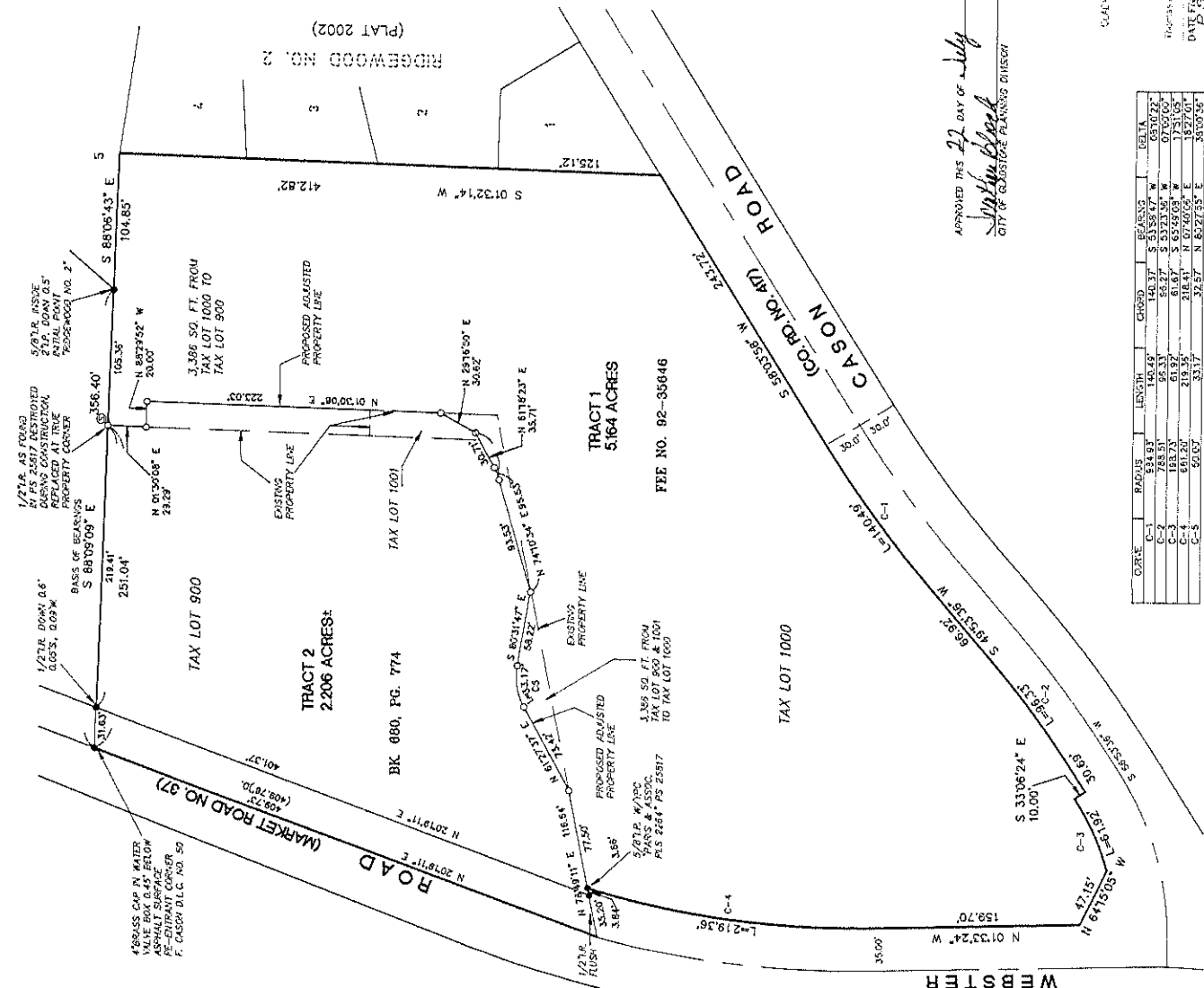
CLACKAMAS COUNTY RECEIVED

JUL 22 1996

SURVEYED BY:
ANDY PARS AND ASSOCIATES, INC.
15982 BOONES FERRY ROAD, SUITE 7
LAKE OSWEGO, OREGON 97035-4351
PH: 636-3341

AS 26936

JOB NO. 96081
DRAWING: 95081RS1.DWG

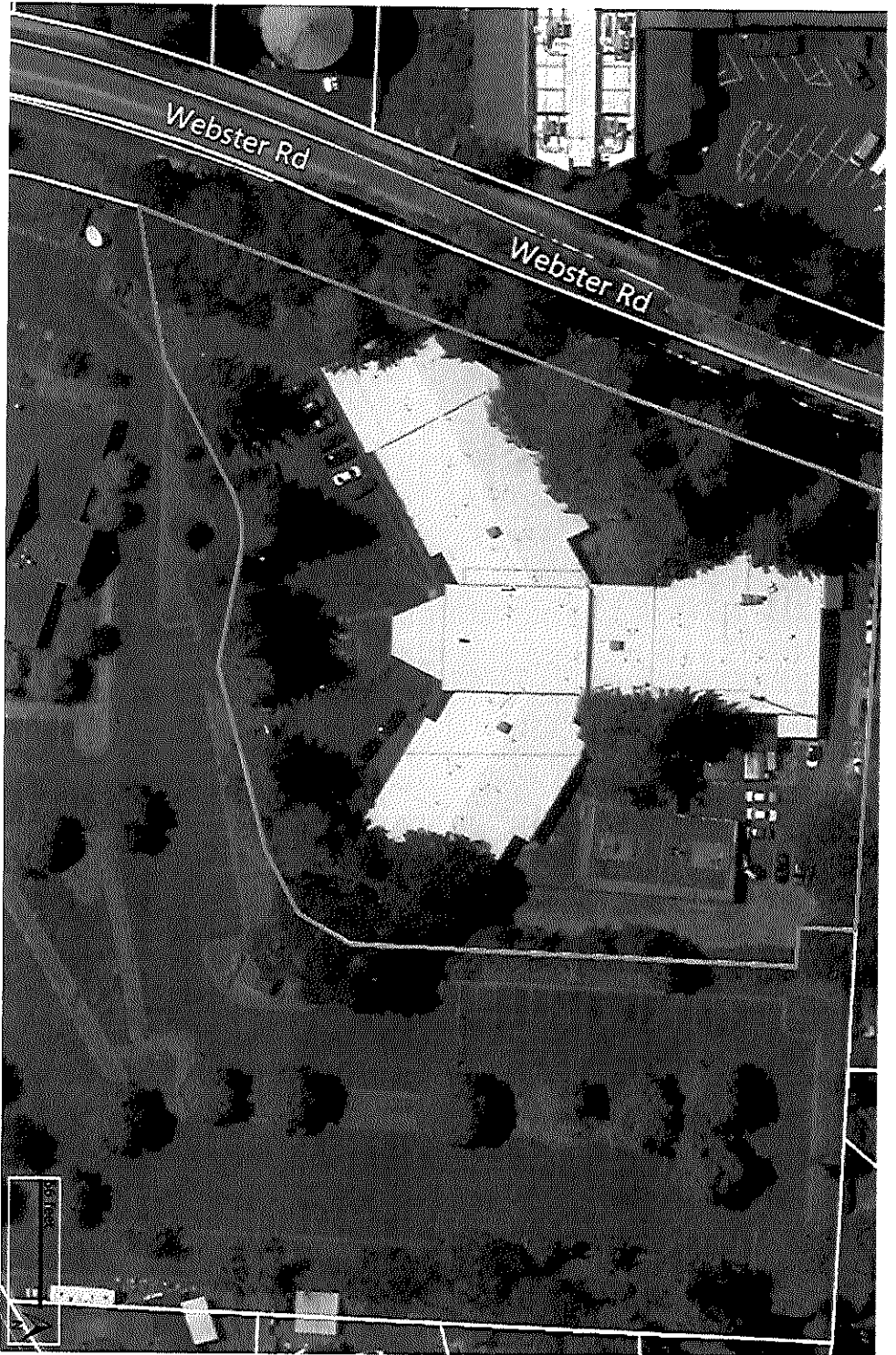


APPROVED THIS 27 DAY OF July 1996
Harold P. Salo
CITY OF CLACKAMAS PLANNING DIRECTOR

CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C-1	140.37'	104.37'	5.335517'	W 05°10'22"	104.37'
C-2	183.73'	61.37'	5.255408'	W 07°10'00"	183.73'
C-3	183.73'	219.35'	218.41'	N 07°40'05"	183.73'
C-4	50.57'	33.17'	32.87'	N 82°27'55"	50.57'
C-5	50.57'	33.17'	32.87'	N 82°27'55"	50.57'

SCALE 1" = 60'

78.26936

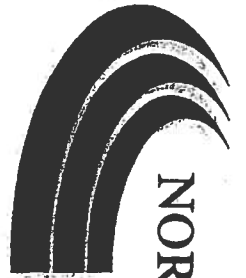


1
SITE ADDR 18000 WEBSTER RD
APN 22E17DD009900
DATE TRANSFER Tue Mar 08 2005 00:00:00 GMT-0800 (Pacific Standard Time)
LOT ACREAGE 2.21
YEAR BUILT

SITE CITY GLADSTONE
OWNER NAME 1 NORTHWEST BEHAVIORAL HEALTH CARE SERV INC
VALUE TRANSFER 659970
LOT SQUARE FEET 96268
STANDARD USE CODE CATEGORY DESC RESIDENTIAL

SITE ZIP 97027
ASSESSED VALUE 1577686
BUILDING SQUARE FEET
NUMBER OF UNITS
STANDARD USE CODE DESC MULTI-FAMILY DWELLING (2-4 UNITS)

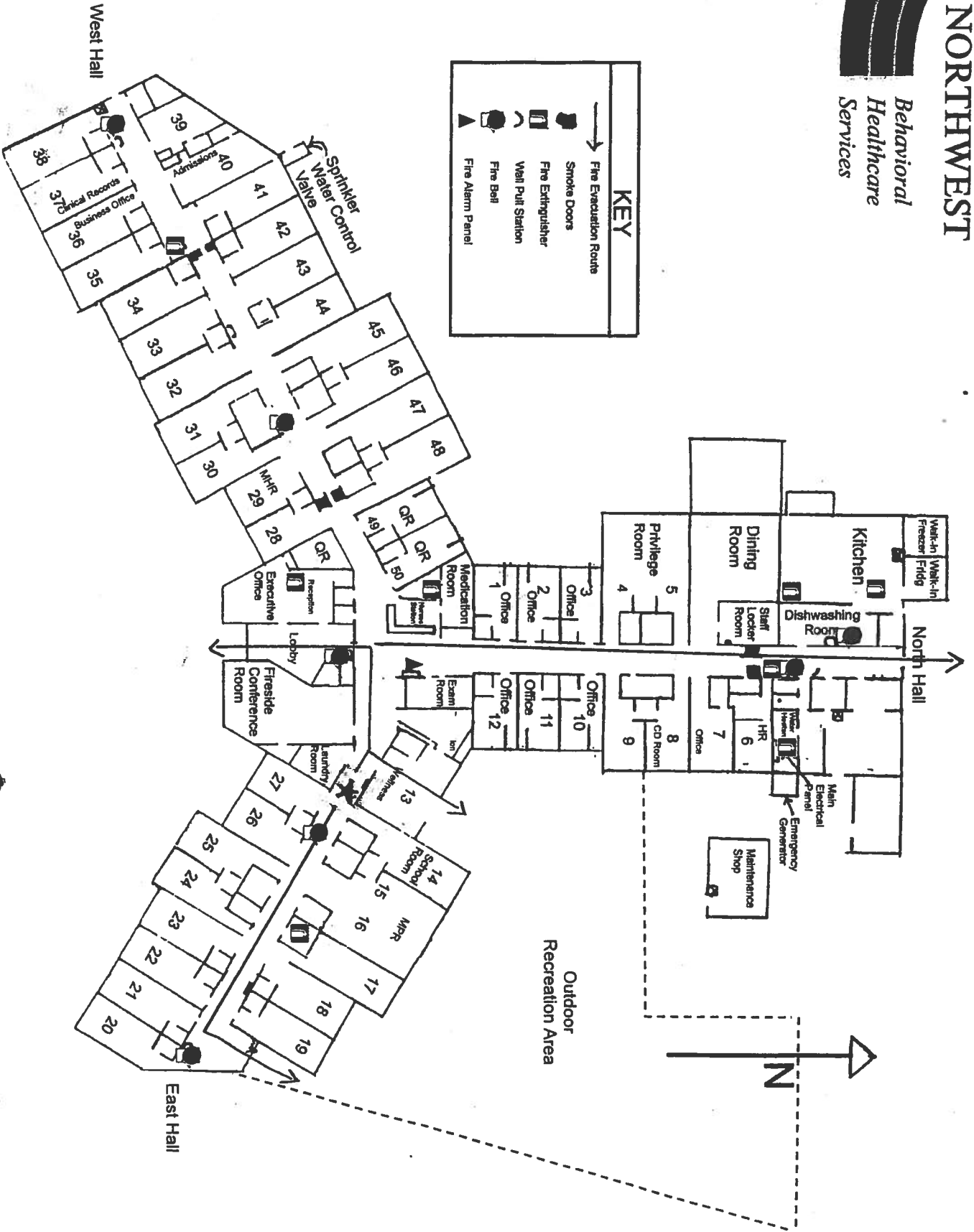




NORTHWEST

Behavioral
Healthcare
Services

KEY	
	Fire Evacuation Route
	Smoke Doors
	Fire Extinguisher
	Wall Pull Station
	Fire Bell
	Fire Alarm Panel

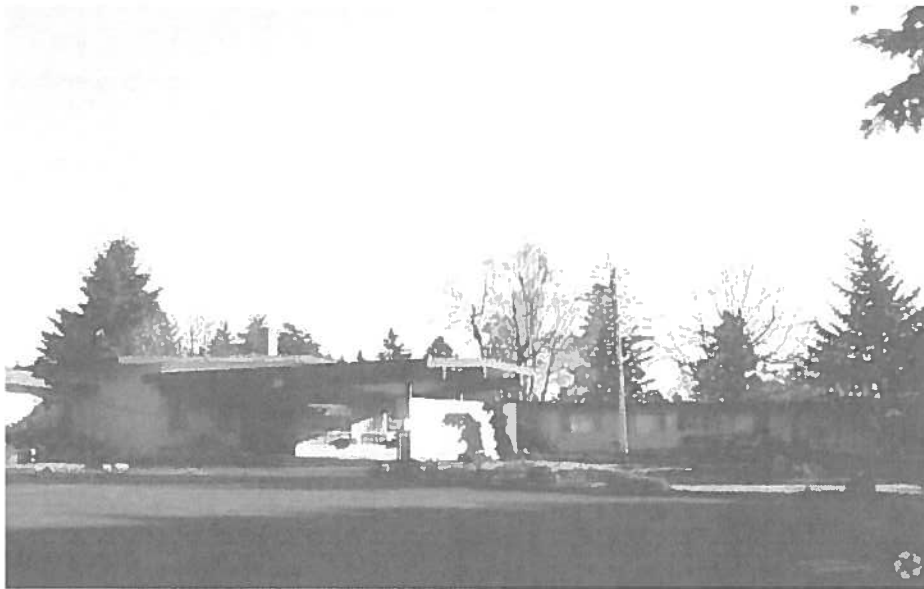


Hydrant

Property Summary Report

18000 Webster Rd - Gladstone Living/rehab Ctr (former)
Gladstone, OR 97027 - Clackamas/Milwaukie Submarket

★★★★★



BUILDING

Type:	Health Care
Subtype:	Skilled Nursing Fa...
Year Built:	1967
GBA:	12,592 SF
Floors:	1
Typical Floor:	12,592 SF
Construction:	Wood Frame

LAND

Land Area:	2.34 AC
Zoning:	R7.2, Gladstone
Parcel	00507534

EXPENSES PER SF

Taxes:	\$2.51 (2017)
--------	---------------

LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Sold on Feb 7, 2001 for \$375,000 (\$29.78/SF)

TRANSPORTATION

Parking:	38 Surface Spaces are available
Airport:	23 minute drive to Portland International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Some Transit (30)

KEY TENANTS

Northwest Behavioral Healthcare Services	12,592 SF
--	-----------

PROPERTY CONTACTS

Recorded Owner: Northwest Behavioral Healthcar

Appendix C

Regulatory Databases and Government Records

Regulatory Database Report

18000 Webster Road
18000 Webster Road
Gladstone, OR 97027

Inquiry Number: 5455561.2s
October 17, 2018

The EDR Radius Map™ Report



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Summary	4
Map Findings	8
Orphan Summary	28
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

18000 WEBSTER ROAD
GLADSTONE, OR 97027

COORDINATES

Latitude (North): 45.3917940 - 45° 23' 30.45"
Longitude (West): 122.5829400 - 122° 34' 58.58"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 532646.9
UTM Y (Meters): 5026342.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6067224 GLADSTONE, OR
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140630
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
18000 WEBSTER ROAD
GLADSTONE, OR 97027

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HEATING OIL TANK	7550 SE RIDGEWOOD DR	LUST	Same	578, 0.109, NE
2	GLADSTONE SD 115	17789 WEBSTER RD	RCRA-CESQG, FTTS, HIST FTTS, FINDS, ECHO	Same	960, 0.182, NNW
3	HEATING OIL TANK	17560 KIRKWOOD RD	LUST	Same	1064, 0.202, NNE
A4	RIVERGATE ELEMENTARY	1505 OHLSON RD	UST	Same	1096, 0.208, East
A5	SMITH, CHARLES	1510 OHLSON RD	LUST, FINDS	Same	1110, 0.210, East
6	HEATING OIL TANK	18605 OATFIELD RD	LUST	Same	1322, 0.250, SW
7	HEATING OIL TANK	8407 CASON RD	LUST	Same	1503, 0.285, ENE
8	7TH DAY ADVENTIST, O	19800 OATFIELD RD	LUST, UST	Same	1627, 0.308, SSW
9	17505 KIRKWOOD AHOT	17505 SE KIRKWOOD ST	ECSI, SPILLS	Same	1715, 0.325, NNE
10	HEATING OIL TANK	710 E KENMORE ST	LUST	Same	1792, 0.339, SW
11	HEATING OIL TANK	635 STONEHILL STREET	LUST	Same	1895, 0.359, West
B12	RANEY, CLARENCE	1485 COLUMBIA AVE	LUST, FINDS	Same	2059, 0.390, WSW
C13	HEATING OIL TANK	17790 SE 82ND DR	LUST	Same	2099, 0.398, ENE
C14	BUDGET RENT A CAR OF	10176 SE 82ND	LUST, UST	Same	2195, 0.416, ENE
B15	HEATING OIL TANK	1515 COLUMBIA AVE	LUST	Same	2200, 0.417, West
16	HEATING OIL TANK	17194 WEBSTER RD	LUST	Same	2212, 0.419, NNW
D17	HEATING OIL TANK	740 E FAIRFIELD ST	LUST	Same	2233, 0.423, SSW
18	HEATING OIL TANK	17390 CROWNVIEW DR	LUST	Same	2276, 0.431, NNW
E19	HEATING OIL TANK	535 STONEHILL	LUST	Same	2336, 0.442, WSW
F20	HEATING OIL TANK	805 EDGEWATER	LUST	Same	2348, 0.445, SE
D21	HEATING OIL TANK	735 E FAIRFIELD ST	LUST	Same	2352, 0.445, South
22	HEATING OIL TANK	7185 VALLEY VIEW DRI	LUST	Same	2353, 0.446, NNW
F23	HEATING OIL TANK	785 EDGEWATER RD	LUST	Same	2372, 0.449, SE
24	HEATING OIL TANK	17495 MONTICELLO RD	LUST	Same	2425, 0.459, NW
G25	HEATING OIL TANK	740 E EXETER	LUST	Same	2433, 0.461, South
E26	HEATING OIL TANK	515 STONEHILL DR	LUST	Same	2450, 0.464, WSW
G27	HEATING OIL TANK	730 E EXETER ST	LUST	Same	2460, 0.466, South
G28	HEATING OIL TANK	720 E EXETER ST	LUST	Same	2484, 0.470, South
29	GLADSTONE CITY SHOPS	18595 PORTLAND AVENU	ECSI, LUST, UST	Same	4339, 0.822, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site list

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

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

EXECUTIVE SUMMARY

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

CRL..... Confirmed Release List and Inventory

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Recorded at ESCI Sites

INST CONTROL..... Institutional Controls Recorded at ESCI Sites

State and tribal voluntary cleanup sites

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

HIST LF..... Old Closed SW Disposal Sites

SWRCY..... Recycling Facility Location Listing

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

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN..... Columbia Slough

EXECUTIVE SUMMARY

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

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EXECUTIVE SUMMARY

AIRS.....	Oregon Title V Facility Listing
COAL ASH.....	Coal Ash Disposal Sites Listing
DRYCLEANERS.....	Drycleaning Facilities
Enforcement.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HSIS.....	Hazardous Substance Information Survey
MANIFEST.....	Manifest Information
NPDES.....	Wastewater Permits Database
UIC.....	Underground Injection Control Program Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>GLADSTONE SD 115</i>	<i>17789 WEBSTER RD</i>	<i>1/8 - 1/4 (0.182 mi.) NNW</i>	<i>2</i>	<i>8</i>

EXECUTIVE SUMMARY

EPA ID:: ORD031423346

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 07/01/2018 has revealed that there are 2 ECSI sites within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
17505 KIRKWOOD AHOT Investigation: No Further Action State ID Number: 5689	17505 SE KIRKWOOD ST	1/4 - 1/2 (0.325 mi.) NNE	9	13
GLADSTONE CITY SHOPS Investigation: Suspect State ID Number: 2090	18595 PORTLAND AVENU	1/2 - 1 (0.822 mi.) WSW	29	22

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 07/02/2018 has revealed that there are 25 LUST sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEATING OIL TANK Facility ID: 03-90-0246 Cleanup Complete: 07/12/1990	7550 SE RIDGEWOOD DR	0 - 1/8 (0.109 mi.) NE	1	8
HEATING OIL TANK Facility ID: 03-15-0217 Cleanup Complete: 02/24/2016	17560 KIRKWOOD RD	1/8 - 1/4 (0.202 mi.) NNE	3	11
SMITH, CHARLES Facility ID: 03-01-6781 Cleanup Complete: 12/14/2001	1510 OHLSON RD	1/8 - 1/4 (0.210 mi.) E	A5	12
HEATING OIL TANK Facility ID: 03-12-1227 Cleanup Complete: 05/15/2013	18605 OATFIELD RD	1/4 - 1/2 (0.250 mi.) SW	6	12
HEATING OIL TANK Facility ID: 03-07-0400 Cleanup Complete: 08/15/2007	8407 CASON RD	1/4 - 1/2 (0.285 mi.) ENE	7	13
7TH DAY ADVENTIST, O Facility ID: 03-90-0362 Cleanup Complete: 11/05/1990	19800 OATFIELD RD	1/4 - 1/2 (0.308 mi.) SSW	8	13
HEATING OIL TANK	710 E KENMORE ST	1/4 - 1/2 (0.339 mi.) SW	10	17

EXECUTIVE SUMMARY

Facility ID: 03-15-1113 Cleanup Complete: 04/13/2016				
HEATING OIL TANK Facility ID: 03-97-0563 Cleanup Complete: 12/22/1999	635 STONEHILL STREET	1/4 - 1/2 (0.359 mi.) W	11	17
RANEY, CLARENCE Facility ID: 03-01-5754 Cleanup Complete: 06/20/2001	1485 COLUMBIA AVE	1/4 - 1/2 (0.390 mi.) WSW	B12	17
HEATING OIL TANK Facility ID: 03-06-1510 Cleanup Complete: 08/28/2007	17790 SE 82ND DR	1/4 - 1/2 (0.398 mi.) ENE	C13	18
BUDGET RENT A CAR OF Facility ID: 03-96-0472 Cleanup Complete: 08/22/1997	10176 SE 82ND	1/4 - 1/2 (0.416 mi.) ENE	C14	18
HEATING OIL TANK Facility ID: 03-16-0259	1515 COLUMBIA AVE	1/4 - 1/2 (0.417 mi.) W	B15	18
HEATING OIL TANK Facility ID: 03-10-0481 Cleanup Complete: 08/19/2010	17194 WEBSTER RD	1/4 - 1/2 (0.419 mi.) NNW	16	19
HEATING OIL TANK Facility ID: 03-17-0116 Cleanup Complete: 08/14/2017	740 E FAIRFIELD ST	1/4 - 1/2 (0.423 mi.) SSW	D17	19
HEATING OIL TANK Facility ID: 03-16-1036 Cleanup Complete: 04/28/2017	17390 CROWNVIEW DR	1/4 - 1/2 (0.431 mi.) NNW	18	19
HEATING OIL TANK Facility ID: 03-94-5088 Cleanup Complete: 02/19/1997	535 STONEHILL	1/4 - 1/2 (0.442 mi.) WSW	E19	19
HEATING OIL TANK Facility ID: 03-97-0426 Cleanup Complete: 07/10/2009	805 EDGEWATER	1/4 - 1/2 (0.445 mi.) SE	F20	20
HEATING OIL TANK Facility ID: 03-12-0588	735 E FAIRFIELD ST	1/4 - 1/2 (0.445 mi.) S	D21	20
HEATING OIL TANK Facility ID: 03-97-0860 Cleanup Complete: 11/24/1997	7185 VALLEY VIEW DRI	1/4 - 1/2 (0.446 mi.) NNW	22	20
HEATING OIL TANK Facility ID: 03-16-0355 Cleanup Complete: 10/17/2016	785 EDGEWATER RD	1/4 - 1/2 (0.449 mi.) SE	F23	20
HEATING OIL TANK Facility ID: 03-02-1113	17495 MONTICELLO RD	1/4 - 1/2 (0.459 mi.) NW	24	21
HEATING OIL TANK Facility ID: 03-02-0099 Cleanup Complete: 07/02/2003	740 E EXETER	1/4 - 1/2 (0.461 mi.) S	G25	21
HEATING OIL TANK Facility ID: 03-02-1552 Cleanup Complete: 03/21/2003	515 STONEHILL DR	1/4 - 1/2 (0.464 mi.) WSW	E26	21
HEATING OIL TANK Facility ID: 03-07-1164	730 E EXETER ST	1/4 - 1/2 (0.466 mi.) S	G27	21

EXECUTIVE SUMMARY

Cleanup Complete: 09/18/2007
 HEATING OIL TANK 720 E EXETER ST 1/4 - 1/2 (0.470 mi.) S G28 22
 Facility ID: 03-05-1464
 Cleanup Complete: 12/20/2005

Facility ID: 03-94-0142
 Facility ID: 03-13-1664
 Cleanup Complete: 07/15/1997

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's UST List on Disk.

A review of the UST list, as provided by EDR, and dated 07/02/2018 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RIVERGATE ELEMENTARY Facility ID: 10864	1505 OHLSON RD	1/8 - 1/4 (0.208 mi.) E	A4	12

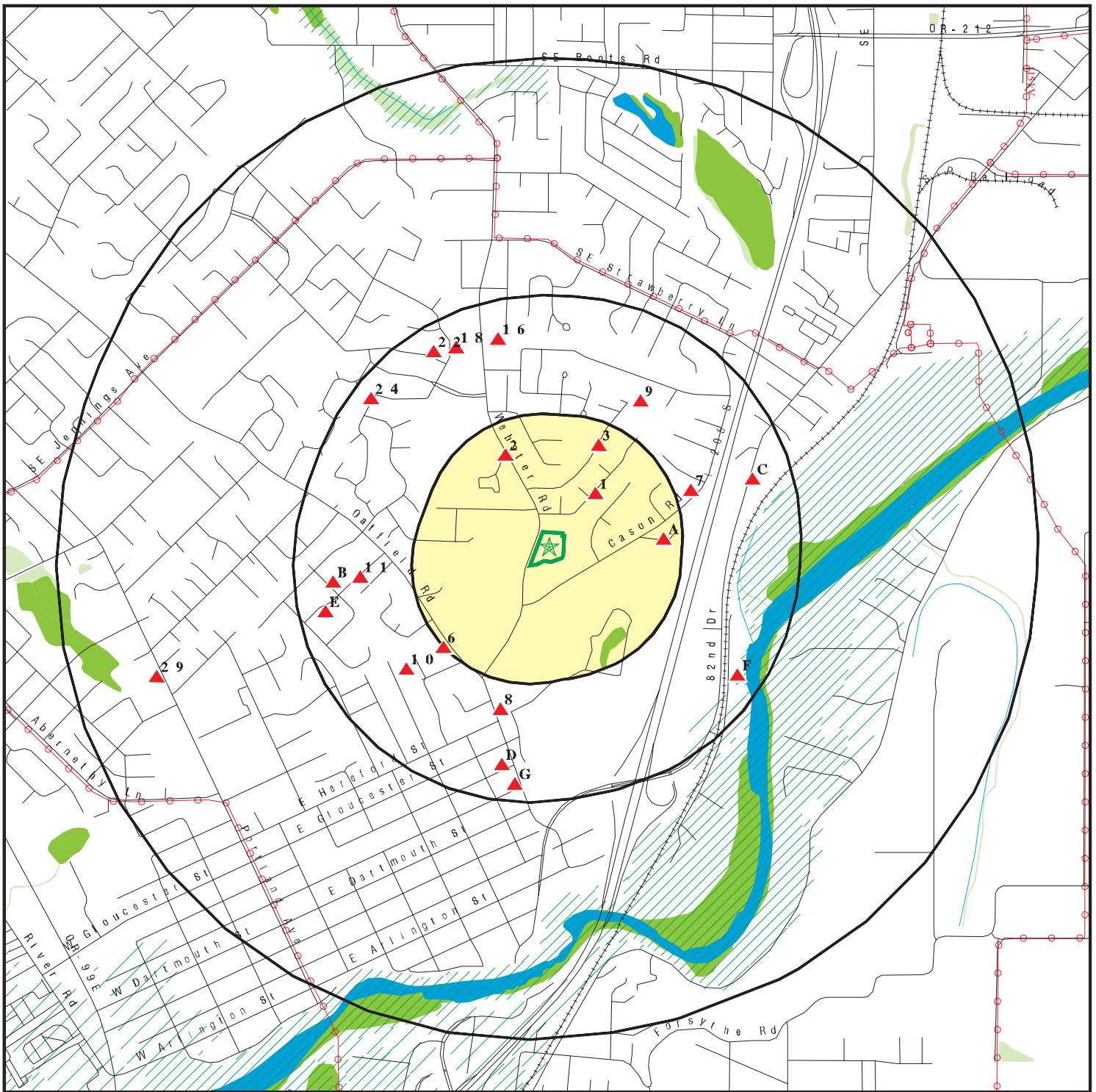
Facility ID: 3196

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 7 records.

<u>Site Name</u>	<u>Database(s)</u>
TRI-MET SOUTH CORRIDOR EXTENSION	ECSI, VCP
COLUMBIA SLOUGH	ECSI, CRL, ENG CONTROLS
EAST SIDE CSO	ECSI, VCP
ODOT - PORTLAND HARBOR SOURCE CONT	ECSI, VCP
V.A.- COLUMBIA SOUTH SHORE WELLFIE	ECSI
HEATING OIL TANK	LUST
HEATING OIL TANK	LUST

OVERVIEW MAP - 5455561.2S



Target Property

Toxic Sites

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern

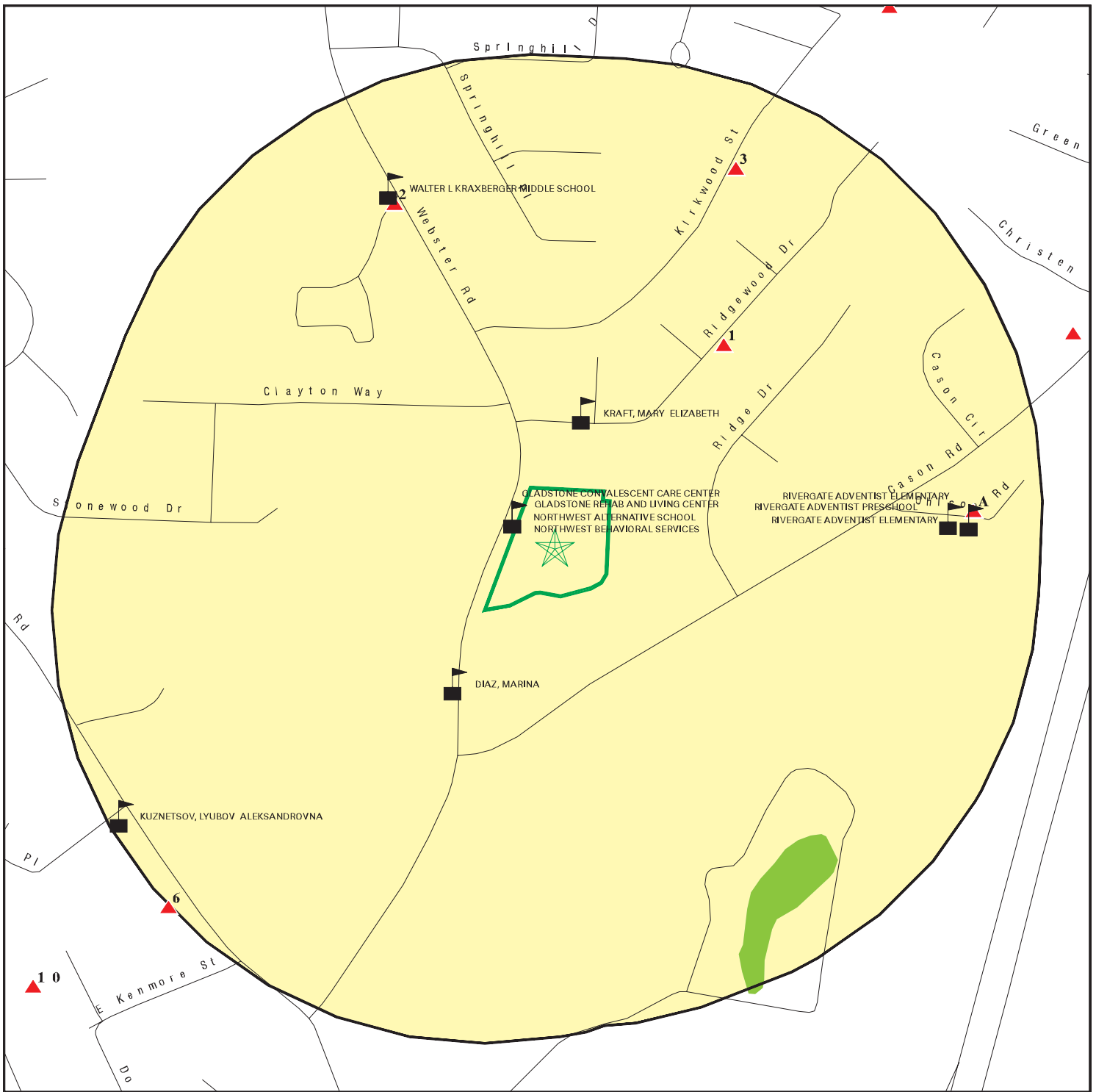


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.







SITE NAME: 18000 Webster Road
 ADDRESS: 18000 Webster Road
 Gladstone OR 97027
 LAT/LONG: 45.391794 / 122.58294

CLIENT: PBS Engineering & Env.
 CONTACT: Matt Randall
 INQUIRY #: 5455561.2s
 DATE: October 17, 2018 12:52 pm

DETAIL MAP - 5455561.2S



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

-  Indian Reservations BIA
-  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: 18000 Webster Road
 ADDRESS: 18000 Webster Road
 Gladstone OR 97027
 LAT/LONG: 45.391794 / 122.58294

CLIENT: PBS Engineering & Env.
 CONTACT: Matt Randall
 INQUIRY #: 5455561.2s
 DATE: October 17, 2018 12:54 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ECSI	1.000		0	0	1	1	NR	2
CRL	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		1	2	22	NR	NR	25
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	1	4	23	1	0	29

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

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

1 NE < 1/8 0.109 mi. 578 ft.	HEATING OIL TANK 7550 SE RIDGEWOOD DRIVE GLADSTONE, OR 97027	LUST	S102779175 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-90-0246
Cleanup Received Date:	07/12/1990
Cleanup Start Date:	07/11/1990
Cleanup Complete Date:	07/12/1990
Decode for Region:	North West Region

2 NNW 1/8-1/4 0.182 mi. 960 ft.	GLADSTONE SD 115 17789 WEBSTER RD GLADSTONE, OR 97027	RCRA-CESQG FTTS HIST FTTS FINDS ECHO	1004580539 ORD031423346
---	--	---	--

RCRA-CESQG:

Date form received by agency:	12/31/2003
Facility name:	GLADSTONE SD 115
Facility address:	17789 WEBSTER RD GLADSTONE, OR 97027
EPA ID:	ORD031423346
Contact:	JOHN B KINDEN
Contact address:	17789 WEBSTER RD GLADSTONE, OR 97027
Contact country:	US
Contact telephone:	503-655-2777
Contact email:	Not reported
EPA Region:	10
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	GLADSTONE SCHOOL DISTRICT 115
Owner/operator address:	ADMIN CTR 17789 WEBSTER RD GLADSTONE, OR 97027
Owner/operator country:	US
Owner/operator telephone:	503-655-2777
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	District

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

GLADSTONE SD 115 (Continued)

1004580539

Owner/Operator Type: Operator
 Owner/Op start date: 12/31/2003
 Owner/Op end date: Not reported

Owner/operator name: GLADSTONE SCHOOL DISTRICT 115
 Owner/operator address: ADMIN CTR 17789 WEBSTER RD
 GLADSTONE, OR 97027

Owner/operator country: US
 Owner/operator telephone: 503-655-2777
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: District
 Owner/Operator Type: Owner
 Owner/Op start date: 01/04/1999
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No
 Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

. Waste code: NA
 . Waste name: NA

Historical Generators:

Date form received by agency: 01/13/2003
 Site name: GLADSTONE SD 115
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/25/2002
 Site name: GLADSTONE SD 115
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/18/2001
 Site name: GLADSTONE SD 115
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/14/2000
 Site name: GLADSTONE SD 115
 Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/25/1999
 Site name: GLADSTONE SD 115

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

GLADSTONE SD 115 (Continued)

1004580539

Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 01/04/1999

Site name: GLADSTONE SD 115

Classification: Conditionally Exempt Small Quantity Generator

. Waste code: NONE

. Waste name: None

Violation Status: No violations found

FTTS INSP:

Inspection Number: 19910213RX002 1

Region: 10

Inspection Date: 02/13/91

Inspector: BRIGGS

Violation occurred: Yes

Investigation Type: AHERA, Enforcement, SEE Conducted

Investigation Reason: Neutral Scheme, Region

Legislation Code: TSCA

Facility Function: User

Inspection Number: 19861119RX002 1

Region: 10

Inspection Date: 11/19/86

Inspector: BRIGGS

Violation occurred: No

Investigation Type: Section 6 Asbestos SEE Conducted

Investigation Reason: Neutral Scheme, Region

Legislation Code: TSCA

Facility Function: User

HIST FTTS INSP:

Inspection Number: 19861119RX002 1

Region: 10

Inspection Date: Not reported

Inspector: BRIGGS

Violation occurred: No

Investigation Type: Section 6 Asbestos SEE Conducted

Investigation Reason: Neutral Scheme, Region

Legislation Code: TSCA

Facility Function: User

Inspection Number: 19910213RX002 1

Region: 10

Inspection Date: Not reported

Inspector: BRIGGS

Violation occurred: Yes

Investigation Type: AHERA, Enforcement, SEE Conducted

Investigation Reason: Neutral Scheme, Region

Legislation Code: TSCA

Facility Function: User

FINDS:

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

GLADSTONE SD 115 (Continued)

1004580539

Registry ID: 110004782165

Environmental Interest/Information System

OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1004580539
 Registry ID: 110004782165
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110004782165>

3
NNE
1/8-1/4
0.202 mi.
1064 ft.

HEATING OIL TANK
17560 KIRKWOOD RD
GLADSTONE, OR 97027

LUST S117880837
N/A

LUST:

Region: North Western Region
 Facility ID: 03-15-0217
 Cleanup Received Date: 02/23/2015
 Cleanup Start Date: Not reported
Cleanup Complete Date: 02/24/2016
Decode for Region: North West Region

MAP FINDINGS

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

A4	RIVERGATE ELEMENTARY SCHOOL	UST	U000430366
East	1505 OHLSON RD		N/A
1/8-1/4	GLADSTONE, OR 97027		
0.208 mi.			
1096 ft.	Site 1 of 2 in cluster A		

UST:

Facility ID:	10864
Facility Telephone:	(503)656-0544
Permittee Name:	CATHY SELLARDS ADMINISTRATIVE ASSISTANT
Number of Permitted Tanks:	Not reported
Active Tanks:	Not reported
Decommissioned Tanks:	1
Number of Tanks:	1

A5	SMITH, CHARLES	LUST	1006855673
East	1510 OHLSON RD	FINDS	N/A
1/8-1/4	GLADSTONE, OR 97027		
0.210 mi.			
1110 ft.	Site 2 of 2 in cluster A		

LUST:

Region:	North Western Region
Facility ID:	03-01-6781
Cleanup Received Date:	08/21/2001
Cleanup Start Date:	08/09/2001
Cleanup Complete Date:	12/14/2001
Decode for Region:	North West Region

FINDS:

Registry ID: 110014180260

Environmental Interest/Information System

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[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

6	HEATING OIL TANK	LUST	S113230708
SW	18605 OATFIELD RD		N/A
1/4-1/2	GLADSTONE, OR 97027		
0.250 mi.			
1322 ft.			

LUST:

Region:	North Western Region
Facility ID:	03-12-1227
Cleanup Received Date:	10/05/2012
Cleanup Start Date:	Not reported
Cleanup Complete Date:	05/15/2013
Decode for Region:	North West Region

MAP FINDINGS

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

7 HEATING OIL TANK LUST S108571889
ENE 8407 CASON RD N/A
1/4-1/2 GLADSTONE, OR 97027
0.285 mi.
1503 ft.

LUST:
 Region: North Western Region
 Facility ID: 03-07-0400
 Cleanup Received Date: 03/27/2007
 Cleanup Start Date: Not reported
Cleanup Complete Date: 08/15/2007
Decode for Region: North West Region

8 7TH DAY ADVENTIST, OR CONFERENCE CAMPGND LUST U000430352
SSW 19800 OATFIELD RD UST N/A
1/4-1/2 GLADSTONE, OR 97027
0.308 mi.
1627 ft.

LUST:
 Region: North Western Region
 Facility ID: 03-90-0362
 Cleanup Received Date: 09/14/1990
 Cleanup Start Date: 05/07/1990
Cleanup Complete Date: 11/05/1990
Decode for Region: North West Region

UST:
 Facility ID: 7273
 Facility Telephone: (503)656-9988
 Permittee Name: ALLEN ISEMINGER, CAMP SUPERINTENDENT
 Number of Permitted Tanks: Not reported
 Active Tanks: Not reported
 Decommissioned Tanks: 4
 Number of Tanks: 4

9 17505 KIRKWOOD AHOT ECSI S111381964
NNE 17505 SE KIRKWOOD ST. SPILLS N/A
1/4-1/2 GLADSTONE, OR 97027
0.325 mi.
1715 ft.

ECSI:
 State ID Number: 5689
 Brown ID: 0
 Study Area: False
 Region ID: 2
 Legislatve ID: 0
 Investigation: No Further Action
 FACA ID: 122858
 Further Action: 0
 Lat/Long (dms): 45 23 46.70 / -122 34 44.00
 County Code: 3.00
 Score Value: Not reported
 Cerclis ID: Not reported
 Township Coord.: 2.00
 Township Zone: S

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

17505 KIRKWOOD AHOT (Continued)

S111381964

Range Coord: 2.00
 Range Zone: E
 Section Coord: 17
 Qtr Section: Not reported
 Tax Lots: Not reported
 Size: Not reported
 NPL: False
 Orphan: False
 Updated By: GWISTAR
 Update Date: 12/17/2012
 Created Date: 02/01/2012
 Decode For RegionID: Northwest Region
 Decode For BrownID: Not reported
 Decode For Furtheract: Not reported
 Decode For Investstat: No Further Action
 Decode For Legislative: Not reported

Narrative:

NARR ID: 5753829
 NARR Code: Contamination
 Created By: MGREENB
 Created Date: 02/01/2012
 Updated By: MGREENB
 Updated Date: 02/01/2012
 Decode for NarcdID: Contamination
 NARR Comments: Heating oil.

NARR ID: 5753830
 NARR Code: Disposals
 Created By: MGREENB
 Created Date: 02/01/2012
 Updated By: MGREENB
 Updated Date: 02/01/2012
 Decode for NarcdID: Disposals
 NARR Comments: 10.3 tons of contaminated soil disposed at Hillsboro Landfill.

NARR ID: 5753831
 NARR Code: Land Use (Current/Reasonably Likely)
 Created By: MGREENB
 Created Date: 02/01/2012
 Updated By: MGREENB
 Updated Date: 02/01/2012
 Decode for NarcdID: Land Use (Current/Reasonably Likely)
 NARR Comments: Residential property.

NARR ID: 5753832
 NARR Code: Manner of Release
 Created By: MGREENB
 Created Date: 02/01/2012
 Updated By: MGREENB
 Updated Date: 02/01/2012
 Decode for NarcdID: Manner of Release
 NARR Comments: Tank leak caused by rusting.

NARR ID: 5753828
 NARR Code: Media Contamination
 Created By: MGREENB
 Created Date: 02/01/2012

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

17505 KIRKWOOD AHOT (Continued)

S111381964

Updated By: MGREENB
 Updated Date: 02/01/2012
 Decode for NarcdID: Media Contamination
 NARR Comments: soil

NARR ID: 5753979
 NARR Code: Project Activity Status
 Created By: GWISTAR
 Created Date: 03/27/2012
 Updated By: GWISTAR
 Updated Date: 03/27/2012
 Decode for NarcdID: Project Activity Status
 NARR Comments: No hardcopy files - all documents (report and NFA letter) are attached as electronic pdf files.

NARR ID: 5753827
 NARR Code: Remedial Action
 Created By: MGREENB
 Created Date: 02/01/2012
 Updated By: MGREENB
 Updated Date: 03/16/2012
 Decode for NarcdID: Remedial Action
 NARR Comments: Basement flooring and underlying soils were excavated to maximum extent practicable. Adjacent support structures and walls precluded complete removal. However, direct contact is unlikely, because contamination is located beneath basement flooring. See also spill (ERIS) file # 11-2565. DEQ has made a no-further-action determination for this site under emergency response rules (OAR Division 142).

Administrative Action:

Action ID: 9424
 Region: Not reported
 Complete Date: 02/01/2012
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 02/01/2012
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Not reported
 Category: Administrative Action
 Action Code Flag: False
 Action: Site added to database
 Further Action: Not reported
 Comments: Not reported

Action ID: 9469
 Region: 0
 Complete Date: 11/15/2011
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 02/01/2012
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Not reported
 Category: Remedial Action
 Action Code Flag: False
 Action: REMEDIAL ACTION
 Further Action: 0
 Comments: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

17505 KIRKWOOD AHOT (Continued)

S111381964

Action ID: 9443
 Region: Northwestern Region
 Complete Date: 02/01/2012
 Rank Value: Not reported
 Cleanup Flag: False
 Created Date: 02/01/2012
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: NO FURTHER STATE ACTION REQUIRED
 Further Action: 0
 Comments: Not reported

OR SPILLS:

Facility ID: 2011-2565
 Incident Status: Archive
 Material: Industrial or home heating fuel oil
 Quantity: 400
 Unit of Measure: Gallons
 Release Date: 10/07/2011
 Description: Universal Applicators reporting a 400 gallon heating oil spill from a residential AST. The tank is in a cellar and the plume is under the garage and some structural footings and goes down about 9'. Evren Northwest is working with Universal Applicators to cleanup and address long-term concerns.
 Lat/Long: 45.3958 / -122.58
 Source: AST
 Media: Coding for the PS/BC Oil Spill Database
 Responsible Company: Not reported
 Responsible Address: 17505 Kirkwood St
 Responsible City,St,Zip: Gladstone, OR 97027-1402

Facility ID: 2011-2565
 Incident Status: Archive
 Material: Industrial or home heating fuel oil
 Quantity: 400
 Unit of Measure: Gallons
 Release Date: 10/07/2011
 Description: Universal Applicators reporting a 400 gallon heating oil spill from a residential AST. The tank is in a cellar and the plume is under the garage and some structural footings and goes down about 9'. Evren Northwest is working with Universal Applicators to cleanup and address long-term concerns.
 Lat/Long: 45.3958 / -122.58
 Source: AST
 Media: Non-saturated soil, rock, etc.
 Responsible Company: Not reported
 Responsible Address: 17505 Kirkwood St
 Responsible City,St,Zip: Gladstone, OR 97027-1402

MAP FINDINGS

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

10 SW 1/4-1/2 0.339 mi. 1792 ft.	HEATING OIL TANK 710 E KENMORE ST GLADSTONE, OR 97027	LUST	S118347478 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-15-1113
Cleanup Received Date:	08/10/2015
Cleanup Start Date:	Not reported
Cleanup Complete Date:	04/13/2016
Decode for Region:	North West Region

11 West 1/4-1/2 0.359 mi. 1895 ft.	HEATING OIL TANK 635 STONEHILL STREET GLADSTONE, OR 97027	LUST	S103838769 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-97-0563
Cleanup Received Date:	07/28/1997
Cleanup Start Date:	07/23/1997
Cleanup Complete Date:	12/22/1999
Decode for Region:	North West Region

B12 WSW 1/4-1/2 0.390 mi. 2059 ft.	RANEY, CLARENCE 1485 COLUMBIA AVE GLADSTONE, OR 97027	LUST FINDS	1006858340 N/A
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Site 1 of 2 in cluster B

LUST:

Region:	North Western Region
Facility ID:	03-01-5754
Cleanup Received Date:	04/25/2001
Cleanup Start Date:	04/18/2001
Cleanup Complete Date:	06/20/2001
Decode for Region:	North West Region

FINDS:

Registry ID: 110014208179

Environmental Interest/Information System

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[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

MAP FINDINGS

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

C13 ENE 1/4-1/2 0.398 mi. 2099 ft.	HEATING OIL TANK 17790 SE 82ND DR CLACKAMAS, OR 97016 Site 1 of 2 in cluster C	LUST	S108247058 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-06-1510
Cleanup Received Date:	08/17/2006
Cleanup Start Date:	08/18/2006
Cleanup Complete Date:	08/28/2007
Decode for Region:	North West Region

C14 ENE 1/4-1/2 0.416 mi. 2195 ft.	BUDGET RENT A CAR OF WA-OR INC 10176 SE 82ND CLACKAMAS, OR 97015 Site 2 of 2 in cluster C	LUST UST	U000430178 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-96-0472
Cleanup Received Date:	08/08/1996
Cleanup Start Date:	08/08/1996
Cleanup Complete Date:	08/22/1997
Decode for Region:	North West Region

UST:

Facility ID:	8127
Facility Telephone:	(503) 775-8580
Permittee Name:	MICHAEL MCNALLY, MANAGER
Number of Permitted Tanks:	Not reported
Active Tanks:	Not reported
Decommissioned Tanks:	2
Number of Tanks:	2

B15 West 1/4-1/2 0.417 mi. 2200 ft.	HEATING OIL TANK 1515 COLUMBIA AVE GLADSTONE, OR 97027 Site 2 of 2 in cluster B	LUST	S118673084 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-16-0259
Cleanup Received Date:	03/07/2016
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

MAP FINDINGS

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

16 NNW 1/4-1/2 0.419 mi. 2212 ft.	HEATING OIL TANK 17194 WEBSTER RD GLADSTONE, OR 97027	LUST	S110509948 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-10-0481
Cleanup Received Date:	05/21/2010
Cleanup Start Date:	Not reported
Cleanup Complete Date:	08/19/2010
Decode for Region:	North West Region

D17 SSW 1/4-1/2 0.423 mi. 2233 ft.	HEATING OIL TANK 740 E FAIRFIELD ST GLADSTONE, OR 97027	LUST	S120414011 N/A
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Site 1 of 2 in cluster D

LUST:

Region:	North Western Region
Facility ID:	03-17-0116
Cleanup Received Date:	02/09/2017
Cleanup Start Date:	Not reported
Cleanup Complete Date:	08/14/2017
Decode for Region:	North West Region

18 NNW 1/4-1/2 0.431 mi. 2276 ft.	HEATING OIL TANK 17390 CROWNVIEW DR GLADSTONE, OR 97027	LUST	S119015093 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-16-1036
Cleanup Received Date:	08/10/2016
Cleanup Start Date:	Not reported
Cleanup Complete Date:	04/28/2017
Decode for Region:	North West Region

E19 WSW 1/4-1/2 0.442 mi. 2336 ft.	HEATING OIL TANK 535 STONEHILL GLADSTONE, OR 97027	LUST	S100921154 N/A
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Site 1 of 2 in cluster E

LUST:

Region:	North Western Region
Facility ID:	03-94-5088
Cleanup Received Date:	03/25/1994
Cleanup Start Date:	09/17/1996
Cleanup Complete Date:	02/19/1997
Decode for Region:	North West Region

MAP FINDINGS

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

F20 SE 1/4-1/2 0.445 mi. 2348 ft.	HEATING OIL TANK 805 EDGEWATER GLADSTONE, OR 97027 Site 1 of 2 in cluster F	LUST	S102589857 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-97-0426
Cleanup Received Date:	06/05/1997
Cleanup Start Date:	Not reported
Cleanup Complete Date:	07/10/2009
Decode for Region:	North West Region

D21 South 1/4-1/2 0.445 mi. 2352 ft.	HEATING OIL TANK 735 E FAIRFIELD ST GLADSTONE, OR 97027 Site 2 of 2 in cluster D	LUST	S112059068 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-12-0588
Cleanup Received Date:	06/01/2012
Cleanup Start Date:	Not reported
Cleanup Complete Date:	Not reported
Decode for Region:	North West Region

22 NNW 1/4-1/2 0.446 mi. 2353 ft.	HEATING OIL TANK 7185 VALLEY VIEW DRIVE GLADSTONE, OR 97225	LUST	S102959603 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-97-0860
Cleanup Received Date:	11/13/1997
Cleanup Start Date:	10/13/1997
Cleanup Complete Date:	11/24/1997
Decode for Region:	North West Region

F23 SE 1/4-1/2 0.449 mi. 2372 ft.	HEATING OIL TANK 785 EDGEWATER RD GLADSTONE, OR 97027 Site 2 of 2 in cluster F	LUST	S118673099 N/A
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LUST:

Region:	North Western Region
Facility ID:	03-16-0355
Cleanup Received Date:	03/22/2016
Cleanup Start Date:	Not reported
Cleanup Complete Date:	10/17/2016
Decode for Region:	North West Region

MAP FINDINGS

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

24 HEATING OIL TANK LUST S105710835
 NW 17495 MONTICELLO RD N/A
 1/4-1/2 GLADSTONE, OR 97027
 0.459 mi.
 2425 ft.

LUST:
 Region: North Western Region
 Facility ID: 03-02-1113
 Cleanup Received Date: 10/09/2002
 Cleanup Start Date: 10/07/2002
Cleanup Complete Date: Not reported
 Decode for Region: North West Region

G25 HEATING OIL TANK LUST S105463426
 South 740 E EXETER N/A
 1/4-1/2 GLADSTONE, OR 97027
 0.461 mi.
 2433 ft. Site 1 of 3 in cluster G

LUST:
 Region: North Western Region
 Facility ID: 03-02-0099
 Cleanup Received Date: 06/10/2002
 Cleanup Start Date: 06/10/2002
Cleanup Complete Date: 07/02/2003
 Decode for Region: North West Region

E26 HEATING OIL TANK LUST S105710867
 WSW 515 STONEHILL DR N/A
 1/4-1/2 GLADSTONE, OR 97027
 0.464 mi.
 2450 ft. Site 2 of 2 in cluster E

LUST:
 Region: North Western Region
 Facility ID: 03-02-1552
 Cleanup Received Date: 12/23/2002
 Cleanup Start Date: 12/20/2002
Cleanup Complete Date: 03/21/2003
 Decode for Region: North West Region

G27 HEATING OIL TANK LUST S108834208
 South 730 E EXETER ST N/A
 1/4-1/2 GLADSTONE, OR 97027
 0.466 mi.
 2460 ft. Site 2 of 3 in cluster G

LUST:
 Region: North Western Region
 Facility ID: 03-07-1164
 Cleanup Received Date: 08/07/2007
 Cleanup Start Date: Not reported
Cleanup Complete Date: 09/18/2007
 Decode for Region: North West Region

MAP FINDINGS

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

G28
South
1/4-1/2
0.470 mi.
2484 ft.
HEATING OIL TANK
720 E EXETER ST
GLADSTONE, OR 97027
Site 3 of 3 in cluster G

LUST **S107134853**
N/A

LUST:
 Region: North Western Region
 Facility ID: 03-05-1464
 Cleanup Received Date: 07/08/2005
 Cleanup Start Date: 07/11/2005
Cleanup Complete Date: 12/20/2005
 Decode for Region: North West Region

29
WSW
1/2-1
0.822 mi.
4339 ft.
GLADSTONE CITY SHOPS
18595 PORTLAND AVENUE
GLADSTONE, OR 97027

ECSI **U000430358**
LUST **N/A**
UST

ECSI:
 State ID Number: 2090
 Brown ID: 0
 Study Area: False
 Region ID: 2
 Legislative ID: 0
 Investigation: Suspect
 FACA ID: 40574
 Further Action: 0
 Lat/Long (dms): 45 23 16.40 / -122 36 .70
 County Code: 3.00
 Score Value: Not reported
 Cerclis ID: Not reported
 Township Coord.: 2.00
 Township Zone: S
 Range Coord: 2.00
 Range Zone: E
 Section Coord: 19
 Qtr Section: Not reported
 Tax Lots: Not reported
 Size: Not reported
 NPL: False
 Orphan: False
 Updated By: GWISTAR
 Update Date: 08/15/2007
 Created Date: 08/14/1997
 Decode For RegionID: Northwest Region
 Decode For BrownID: Not reported
 Decode For Furtheract: Not reported
 Decode For Investstat: Suspect
 Decode For Legislative: Not reported

Hazardous Release:
 Substance ID.: 121996
 Haz Release ID: 381093
 Qty Released: unk.
 Date Released: unk.
 Update Date: 08/14/1997
 Update By: Not reported
 Substance Code: ECD228

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

GLADSTONE CITY SHOPS (Continued)

U000430358

Substance Name: PETROLEUM HYDROCARBONS
 Substance Abbrev.: Not reported
 Substance Category ID: 8534
 Substance Category: Petroleum Related Releases for OSPIRG Report
 Category Level: Not reported
 Created By: Not reported
 Created Date: 12/17/2002
 Substance Category ID: 8534
 Substance Category: Petroleum Related Releases for OSPIRG Report
 Category Level: Not reported
 Created By: Not reported
 Created Date: 12/17/2002
 Sampling Result ID: 341123
 Feature Id: Not reported
 Hazard Release Id: 381093
 Medium: 703
 Substance Abbrev.: Not reported
 Unit Code: Not reported
 Observation: False
 Owner Operator: False
 Lab Data: True
 Sample Depth: 5 feet
 Start Date: 08/18/1994
 End Date: Not reported
 Min Concentration: Not reported
 Max Concentration: Not reported
 Sample Comment: 7,140 ppm - accepted as <quot>pocket-in-place<quot> by UST Section
 7/15/97.
 Last Update By: gmw
 Update Date: 08/14/1997
 Decode for MediumID: Soil

Substance ID.: 121907
 Haz Release ID: 381095
 Qty Released: unk.
 Date Released: unk.
 Update Date: 08/14/1997
 Update By: Not reported
 Substance Code: 95-50-1
 Substance Name: DICHLOOROBENZENE,1,2-
 Substance Abbrev.: Not reported
 Substance Alias ID: 317942
 Sub Alias Name: BENZENE,1,2-DICHLORO-
 Substance Alias ID: 317943
 Sub Alias Name: CHLOOROBEN
 Substance Alias ID: 317944
 Sub Alias Name: DICHLOOROBENZENE,o-
 Substance Alias ID: 317945
 Sub Alias Name: DILANTIN DB
 Substance Alias ID: 317946
 Sub Alias Name: DOWTHERM E
 Sampling Result ID: 341124
 Feature Id: Not reported
 Hazard Release Id: 381095
 Medium: 703
 Substance Abbrev.: Not reported
 Unit Code: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

GLADSTONE CITY SHOPS (Continued)

U000430358

Observation: False
 Owner Operator: False
 Lab Data: True
 Sample Depth: 5 feet
 Start Date: 08/18/1994
 End Date: Not reported
 Min Concentration: Not reported
 Max Concentration: Not reported
 Sample Comment: 3.6 ppm
 Last Update By: gmw
 Update Date: 08/14/1997
 Decode for MediumID: Soil

Substance ID.: 121433
 Haz Release ID: 381096
 Qty Released: unk.
 Date Released: unk.
 Update Date: 08/14/1997
 Update By: Not reported
 Substance Code: 541-73-1
 Substance Name: DICHLOROBENZENE,1,3-
 Substance Abbrev.: Not reported
 Substance Alias ID: 318708
 Sub Alias Name: BENZENE,1,3-DICHLORO-
 Substance Alias ID: 318709
 Sub Alias Name: DICHLOROBENZENE,m-
 Sampling Result ID: 341125
 Feature Id: Not reported
 Hazard Release Id: 381096
 Medium: 703
 Substance Abbrev.: Not reported
 Unit Code: Not reported
 Observation: False
 Owner Operator: False
 Lab Data: True
 Sample Depth: 5 feet
 Start Date: 08/18/1994
 End Date: Not reported
 Min Concentration: Not reported
 Max Concentration: Not reported
 Sample Comment: 3.6 ppm
 Last Update By: gmw
 Update Date: 08/14/1997
 Decode for MediumID: Soil

Substance ID.: 120838
 Haz Release ID: 381097
 Qty Released: unk.
 Date Released: unk.
 Update Date: 08/14/1997
 Update By: Not reported
 Substance Code: 106-46-7
 Substance Name: DICHLOROBENZENE,1,4-
 Substance Abbrev.: Not reported
 Substance Alias ID: 316291
 Sub Alias Name: BENZENE,1,4-DICHLORO-
 Substance Alias ID: 316292

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

GLADSTONE CITY SHOPS (Continued)

U000430358

Sub Alias Name: DI-CHLORICIDE
 Substance Alias ID: 316293
 Sub Alias Name: DICHLOROBENZENE,p-
 Substance Alias ID: 316294
 Sub Alias Name: PARADICHLOROBENZENE
 Substance Alias ID: 316295
 Sub Alias Name: PARAMOTH
 Substance Alias ID: 316296
 Sub Alias Name: PDB
 Sampling Result ID: 341126
 Feature Id: Not reported
 Hazard Release Id: 381097
 Medium: 703
 Substance Abbrev.: Not reported
 Unit Code: Not reported
 Observation: False
 Owner Operator: False
 Lab Data: True
 Sample Depth: 5 feet
 Start Date: 08/18/1994
 End Date: Not reported
 Min Concentration: Not reported
 Max Concentration: Not reported
 Sample Comment: 12.6 ppm
 Last Update By: gmw
 Update Date: 08/14/1997
 Decode for MediumID: Soil

Narrative:

NARR ID: 5737123
 NARR Code: Contamination
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002
 Decode for NarcdID: Contamination

NARR Comments: (GMW 8/14/97) DEQ's NWR UST Section issued a no further action letter for this site in July 1997, following the removal of three USTs and excavation of about 78 yards of contaminated soil along the southern property boundary. The UST NFA letter acknowledged a <quot>pocket<quot> of petroleum contamination left in place at the property line. This letter also notified the City of Gladstone that the presence of dichlorobenzenes in confirmation soil samples at or below the water table level (approx. 5 feet) warranted referral to Site Assessment. Dichlorobenzenes in final soil samples were found at up to 12.6 ppm. A water sample from a monitoring well installed after the soil removal was analyzed for VOCs and PAHs; none were detected during this May 1996 sampling.

NARR ID: 5737124
 NARR Code: Data Sources
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002
 Decode for NarcdID: Data Sources
 NARR Comments: LUST log no. 03-94-0142, located in DEQ's Northwest Region office.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 EPA ID Number

Database(s)

GLADSTONE CITY SHOPS (Continued)

U000430358

NARR ID: 5737125
 NARR Code: Hazardous Substance/Waste Types
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002
 Decode for NarcdID: Hazardous Substance/Waste Types
 NARR Comments: Petroleum hydrocarbons; 1,2- 1,3- and 1,4-dichlorobenzene.

NARR ID: 5737126
 NARR Code: Manner of Release
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002
 Decode for NarcdID: Manner of Release
 NARR Comments: Releases of petroleum hydrocarbons and dichlorobenzenes are presumed to have originated from the former waste oil UST at the southeast corner of the site. The time of release is unknown, but is prior to 1994.

NARR ID: 5737127
 NARR Code: Remedial Action
 Created By: Not reported
 Created Date: 12/17/2002
 Updated By: Not reported
 Updated Date: 12/17/2002
 Decode for NarcdID: Remedial Action
 NARR Comments: (10/14/98 GMW) Site Assessment screening is recommended.

Administrative Action:

Action ID: 9424
 Region: Northwestern Region
 Complete Date: 08/14/1997
 Rank Value: 0
 Cleanup Flag: False
 Created Date: 12/17/2002
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Administrative Action
 Action Code Flag: False
 Action: Site added to database
 Further Action: Not reported
 Comments: Not reported

Action ID: 9425
 Region: Northwestern Region
 Complete Date: Not reported
 Rank Value: 0
 Cleanup Flag: False
 Created Date: 12/17/2002
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Northwest Region
 Category: Remedial Action
 Action Code Flag: False
 Action: SITE EVALUATION
 Further Action: Not reported
 Comments: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

GLADSTONE CITY SHOPS (Continued)

U000430358

Action ID: 9508
 Region: Headquarters
 Complete Date: 10/14/1998
 Rank Value: 0
 Cleanup Flag: False
 Created Date: 12/17/2002
 Decode for AgencyID: Department of Environmental Quality
 Decode for RegionID: Headquarters
 Category: Remedial Action
 Action Code Flag: False
 Action: Site Screening recommended (EV)
 Further Action: Not reported
 Comments: Not reported

LUST:

Region: North Western Region
 Facility ID: 03-94-0142
 Cleanup Received Date: 08/04/1994
 Cleanup Start Date: 08/04/1994
Cleanup Complete Date: 07/15/1997
Decode for Region: North West Region

Region: North Western Region
 Facility ID: 03-13-1664
 Cleanup Received Date: 12/20/2013
 Cleanup Start Date: 10/28/2013
Cleanup Complete Date: Not reported
Decode for Region: North West Region

UST:

Facility ID: 3196
 Facility Telephone: (503) 209 5158
 Permittee Name: Scott Tabor
 Number of Permitted Tanks: Not reported
 Active Tanks: Not reported
 Decommissioned Tanks: 5
 Number of Tanks: 5

Count: 7 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CLACKAMAS	S107595944	HEATING OIL TANK	11520 SE VALLEY VIEW TERRACE R	97015	LUST
GLADSTONE	S109347111	HEATING OIL TANK	17726 SE 82ND DR	97027	LUST
PORTLAND	S110072106	TRI-MET SOUTH CORRIDOR EXTENSION	ADJACENT TO I-205 FROM NE GLIS		ECSI, VCP
PORTLAND	S106497099	COLUMBIA SLOUGH	31.5 MILES OF WATERWAY OVER AN		ECSI, CRL, ENG CONTROLS
PORTLAND	S107421141	EAST SIDE CSO	NEAR SE 18TH & MCLOUGHLIN TO N		ECSI, VCP
PORTLAND	S110764041	ODOT - PORTLAND HARBOR SOURCE CONT	ODOT FACILITIES WITHIN PORTLAN		ECSI, VCP
PORTLAND	S106497104	V.A.- COLUMBIA SOUTH SHORE WELLFIE	N OF COLUMBIA/SANDY BLVDS. BET		ECSI

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 29

Source: EPA
Telephone: N/A
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 29

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: 800-424-9346
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018	Source: EPA
Date Data Arrived at EDR: 03/28/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (206) 553-1200
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (206) 553-1200
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (206) 553-1200
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (206) 553-1200
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 05/14/2018	Source: Department of the Navy
Date Data Arrived at EDR: 05/18/2018	Telephone: 843-820-7326
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/16/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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

Date of Government Version: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 06/18/2018
Date Data Arrived at EDR: 06/27/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 79

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/25/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ECSI: Environmental Cleanup Site Information System

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

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/23/2018
Number of Days to Update: 18

Source: Department of Environmental Quality
Telephone: 503-229-6629
Last EDR Contact: 10/03/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Quarterly

CRL: Confirmed Release List and Inventory

All facilities with a confirmed release.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/10/2018
Date Made Active in Reports: 09/24/2018
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 503-229-6170
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

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

SWF/LF: Solid Waste Facilities List

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

Date of Government Version: 07/16/2018
Date Data Arrived at EDR: 07/20/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 31

Source: Department of Environmental Quality
Telephone: 503-229-6299
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

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

Date of Government Version: 07/02/2018
Date Data Arrived at EDR: 08/10/2018
Date Made Active in Reports: 09/24/2018
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 503-229-5790
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

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

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/13/2018	Source: EPA Region 1
Date Data Arrived at EDR: 05/18/2018	Telephone: 617-918-1313
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017	Source: FEMA
Date Data Arrived at EDR: 05/30/2017	Telephone: 202-646-5797
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/10/2018
Number of Days to Update: 136	Next Scheduled EDR Contact: 01/21/2019
	Data Release Frequency: Varies

UST: Underground Storage Tank Database

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

Date of Government Version: 07/02/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/10/2018	Telephone: 503-229-5815
Date Made Active in Reports: 09/24/2018	Last EDR Contact: 08/10/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tanks

Aboveground storage tank locations reported to the Office of State Fire Marshal.

Date of Government Version: 09/05/2017	Source: Office of State Fire Marshal
Date Data Arrived at EDR: 11/16/2017	Telephone: 503-378-3473
Date Made Active in Reports: 01/09/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 54	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/13/2018	Source: EPA, Region 1
Date Data Arrived at EDR: 05/18/2018	Telephone: 617-918-1313
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 05/18/2018	Telephone: 214-665-7591
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/24/2018	Source: EPA Region 7
Date Data Arrived at EDR: 05/18/2018	Telephone: 913-551-7003
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/08/2018	Source: EPA Region 4
Date Data Arrived at EDR: 05/18/2018	Telephone: 404-562-9424
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/12/2018	Source: EPA Region 5
Date Data Arrived at EDR: 05/18/2018	Telephone: 312-886-6136
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/12/2018	Source: EPA Region 10
Date Data Arrived at EDR: 05/18/2018	Telephone: 206-553-2857
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/10/2018	Source: EPA Region 9
Date Data Arrived at EDR: 05/18/2018	Telephone: 415-972-3368
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/25/2018	Source: EPA Region 8
Date Data Arrived at EDR: 05/18/2018	Telephone: 303-312-6137
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Recorded at ESCI Sites

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

Date of Government Version: 07/01/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/05/2018	Telephone: 503-229-5193
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 10/03/2018
Number of Days to Update: 18	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

INST CONTROL: Institutional Controls Recorded at ESCI Sites

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

Date of Government Version: 07/01/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/05/2018	Telephone: 503-229-5193
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 10/03/2018
Number of Days to Update: 18	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/24/2018
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

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

VCS: Voluntary Cleanup Program Sites

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

Date of Government Version: 06/29/2018	Source: DEQ
Date Data Arrived at EDR: 07/03/2018	Telephone: 503-229-5256
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 10/01/2018
Number of Days to Update: 20	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/10/2018
Date Made Active in Reports: 09/24/2018
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 503-229-6801
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/18/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/18/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Facility Location Listing

A listing of recycling facility locations.

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 09/24/2018
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 503-229-5353
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Quarterly

HIST LF: Old Closed SW Disposal Sites

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

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

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

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

Location of open dumps on Indian land.

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

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

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

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 08/03/2018
Number of Days to Update: 176	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 05/18/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/20/2018	Telephone: 202-307-1000
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: No Update Planned

AOC MU: East Multnomah County Area

Approximate extent of TSA VOC plume February , 2002

Date of Government Version: N/A	Source: City of Portland Environmental Services
Date Data Arrived at EDR: 10/07/2002	Telephone: 503-823-5310
Date Made Active in Reports: 10/22/2002	Last EDR Contact: 03/13/2007
Number of Days to Update: 15	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

AOC COL: Columbia Slough

Columbia Slough waterway boundaries.

Date of Government Version: 08/10/2005	Source: City of Portland Environmental Services
Date Data Arrived at EDR: 05/17/2006	Telephone: 503-823-5310
Date Made Active in Reports: 06/16/2006	Last EDR Contact: 03/13/2007
Number of Days to Update: 30	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CDL: Uninhabitable Drug Lab Properties

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

Date of Government Version: 05/03/2018	Source: Department of Consumer & Business Services
Date Data Arrived at EDR: 05/03/2018	Telephone: 503-378-4133
Date Made Active in Reports: 05/09/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 6	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CDL 2: Clandestine Drug Lab Site Listing

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

Date of Government Version: 07/01/2018	Source: Oregon State Police
Date Data Arrived at EDR: 08/01/2018	Telephone: 503-373-1540
Date Made Active in Reports: 08/15/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

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

Date of Government Version: 05/18/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/20/2018	Telephone: 202-307-1000
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 07/17/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2018	Telephone: 202-564-6023
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 03/26/2018	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-366-4555
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 09/25/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

SPILLS: Spill Data

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

Date of Government Version: 07/01/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/13/2018	Telephone: 503-229-5815
Date Made Active in Reports: 08/15/2018	Last EDR Contact: 10/01/2018
Number of Days to Update: 33	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Semi-Annually

HAZMAT: Hazmat/Incidents

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 08/01/2018
Date Made Active in Reports: 08/15/2018
Number of Days to Update: 14

Source: State Fire Marshal's Office
Telephone: 503-373-1540
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

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

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

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

Other Ascertainable Records

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

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

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/19/2018
Next Scheduled EDR Contact: 01/07/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

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

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

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/12/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/12/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 08/17/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/26/2018
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

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

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/27/2018	Telephone: 202-566-1917
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 09/25/2018
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

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

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 08/03/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

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

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/10/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 09/21/2018
Number of Days to Update: 198	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 01/10/2018	Telephone: 202-566-0250
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 08/24/2018
Number of Days to Update: 2	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 07/27/2018
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: 703-416-0223
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 10/04/2018
Number of Days to Update: 57	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Annually

RMP: Risk Management Plans

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

Date of Government Version: 08/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/22/2018	Telephone: 202-564-8600
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 07/20/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 10/04/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 06/01/2017	Source: EPA
Date Data Arrived at EDR: 06/09/2017	Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 10/11/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 01/21/2019
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 10/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/21/2019
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

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

Date of Government Version: 08/30/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/08/2016	Telephone: 301-415-7169
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 09/28/2018
Number of Days to Update: 43	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

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

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 09/07/2018
Number of Days to Update: 76	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 09/04/2018
Number of Days to Update: 40	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 07/27/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

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

Date of Government Version: 07/02/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/05/2018	Telephone: 202-343-9775
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 10/03/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 01/14/2019
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/17/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 80

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2018
Next Scheduled EDR Contact: 12/31/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/24/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/09/2018
Next Scheduled EDR Contact: 01/21/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 09/11/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/20/2018
Next Scheduled EDR Contact: 12/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/09/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/04/2018
Next Scheduled EDR Contact: 01/14/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/29/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/31/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/31/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/07/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 30

Source: EPA
Telephone: (206) 553-1200
Last EDR Contact: 09/18/2018
Next Scheduled EDR Contact: 12/17/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/31/2018
Next Scheduled EDR Contact: 12/10/2018
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/05/2018	Telephone: 202-564-2280
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/05/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018	Source: EPA
Date Data Arrived at EDR: 08/22/2018	Telephone: 800-385-6164
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 08/22/2018
Number of Days to Update: 44	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Quarterly

AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 07/03/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/10/2018	Telephone: 503-229-6459
Date Made Active in Reports: 08/17/2018	Last EDR Contact: 10/01/2018
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/17/2047
	Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Sites Listing

A listing of coal ash disposal sites.

Date of Government Version: 12/31/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/16/2018	Telephone: 541-298-7255
Date Made Active in Reports: 05/15/2018	Last EDR Contact: 08/30/2018
Number of Days to Update: 60	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

A listing of registered drycleaning facilities in Oregon.

Date of Government Version: 07/27/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/31/2018	Telephone: 503-229-6783
Date Made Active in Reports: 08/15/2018	Last EDR Contact: 07/25/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Annually

ENF: Enforcement Action Listing

Enforcement actions

Date of Government Version: 06/19/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/21/2018	Telephone: 503-229-5696
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 32	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Quarterly

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for hazardous waste facilities.

Date of Government Version: 05/21/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/21/2018	Telephone: 541-633-2011
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 08/30/2018
Number of Days to Update: 32	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/20/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/21/2018	Telephone: 503-229-5521
Date Made Active in Reports: 09/24/2018	Last EDR Contact: 08/20/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Semi-Annually

HSIS: Hazardous Substance Information Survey

Companies in Oregon submitting the Hazardous Substance Information Survey and either reporting or not reporting hazardous substances.

Date of Government Version: 05/03/2018	Source: State Fire Marshal's Office
Date Data Arrived at EDR: 05/03/2018	Telephone: 503-373-1540
Date Made Active in Reports: 06/07/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 35	Next Scheduled EDR Contact: 11/12/2018
	Data Release Frequency: Semi-Annually

OR MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/06/2018	Telephone: N/A
Date Made Active in Reports: 08/15/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Annually

NPDES: Wastewater Permits Database

A listing of permitted wastewater facilities.

Date of Government Version: 06/12/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/15/2018	Telephone: 503-229-5657
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 08/01/2018
Number of Days to Update: 38	Next Scheduled EDR Contact: 11/19/2018
	Data Release Frequency: Varies

UIC: Underground Injection Control Program Database

DEQ's Underground Injection Control Program is authorized by the Environmental Protection Agency (EPA) to regulate all underground injection in Oregon to protect groundwater resources.

Date of Government Version: 06/21/2018	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/26/2018	Telephone: 503-229-5945
Date Made Active in Reports: 07/23/2018	Last EDR Contact: 09/25/2018
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/07/2019
	Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.

Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A

Source: Department of Environmental Quality

Date Data Arrived at EDR: 07/01/2013

Telephone: N/A

Date Made Active in Reports: 12/27/2013

Last EDR Contact: 06/01/2012

Number of Days to Update: 179

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/01/2018

Source: Department of Environmental Conservation

Date Data Arrived at EDR: 08/01/2018

Telephone: 518-402-8651

Date Made Active in Reports: 08/31/2018

Last EDR Contact: 08/01/2018

Number of Days to Update: 30

Next Scheduled EDR Contact: 11/12/2018

Data Release Frequency: Quarterly

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017

Source: Department of Natural Resources

Date Data Arrived at EDR: 06/15/2018

Telephone: N/A

Date Made Active in Reports: 07/09/2018

Last EDR Contact: 09/06/2018

Number of Days to Update: 24

Next Scheduled EDR Contact: 12/24/2018

Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Listings

Source: Employment Department

Telephone: 503-947-1420

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

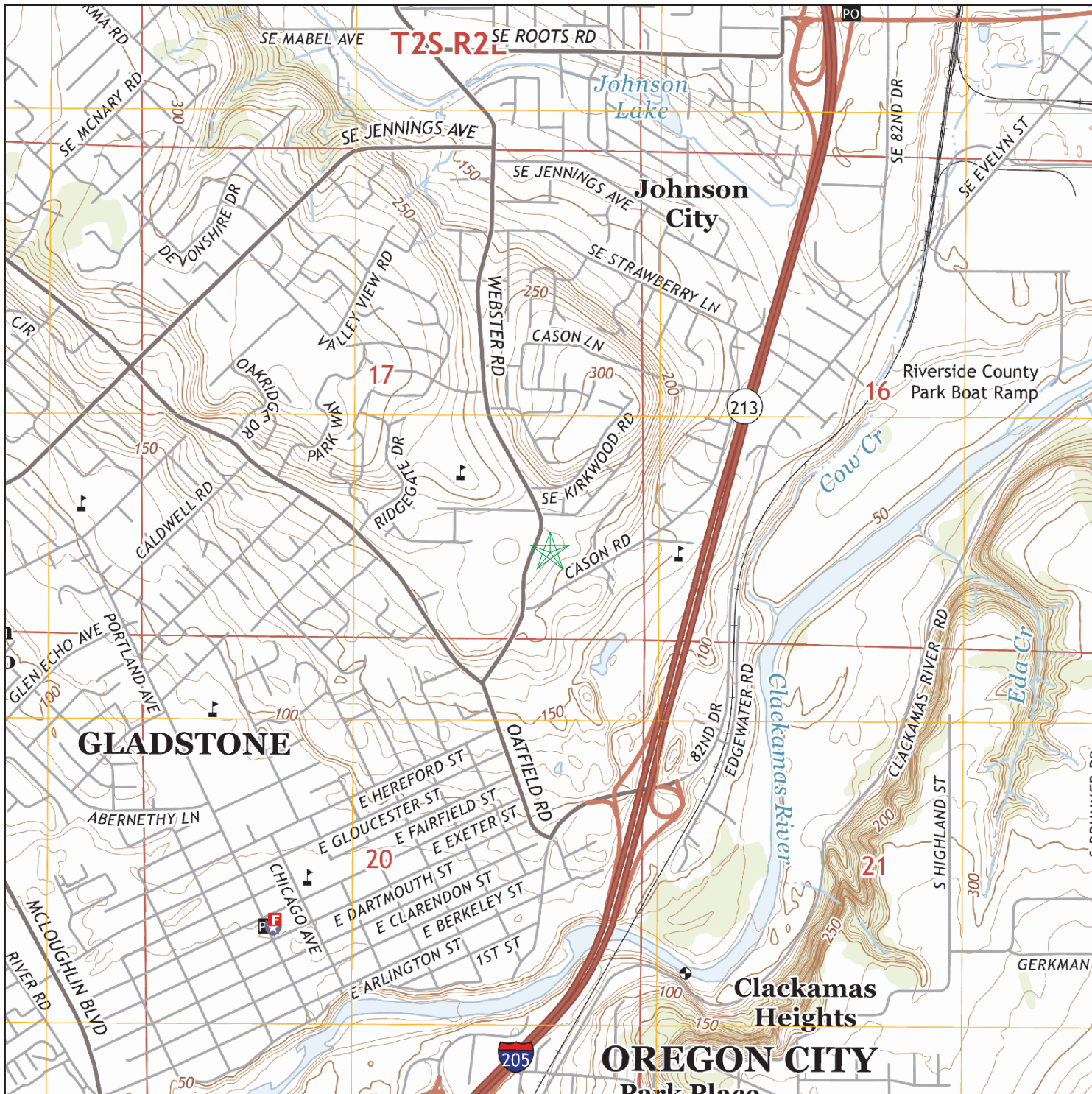
Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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USGS 7.5 Minute Quad - 5455561.2s



SITE NAME: 18000 Webster Road
 ADDRESS: 18000 Webster Road
 Gladstone OR 97027
 LAT/LONG: 45.391794 / 122.58294

CLIENT: PBS Engineering & Env.
 CONTACT: Matt Randall
 INQUIRY #: 5455561.2s
 DATE: October 17, 2018 12:54 pm

Appendix D

Historical Research Records

Historical Aerial Photographs

Title Records

Historical Surveys



1936 Aerial Photograph



1945 Aerial Photograph



1956 Aerial Photograph



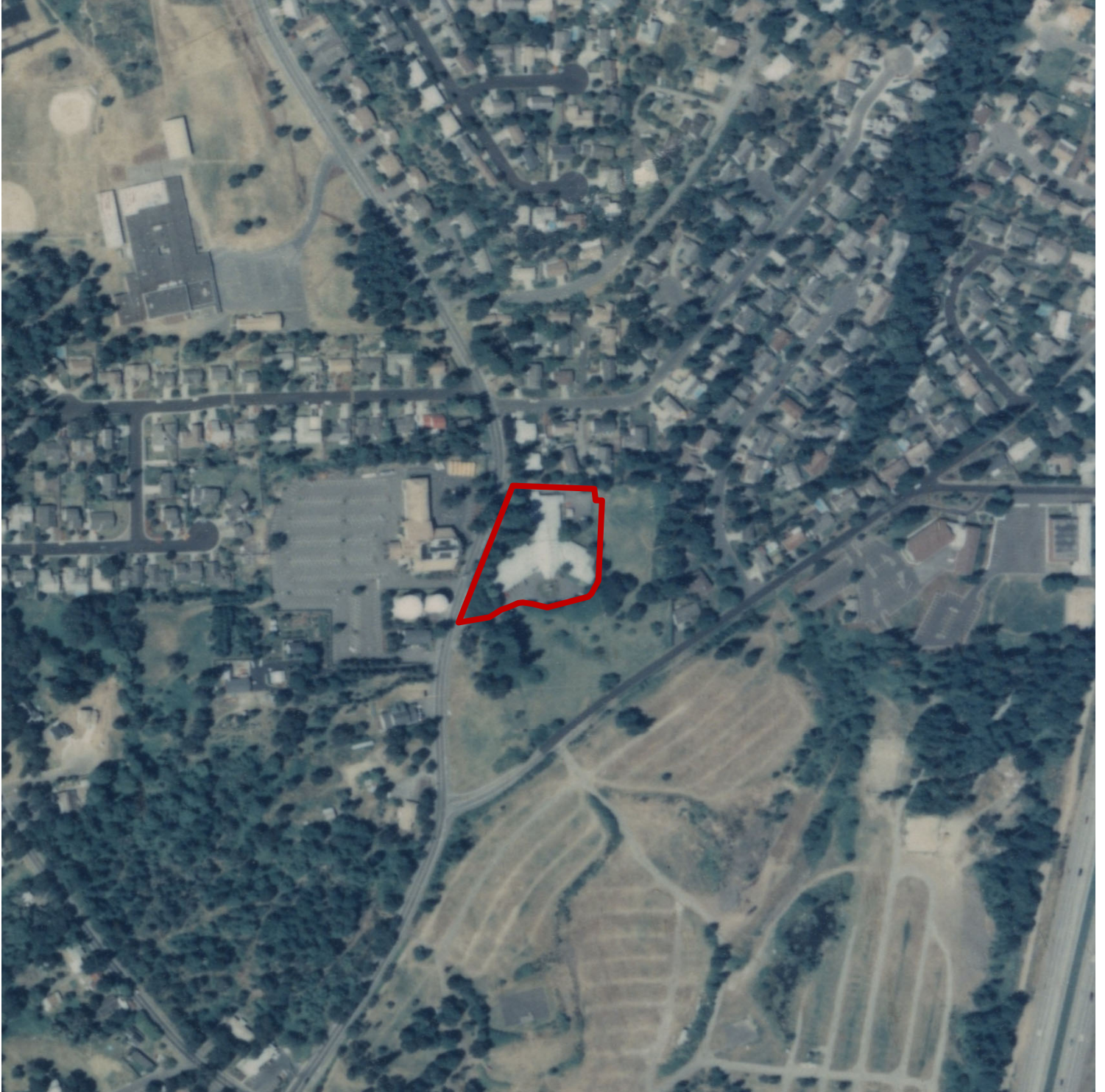
1964 Aerial Photograph



1973 Aerial Photograph



1980 Aerial Photograph



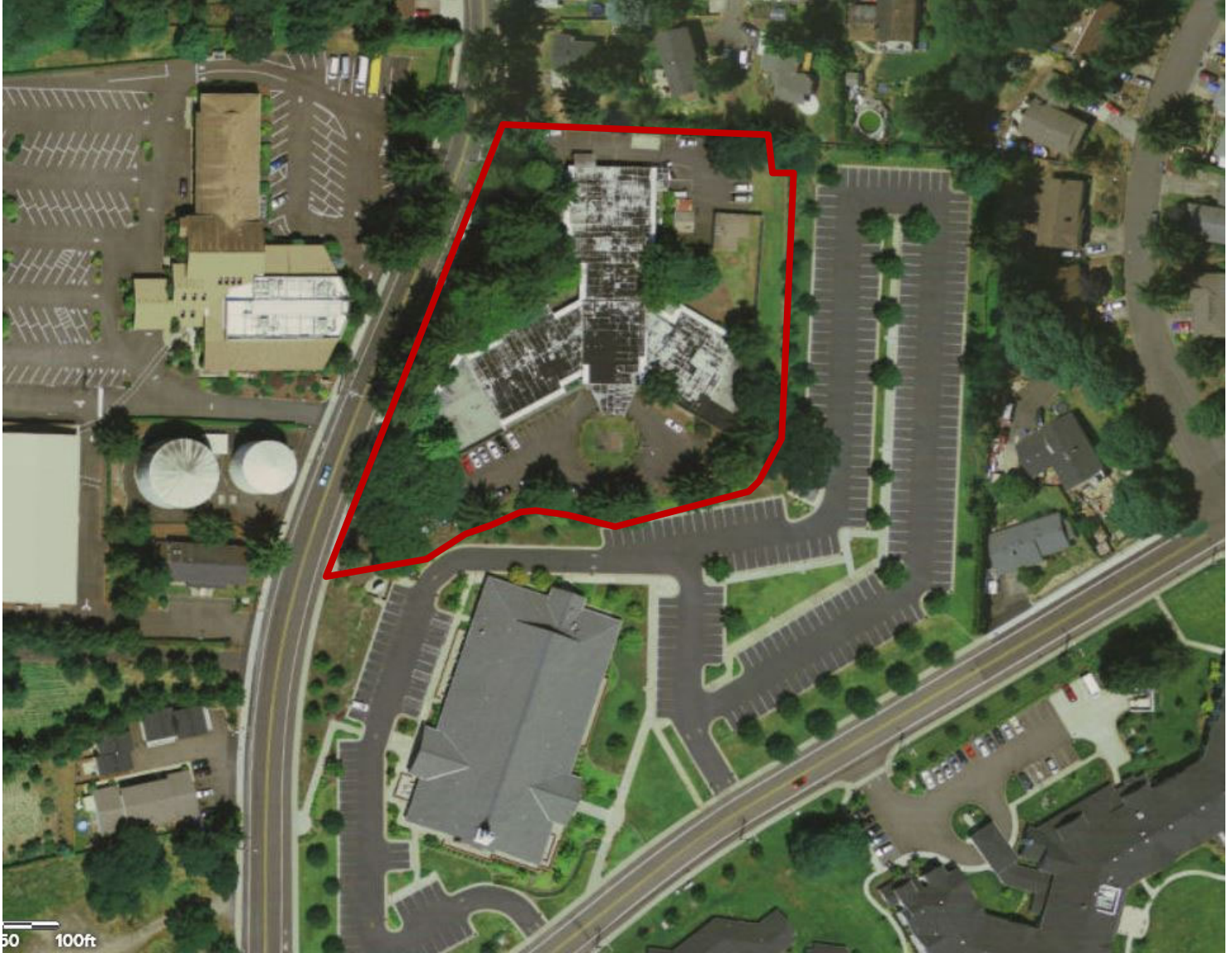
1990 Aerial Photograph



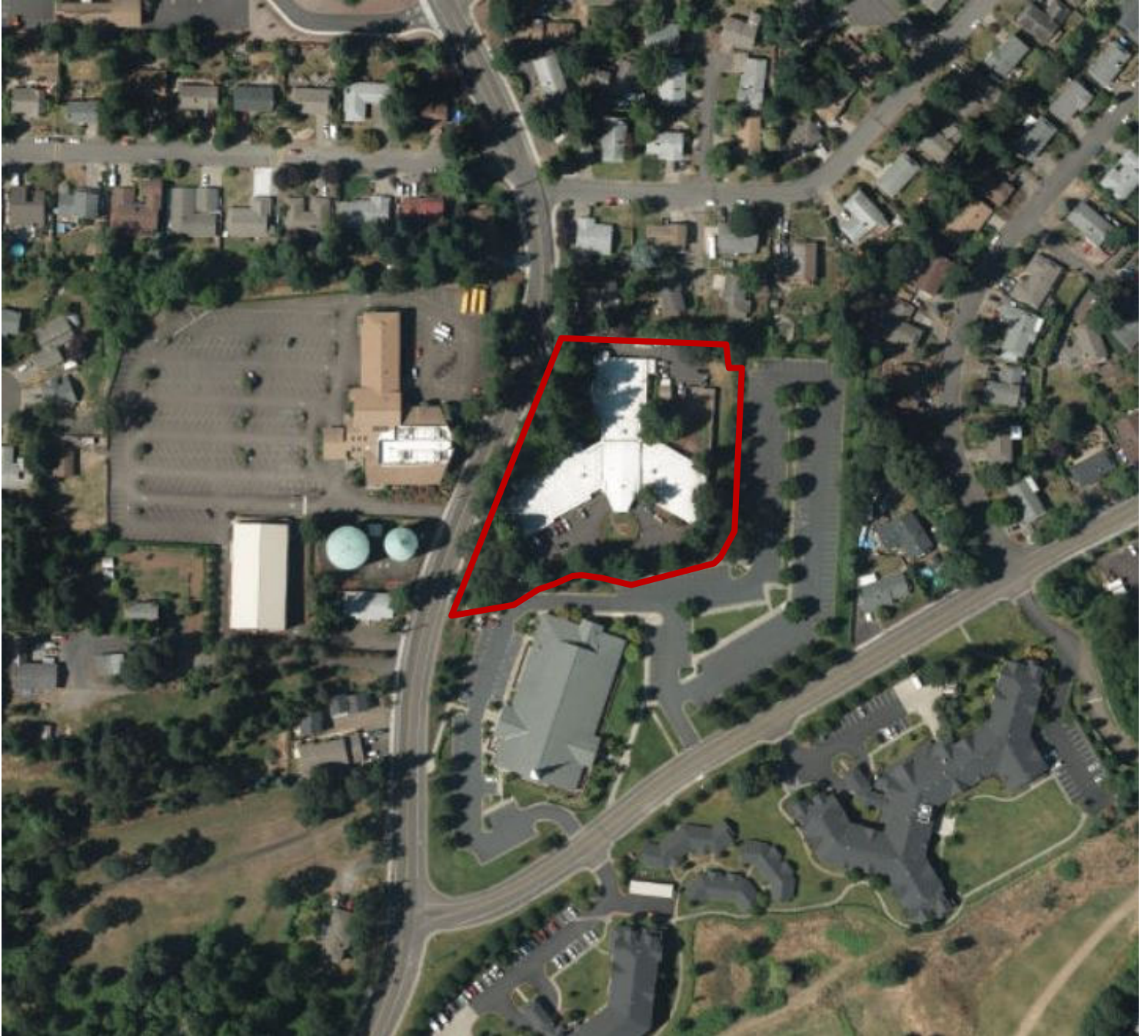
1996 Aerial Photograph



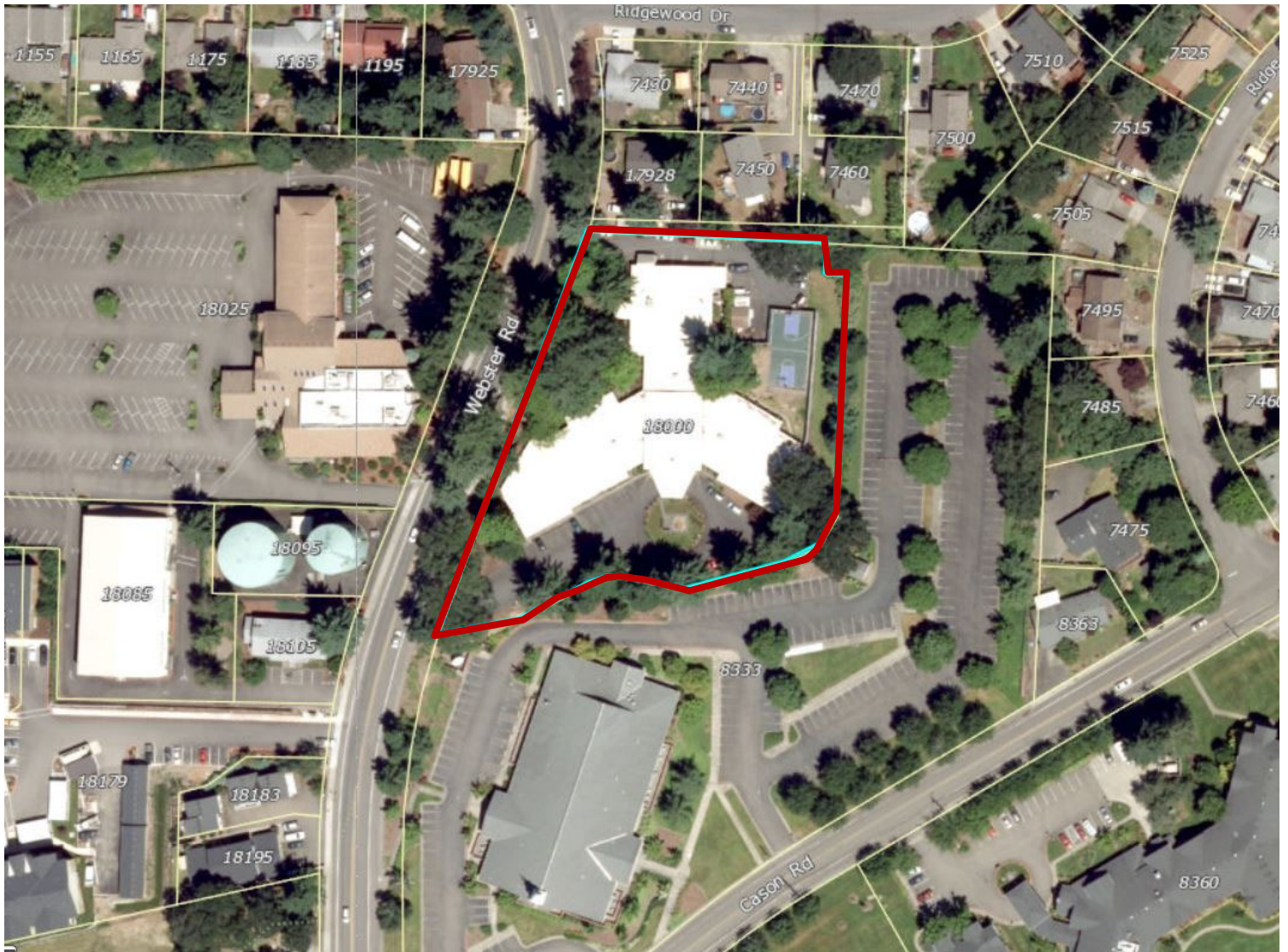
2000 Aerial Photograph



2006 Aerial Photograph



2011 Aerial Photograph



2017 Aerial Photograph



Lawyers Title of Oregon, LLC
Commercial Branch
121 SW Morrison St., Suite 500
Portland, OR 97204
503-220-0015 FAX 877-638-9521

Lawyers Title
121 SW Morrison St., Suite 500
Portland, OR 97204

Date Prepared: June 01, 2018

PRELIMINARY TITLE REPORT FOR ISSUING TITLE INSURANCE

Parties: Northwest Behavioral Healthcare Service, Inc. to TBD
File Number: 32F0006560
Property Address:

18000 Webster Road
Gladstone, OR 97027

LAWYERS TITLE OF OREGON, LLC is prepared to issue title insurance, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This report is preliminary to the issuance of a policy of title insurance issued by Fidelity National Title Insurance Company and shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

Thank you for placing the order with us.

If you need assistance with this report, please contact:

Escrow Officer: Peggy Neikirk, 503-553-5664 Fax: 877-638-9521
E-mail: pneikirk@ltic.com

Title Officer: Bob Brandon, Phone: 503-553-5690 Fax: 877-638-9521
E-mail: bob.brandon@ltic.com

SCHEDULE A

1. The effective date of this preliminary title report is 8:00 A.M. on

May 22, 2018

2. The policies and endorsements to be insured and the related charges are:

Policy/Endorsement Description	Liability	Charge
ALTA 2006 Standard Owner's Policy	\$2,500,000.00	\$4,350.00
TOTAL OWNERS POLICY CHARGES		\$4,350.00
PROPOSED INSURED: Owner's Policy TBD		

Local Govt. Lien Search Charge	\$30.00
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3. Title to the land described herein is vested in:

Gladstone Properties, LLC, an Oregon limited liability company, as to an undivided 20% interest, Derek R. Salway, as to an undivided 25% interest, AND Northwest Behavioral Healthcare Services, Inc., an Oregon corporation, as to an undivided 55% interest, all as tenants in common

The estate or interest in land is:

Fee Simple

4. The land referred to in this report is described as follows:

SEE ATTACHED EXHIBIT "A"

Exhibit "A"

A tract of land situated in the Southeast one-quarter of Section 17, Township 2 South, Range 2 East of the Willamette Meridian, in the City of Gladstone, in the County of Clackamas and State of Oregon, being a part of the Fendal Cason Donation Land Claim No. 50, being more particularly described as follows:

Beginning at the re-entrant corner on the North line of the Fendal Cason Donation Land Claim No. 50, which point is marked by a Clackamas County Surveyor's monument being a 4 inch diameter brass disk in Webster Road; thence South $88^{\circ}09'09''$ East along the North line of said Cason Donation Land Claim, 251.04 feet; thence leaving said North line, South $01^{\circ}30'08''$ West 29.29 feet to a 5/8 inch iron rod; thence South $88^{\circ}29'52''$ East 20.00 feet to a 5/8 inch iron rod; thence South $01^{\circ}30'08''$ West 223.03 feet to a 5/8 inch iron rod; thence South $29^{\circ}16'50''$ West 30.62 feet to a 5/8 inch iron rod; thence South $61^{\circ}18'23''$ West 35.71 feet; thence South $74^{\circ}10'34''$ West 95.53 feet to a 5/8 inch iron rod; thence North $80^{\circ}31'47''$ West 58.22 feet to a 5/8 inch iron rod; thence on a curve to the left having a radius of 50.00 feet through a central angle of $38^{\circ}00'36''$ (chord bears South $80^{\circ}27'55''$ West 32.57 feet) 33.17 feet to a 5/8 inch iron rod; thence South $61^{\circ}27'37''$ West 73.42 feet to a 5/8 inch iron rod on the Southerly line of that certain tract of land conveyed to Carl Campbell, et al, recorded in Book 680, Page 774, Deed Records; thence South $78^{\circ}49'11''$ West along the Southerly line of said Campbell Tract, 116.54 feet to the centerline of Webster Road, as existing on March 23, 1966, from which point a 1/2 inch iron rod bears North $78^{\circ}49'11''$ East 35.20 feet; thence North $20^{\circ}19'11''$ East along said centerline, 409.73 feet to the point of beginning.

SCHEDULE B

Except for the items properly cleared through closing, the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

STANDARD EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to lien, for unemployment taxes, workmen's compensation, services, labor, equipment rental or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

6. Unpaid taxes for the year 2017-2018
Original Amount : \$31,633.55
Unpaid Balance: : \$10,544.52, plus interest
Account No. : 00507534; Levy Code: 115-040; Map 22E17DD-00900

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. City Liens, if any, in favor of the City of Gladstone. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
8. Rights of the public to any portion of the Land lying within the area commonly known as Webster Road.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to : City of Gladstone, Oregon, a Municipal corporation
 - Purpose : Sewer line
 - Recording Date : May 12, 1966
 - Recording No. : Book 673, Page 439
 - Affects : A strip of land 10 feet in width across the Southeast corner
10. A Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing to secure an indebtedness in the amount shown below,
- Amount : \$913,479.08
 - Dated : June 10, 2003
 - Trustor/Grantor : Gladstone Properties, LLC, an Oregon limited liability company and Derek R. Salway, an Oregon resident
 - Trustee : Chicago Title
 - Beneficiary : Edwin A. Noyes as Trustee for the Edwin A. Noyes and Emma R. Noyes Joint Living Trust, an Oregon trust
 - Recording Date : December 10, 2003
 - Recording No. : 2003-160895

An agreement to modify the terms and provisions of said deed of trust as therein provided

- Executed by : Gladstone Properties, LLC; Northwest Behavioral Healthcare Services, Inc.; Edwin A. Noyes and Emma R. Noyes Joint Living Trust
- Recording Date : August 30, 2005
- Recording No. : 2005-083733

By various assignments, the beneficial interest thereunder is now held of record in:

- Assignee : Edwin A. Noyes and Emma R. Noyes, Trustees under the Edwin A. Noyes and Emma R. Noyes Joint Living Trust dated March 12, 1996
- Recording Date : April 4, 2012
- Recording No. : 2012-020069

11. Rights of tenants, as tenants only, in unrecorded leaseholds.
12. Personal property taxes, if any.
13. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation : Northwest Behavioral Healthcare Services, Inc., an Oregon corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Gladstone Properties, LLC, an Oregon limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

NOTES:

- A. NOTE: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

- B. NOTE: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- C. NOTE: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- D. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
- a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Any facts which would be disclosed by an accurate survey of the Land
 - c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

NOTE: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

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

LENDER NOTE: Lawyers Title of Oregon, LLC, an Oregon limited liability company is the correct name to use if you are going to use this company as the trustee for a trust deed in this transaction.

NOTICE REGARDING RECORDING CHARGES:

Recording charge (per document) is the following:

COUNTY	FIRST PAGE	EACH ADDITIONAL PAGE
Clackamas	\$93.00	\$5.00

**NOTE: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

**NOTE: A multiple transaction document bears an additional \$5.00 charge for each additional transaction. A document that fails to conform to certain formatting and page one requirements bears an additional \$20.00 charge.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE REGARDING ARBITRATION: THE POLICY OR POLICIES OF TITLE INSURANCE TO BE ISSUED WILL CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE CURRENTLY APPLICABLE ARBITRATION RULES. FOR THE APPLICABLE ENDORSEMENT CHARGE, THE COMPANY WILL DELETE THE ARBITRATION CLAUSE IF IT RECEIVES BEFORE CLOSING A WRITTEN REQUEST FOR THE ENDORSEMENT

NOTE: It is our policy in Oregon to identify a reduced title insurance charge on Schedule A when it appears to us that your transaction qualifies for a reduced charge. The reduction usually is computed as a percentage of the Company's basic rate. If a reduced charge appears on Schedule A, it is one of the following:

Short Term Rate: A discount of 25% of the basic rate applies when title insurance has been issued for the property within the previous three years.

Builder-Developer Rate: A discount of 35% of the basic rate may apply when a party to the transaction is a builder or developer and the property is residential.

Contract Fulfillment Rate: A discount of up to 50% of the basic rate may apply to an owner's policy issued upon fulfillment of a previously insured land sale contract.

Leasehold to Owner's Conversion Rate: A previously insured lessee who exercises an option to purchase in the lease may obtain title insurance for the purchase with a 50% credit from the previous policy.

Post-Construction Permanent Loan Rate: A discount of up to 75% of the basic rate may apply to a loan policy for a permanent mortgage when it refinances a previously insured construction loan.

Reorganization Rate: A discount of up to 65% of the basic rate may apply for title insurance to a business entity that is affiliated with a previously insured business entity.

Corporate Employee Transfer Rate: When a corporation transfers an employee from one area to another and the employee's corporation or one rendering employee transfer services acquires the employee's property with title insurance, a discount of up to 50% applies to the resale.

Simultaneous Issue Rate: A special rate may apply when two or more policies are issued simultaneously, such as a loan policy with an owner's policy or two loan policies.

For many real estate transactions, Federal law requires that a settlement statement show the allocation of title insurance charges between title insurer and title insurance agent. For the transaction that is the subject to this report, the allocation is as follows:

- i. Lawyers Title of Oregon, LLC (agent): 88%
- ii. Fidelity National Title Insurance Company, a Florida Corporation (Insurer): 12%

IF YOU THINK A REDUCED RATE APPLIES TO YOUR TRANSACTION BUT IT DOES NOT APPEAR ON SCHEDULE A, PLEASE INFORM YOUR ESCROW OFFICER OR TITLE OFFICER. You may contact your escrow officer or title officer at the phone number, email address or mailing address shown on this report.

End of Report
LK/IK



Oregon Operations

[Lawyers Title](#)

NOTICE TO CUSTOMER

[Lawyers Title](#) WILL OR MAY BE PROVIDING ESCROW SERVICES TO YOU IN A PENDING REAL ESTATE TRANSACTION.

[Fidelity National Title](#) MAY HAVE A ROLE IN FILLING IN CERTAIN BLANKS OR PROVIDING OTHER ASSISTANCE RELATED TO THE DOCUMENTS FOR THE TRANSACTION. IN CONNECTION WITH THAT ASSISTANCE, PLEASE BE ADVISED AS FOLLOWS:

YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.

IN ORDER TO CONTACT [Fidelity National Title](#), PLEASE CONTACT YOUR ESCROW OFFICER. IN THE ALTERNATIVE, YOU MAY CONTACT THE COMPANY'S STATE OFFICE AS FOLLOWS:

[Lawyers Title](#)

Oregon State Office
121 SW Morrison Street, Suite 500
Portland, OR 97204
Phone: 503-220-0015



Inquire before you wire!

Wire Fraud Alert

This notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

*****Closing funds in the form of Personal Checks, Official Checks and ACH Electronic Transfers will NOT be accepted.*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure ;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

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If you do not want FNF to share your information with our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

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For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

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By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

To accompany specifications dated Sept. 14, 1927

H. F. Gilbert

LEGEND

- 4" C. I. Pipe ————
- 6" " " ————
- 8" " " ————
- 12" " " ————
- Hydrants —●—
- Gate Valves —⊕—

DTM-645
SN 1927-011

Clackamas Reservoir
DTM-645
SN 1927-011



CITY OF GLADSTONE
CLACKAMAS CO. OREGON
NEW WATER SYSTEM
Scale as shown

H. L. GILBERT
CONSULTING ENGINEER
318 COUCH BUILDING
PORTLAND - OREGON

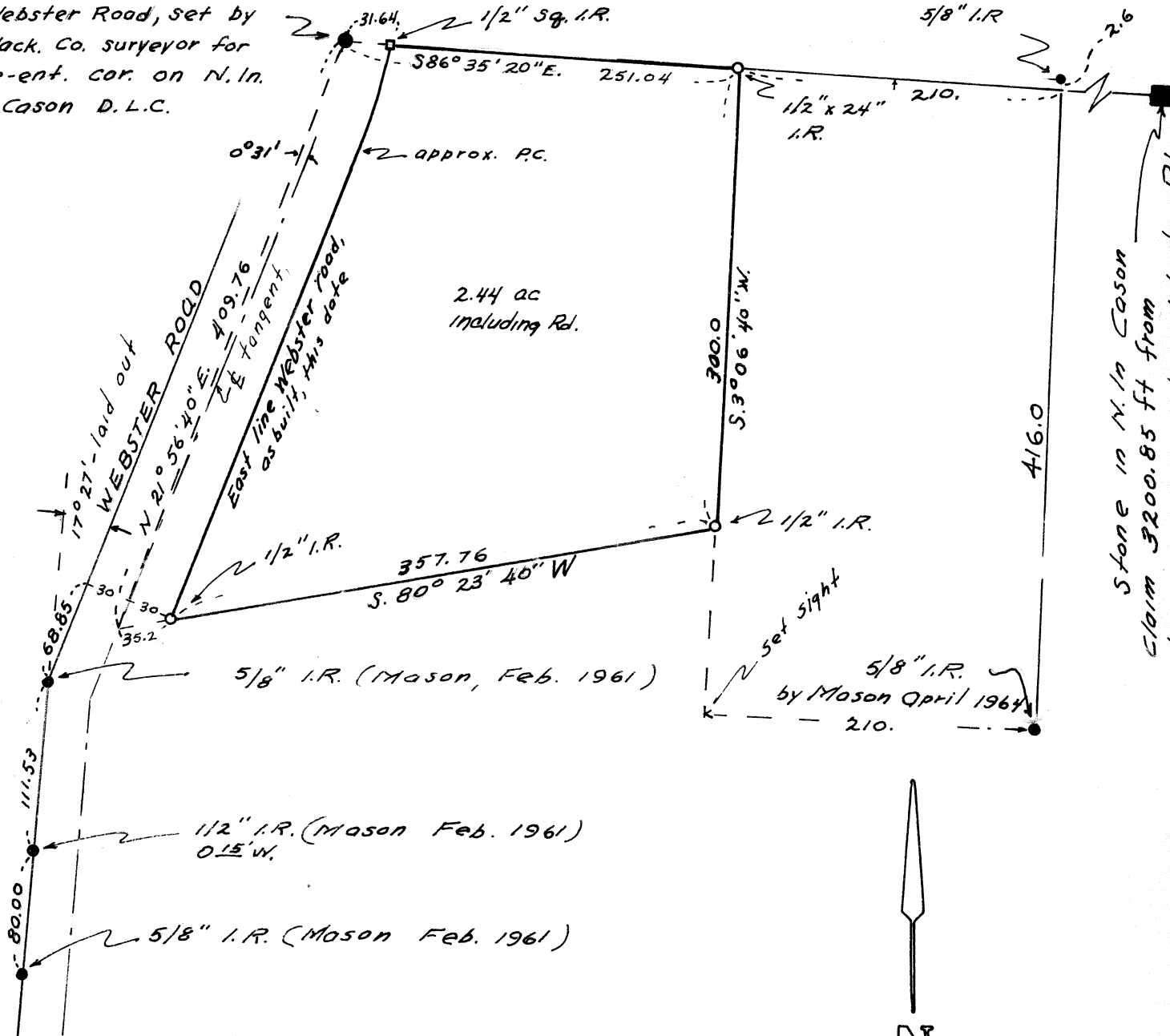
SHEET NO. 1
OF 4 SHEETS
REV. OCT. 17, 1927

oct-21-1927-5

See 200' tol' plan
for details

SCALE - FEET
1 inch = 500 Feet

brass monument in Webster Road, set by Clack. Co. surveyor for re-ent. cor. on N. ln. F. Cason D.L.C.



REGISTERED OREGON LAND SURVEYOR

Bertell Mason Jr.

MAY 7 1954
BERTELL MASON, JR.
322



Scale 1" = 100'

- = monuments set
- = monuments found

CLACKAMAS COUNTY SURVEYORS OFFICE
SURVEY NO. PS. 5920
FILED MAR 30 1966

MAR. 30 1966
OK [Signature]

PS 5920

PS 5920

RECORD OF SURVEY
FOR PROPOSED PROPERTY LINE ADJUSTMENT
IN THE FENDAL CASON D.L.C. NO. 50
SITUATED IN THE SE 1/4 SEC. 17,
T.2S., R.2E., W.M., CITY OF GLADSTONE,
CLACKAMAS COUNTY, OREGON

JUNE 25, 1996 MAP 2 2E 17DD

SURVEYED FOR:
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 NORTH AMERICA NORTHWEST AREA OFFICE
 P.O. BOX 15309
 BOISE, IDAHO 83715
 PH: (208) 342-2735

LEGEND:

- 5/8" X 30" IRON ROD SET W/YELLOW PLASTIC CAP MARKED "PARIS & ASSOC. PLS 2264" SET ON 6-24-96
- MONUMENT FOUND AS NOTED
- I.R. IRON ROD
- I.P. IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHOW THE LOCATION OF A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN TWO TRACTS OF LAND DESCRIBED IN DEED BOOK 680, PAGE 774 AND FEE NO. 92-35648.
 THE PROPOSED ADJUSTED PROPERTY LINE AS SHOWN IN THIS SURVEY IS ALONG THE COMMON LINE OF THE TWO TRACTS OF LAND MENTIONED ABOVE, SAID COMMON LINE WAS PREVIOUSLY SURVEYED BY THIS COMPANY AND RECORDED AS PS NO. 25817 WITH THE CLACKAMAS COUNTY SURVEYOR'S OFFICE.
 THE FOUND MONUMENTS OF SAID SURVEY WERE HELD AS SHOWN, WITH THE AGREED UPON LINE MONUMENTED AS INDICATED ON THIS SURVEY MAP. THE BASIS OF DEARINGS IS THE LINE FROM 4" BRASS CAP AT THE RE-ENTRANT CORNER OF THE F. CASON D.L.C. NO. 50 TO THE FOUND 5/8" IRON ROD INSIDE 2" IRON PIPE AT THE INITIAL POINT OF "RIDGEWOOD NO. 2" AS S 88°09'09" E PER SAID PS NO. 25817.
 THE DATA SHOWN FOR THE MOST EASTERLY, SOUTHERLY, AND WESTERLY LINES OF FEE NO. 92-35648 IS PER PS NO. 25817.
 THE CENTERLINE OF WEBSTER ROAD ADJACENT TO BOOK 680, PAGE 774 WAS ESTABLISHED BY HOLDING DEED DISTANCE OF 35.20 FEET FROM THE 1/2" I.R. AT THE SW CORNER AND THE FOUND 4" BRASS DISK AT THE RE-ENTRANT CORNER OF THE F. CASON D.L.C. AS CALLED FOR IN DEED FOR CENTERLINE.
 CONTROLLING ELEMENTS OF RECORD: DEED BOOK 680, PAGE 774, FEE NO. 92-35648; SURVEY NO. 25817.

APPROVED THIS 22 DAY OF July 1996
Thomas A. White
 CITY OF GLADSTONE PLANNING DIVISION

Clackamas County Surveyor's Office
 Does Not Verify Or Certify
 Correct Boundary Location

REGISTERED PROFESSIONAL LAND SURVEYOR

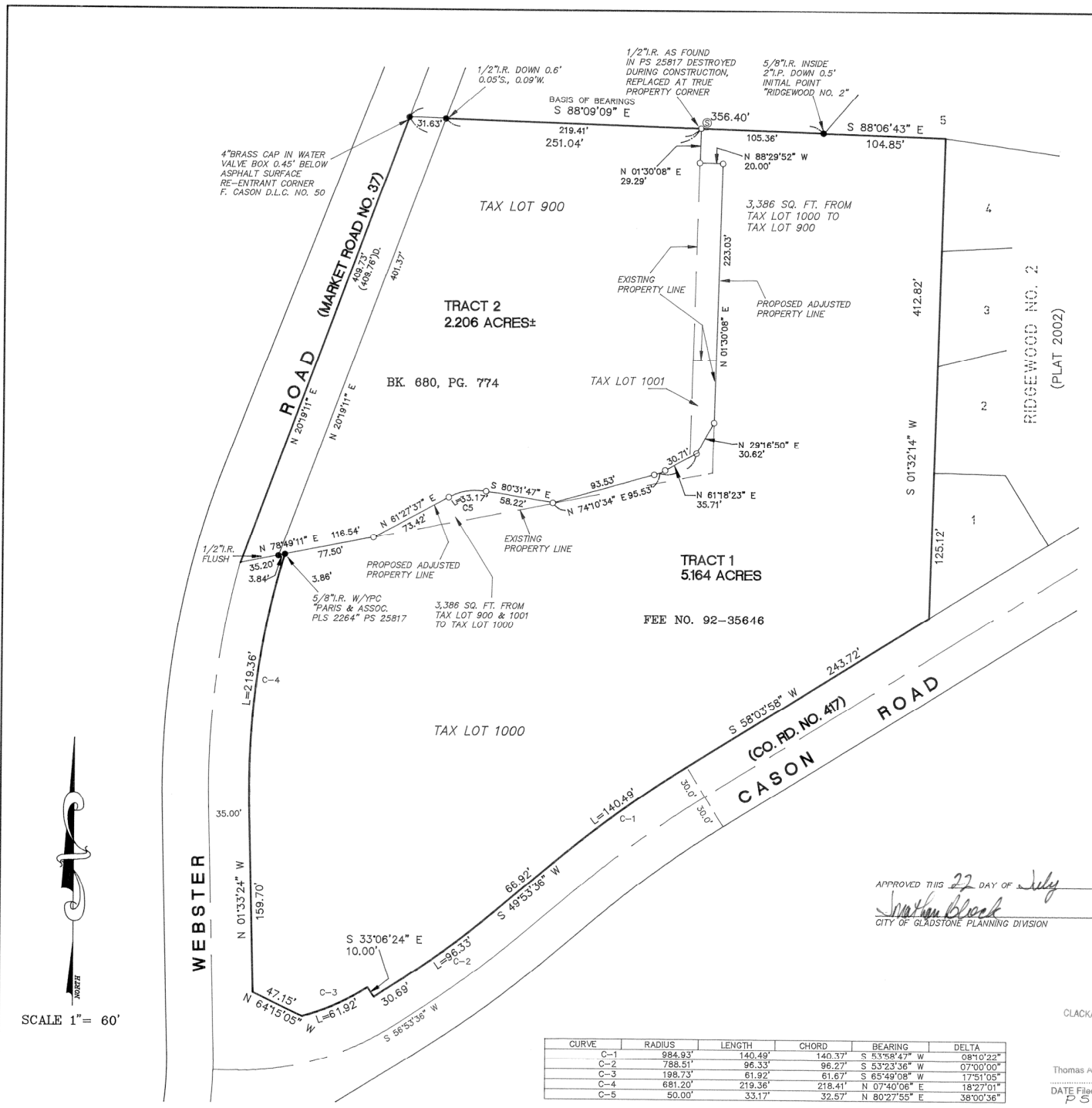
OREGON
 JANUARY 15, 1985
 HAROLD P. SALO
 2264
 EXPIRES: JUNE 30, 1998

CLACKAMAS COUNTY SURVEYOR
RECEIVED
 JUL 22 1996
 Thomas A. White, County Surveyor
 _____ Deputy
 DATE Filed: 8-7-96
 P.S. 26936

SURVEYED BY:
ANDY PARIS AND ASSOCIATES, INC.
 15962 BOONES FERRY ROAD, SUITE 7
 LAKE OSWEGO, OREGON 97035-4351
 PH: 636-3341

P.S. 26936

JOB NO. 96081
 DRAWING: 96081RS1.DWG



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	984.93'	140.49'	140.37'	S 53°58'47" W	08°10'22"
C-2	788.51'	96.33'	96.27'	S 53°23'36" W	07°00'00"
C-3	198.73'	61.92'	61.67'	S 65°49'08" W	17°51'05"
C-4	681.20'	219.36'	218.41'	N 07°40'06" E	18°27'01"
C-5	50.00'	33.17'	32.57'	N 80°27'55" E	38°00'36"

SCALE 1" = 60'

P.S. 26936

Appendix E

Site Reconnaissance Records

Site Photographs

Field Checklist



Photo 1. Hallway in west wing



Photo 2. Typical residential unit



Photo 3. Custodian storage room



Photo 4. Typical shower room



Photo 5. Kitchen



Photo 6. Interior natural gas water heaters



Photo 7. Oil pan with used oil outside eastern wing exit



Photo 8. Backup generators. Located off the northeast corner of the building



Photo 9. Exterior hot water heater. Located off the northeast corner of the building



Photo 10. Small propane AST. Located off the northeast corner of the building



Photo 11. Maintenance building (used to store equipment and parts for building repair)



Photo 12. Paint storage shed interior



Photo 13. Northeast corner of property, looking west



Photo 14. Northeast corner of site, looking south



Photo 15. View of southern property boundary, looking west



Photo 16. Northwest corner of the site, looking east



Photo 17. Pole-mounted transformers, rust and historical leaking noted



Photo 18. Eastern adjacent property



Photo 19. Northern adjacent residential property (beyond fence)



Photo 20. Southern adjacent property



Photo 21. Western adjacent property (across Webster Road)



Photo 22. Western property boundary, looking south from northwest corner

Project No.: 25793.000

Completed By: DENNIS TRIZIAN

Date: 11/15/18

Site Name/Address: _____

Site Contact: TERRIA ALDERMAN - BUSINESS OFFICE MANAGER

Site Description (e.g., single-family residential, multi-tenant commercial): VACANT RESIDENTIAL CARE FACILITY

Tenant(s)/Occupant(s) VACANT

Areas not accessed (state reasons): NONE

Weather at the time of site visit (e.g., overcast, heavy rain, snow): SUNNY

Topography/Slope: GENE SLOPE TO SOUTH, INCREASING IN GRADIENT AT PROPERTIES SOUTH AND EASTERN BOUNDARIES

SITE DEVELOPMENT

Building Descriptions (e.g., wood-frame residence, concrete tilt-up commercial) <i>NOTE: For multi-building sites, include individual addresses or building numbers.</i>	#Stories	Basement?
<input type="checkbox"/> No buildings on the subject property		
WOOD FRAME MEDICAL FACILITY WITH THREE WINGS	1	NO
3 OUTBUILDINGS: MAINTENANCE SHOP, STORAGE BLDG, PAINT STORAGE SHED	-	-
Exterior Features (e.g., paving, gravel, landscaping)	50% PAVED / 50% LANDSCAPED	

UTILITIES

Heating (e.g., natural gas, oil, electricity)	NATURAL GAS HOT WATER ELECTRIC BASEBOARD HEAT THROUGHOUT
Water (well or municipal) (if a water well is present, indicate location)	MUNICIPAL
Sewer (municipal) or Septic (if a septic tank is present, note location)	MUNICIPAL
Stormwater (note features such as detention ponds, catch basins, swales; note whether unusual odors or staining are present)	CATCH BASIN NOTES ON EAST PROPERTY BOUNDARIES, NO ODORS.

SITE OBSERVATIONS

ASTs (approx. size and location; note secondary containment, evidence of leakage, spills)	ONE APPROXIMATELY 100-GALLON PROPANE AST.
USTs (approx. size and location; note associated pumps, fill ports, vent pipes)	NONE OBSERVED
Drums (note locations, condition, contents, labeling, secondary containment, evidence of spills)	NONE OBSERVED
Automobile repair/maintenance activities (note in-ground hoists, parts washers, stored batteries, stored engine blocks & other oily parts, lube pits, oil sumps)	NONE OBSERVED OTHER THAN OIL CHANGE POND WITH SMALL AMOUNT OF OIL TRASH CAN
Stored chemicals, hazardous materials (e.g., 5-gallon buckets, pre-packaged retail containers; note condition, evidence of spills)	6 GAL - LIME ALUM (1 gal), 5 (1 gal) ZEP BUILT SOLUTION SMALL QUANTITIES OF HOUSEHOLD CLEANERS *SEENOTES

Floor drains (note locations, stains, odors, chemical storage nearby)	INTERNAL FLOOR DRAINS IN JANITRY (CLOSET (BASIN)) 1 SHOWER. NO ODORS.				
Oil-Water Separator (note location, cleaning schedule, if known)	NONE OBSERVED.				
Solid waste (e.g., dumping, litter, refuse not in a dumpster or other appropriate receptacle)	NONE OBSERVED				
Pits, lagoons, other surface impoundments (artificial features; note unusual staining, odors)	NONE OBSERVED				
Other Features/Conditions	Yes	No	(if yes to these items, include more information under "Notes," below)	Yes	No
Dip tanks		✓	Wetlands, ponds, lakes (natural features)		✓
Landfills		✓	Railroad spurs		✓
Concrete patching (e.g., old hoists, tanks)		✓	Stressed vegetation (not due to dryness)		✓
Discolored/stained soils		✓	Remnant foundations		✓
Disturbed soil (mounding, soil piles, scraped areas)		✓	Buried utilities	✓	
Boreholes or Test Pits		✓	Trails, dead end roads		✓
Monitoring wells		✓	Unusual odors		✓
Dry wells		✓	Transient camps		✓
Fill material		✓	Rivers, streams, creeks		✓
Depressions		✓	Wildlife, livestock		✓
Transformers (on-site only) ^{3 pole mounted}	✓		(Note location, whether pad/pole mounted, labels, condition, evidence of leakage)		
Is the property abandoned?		✓	(if abandoned, interview neighbors)		
Other Conditions of Concern					
Notes:					

ADJACENT PROPERTIES

North: RESIDENTIAL

South: CHURCH OF LATTER DAY SAINTS

East: CHURCH OF LATTER DAY SAINTS PARKING LOT


West: WEBSTER ROAD. CHURCH, WATER TOWERS, RESIDENTIAL BEYOND.

Conditions of Concern on Adjacent Properties (e.g., USTs, ASTs, automobile repairs, industrial uses)

NONE

Visual Surveys <input checked="" type="checkbox"/> Not in Scope of Work	Observations	Samples?
Asbestos		
Lead-based paint		
Mold		
Other		

SITE SKETCH (or attach site plan/aerial that includes field notations)



No Scale

ON-SITE INTERVIEWS

ONSITE CONTACT NOT AVAILABLE FOR INTERVIEW

Name: _____

Information: _____

Name: _____

Information: _____

Notes:

SHOWER ROOM (49 + 50 W MAP) - 4 SHOWER DRAINS

ROOM NORTH OF 6 - WATER HEATER NATURAL GAS. PAINT SOURCE - 40 yellow (1 gal) OF LATEX PAINT.

OIL CHANGE PAD FULL OF 2 GALLONS OF MOTOR OIL OUTSIDE E EXIT/COURTYARD

3 POLE MOUNTED TRANSFORMERS NOTED ALONG ~~THE~~ PROP N. BOUNDARY. ONE OF THESE APPEARS TO BE RUSTY + HAVE HAD A HISTORICAL LEAK.

2 EMERGENCY GENERATORS (NE EXTERIOR) + ~~NAT. I. DIESEL~~ BUSTED NAT GAS

1 OLD HOT WATER HEATER - NOT SURE W FUEL SOURCE, HAS VENT PIPE OUT UNIT. (OR COULD BE ABANDONED FIREBOX)

MAINTENANCE SHOP NOTED IN SITE MAP WAS STRANGE. STANDARD STRUCTURE
6) FOOD AND DRINK.

ADJACENT SITE (LOCKED)

ADJACENT PAINT STORAGE SITE - 50 + 1 gal paint cans, 3 - 5 gal paint, BOW STAMP, GRASS SEED, MISC CLEANSER

WATER CONNECTION

CURB CUT ABOVE GRASS AND W. SIDE. MIGHT BE ~~TRANSFORMER~~ VAULT. (WM IN PAINT W TOP)

Appendix F

Questionnaires

Property Owner/Representative Questionnaire
Client/User Questionnaire



PROPERTY OWNER/REPRESENTATIVE QUESTIONNAIRE

PLEASE COMPLETE, SIGN, AND RETURN THE FOLLOWING QUESTIONNAIRE VIA EMAIL TO: claudia.byes-lund@pbsusa.com

The following information will help PBS Engineering and Environmental Inc. (PBS) conduct a more thorough investigation during our Phase I Environmental Site Assessment. Please answer the questions to the best of your ability and return the completed questionnaire at your earliest opportunity.

Where appropriate, please provide copies of citations, permits, maps, and other useful documents. If necessary, please use the space provided on page 4 to further explain "Yes" responses or to include information needed to clarify answers (please reference the question's heading number and associated letter).

1 BASIC PROPERTY INFORMATION

- a. Property address: 18000 Webster Road, Gladstone, OR
- b. Name of person completing this questionnaire LYNDON FISCHER
- c. Are you the legal property owner? NO If so, how long have you owned the property? 15 YEARS
- d. If you are not the property owner, please provide the legal property owner's name and contact information, and describe your relationship to the property: NW BETHUNIA HEARTS CARE SERVICES *leased 2 years prior*
- e. Please provide the previous property owner's name and contact information, if available: AVAMIA (?) HEARTS CARE. PRIOR NURSING CARE HOME
- f. Please describe known historical uses of the property, including dates or years: PRIOR OWNER NURSING HOME

Property Utilities and Services (if known)			
Electricity:	<u>PGE</u>	Heating:	<u>ELECTRIC.</u>
Sewer:	<u>CITY OF GLADSTONE</u>	Garbage:	<u>GLADSTONE DISPOSAL</u>
Stormwater:	<u>"</u>	Other:	<u>N/A</u>

2 ENVIRONMENTAL INFORMATION

Has the property or any adjoining properties, presently or in the past, been associated with the following uses or features? Please check the appropriate column, and provide explanatory information under "Notes."

Uses/Features	Your Property	Adjoining Properties
a. Above-ground storage tanks	100% No	No
b. Automobile repairs or maintenance	No	No
c. Auto wrecking, scrap yard, or junk yard	No	No
d. Commercial printing	No	No
e. Dry-cleaning	No	No
f. Fill dirt placement	No	No
g. Floor drains (interior) or catch basins (exterior) emitting foul odors	No	No
h. Fueling	No	No
i. Industrial use/manufacturing (please describe under "Notes," below)	No	No
j. Landfill	No	No
k. Lumber mill	No	No
l. Orchard or other agricultural use	No	No
m. PCB-containing equipment	No	No
n. Photo-developing	No	No
o. Sand blasting	No	No
p. Stained soils (other than from engine oil drips)	No	No
q. Under-ground storage tanks	No	No
r. Vent pipes or fill pipes	No	No
s. Storage, burial or disposal of any of the following:	No	No
Municipal waste	No	No
Petroleum products	No	No
Drums	No	No
Tires	No	No
Automotive or industrial batteries	No	No
Pesticides	No	No
Paints	No	No
Hazardous materials (e.g., lead paint, asbestos)	No	No
Hazardous chemicals (e.g., solvents, thinners, strippers)	No	No
Notes: Section 2 (please list question letter).		

3 PROPERTY CONDITIONS

Are you aware of any of the following conditions associated with your property? Please answer "yes" or "no" in the appropriate column and provide explanatory information under "Notes."

Uses/Features	Your Property
a. Are there any environmental liens or property-use limitations such as deed restrictions?	NO
b. Has the property's purchase price been devalued due to environmental conditions?	NO
c. Have there been any past or recurrent violations of environmental laws with respect to the property or any facility located on the property, resulting in governmental notification?	NO
d. Have there been environmental assessments completed previously?	NOT AWARE OF
e. Are there any pending, threatened or past lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the property?	NO
Notes. Section 3 (please list question letter.)	

4 PREVIOUS STUDIES AND OTHER DOCUMENTS

Are you aware of previous environmental studies or other documents associated with the property? Please check the column next to any applicable study or document, and provide explanatory information under "Notes."

Previous Studies and Other Documents	Your Property
a. Environmental permits (e.g., solid waste disposal, hazardous waste generation, wastewater disposal permits, stormwater permits)	NO
a. Geotechnical studies	NO
b. Hazardous waste generator reports	NO
c. Hydrogeologic reports	NO
d. Notices or correspondence from governmental agencies (past or current violations of environmental laws)	NO
e. Prior asbestos survey or abatement reports	NO
f. Prior environmental site assessment	NO
g. Safety plans, preparedness and prevention plans, spill prevention plans	NO
h. State or federal registrations for above-ground or under-ground storage tanks	NO
Notes. Section 4 (please list question letter).	

5 ADDITIONAL INFORMATION

Please provide any additional information regarding your property that might be relevant to our study, below:

The undersigned represents that the information given in this questionnaire is accurate and complete to the best of his or her knowledge.

INTERVIEWED VIA TELEPHONE BY DENNIS TERZIAN 11/21/18 9:00 AM

Signature

Date

Name (Please print)

Representing (company name)



This form is the **User Questionnaire**, as defined and required by ASTM E1527-13. The **User** is the party seeking to rely on the Phase I Environmental Site Assessment; this is typically **not** the current property owner. The User's responses to these questions are an important element to meeting the all appropriate inquiry rule. It is acceptable to write "Do not know."

PROPERTY ADDRESS: 18000 Webster Rd., Gladstone, OR

FORM COMPLETED BY: Angel Sully

RELATIONSHIP TO PROPERTY: Housing Authority / County representative (buyer)

QUESTIONNAIRE

Please complete this information to the best of your knowledge.

- 1. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state, or local law? Yes No (summarize below if yes)

- 2. Are you aware of any *activity and land use limitations (AULs)*, such as engineering controls, land use restrictions, or institutional controls in place at the site and/or filed or recorded in a registry under federal, tribal, state, or local law? Yes No (if yes, summarize below)

- 3. As the User of this environmental site assessment, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property, or an adjoining property, so you would have specialized knowledge of the chemicals and processes used by that type of business?

None known

- 4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? Yes No

If you conclude that there is a difference from fair market value, is the lower price because contamination is known or believed to be present at the property?

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (EP) identify conditions indicative of releases or threatened releases?

For example:

Do you know the past uses of the property?

Residential Care Facility

Do you know of specific chemicals that are present or once present at the property?

No

Do you know of any spills or other chemical releases that have taken place at the property?

No

Do you know of any environmental cleanups that have taken place at the property?

No

Any other environmentally significant information?

None that we are aware of

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

None that we are aware of

Signature:

Chuck Robbins

Date:

10-16-18

Please Print Name:

Chuck Robbins

Title:

Executive Director

Company (if applicable):

Housing Authority of Clackamas County