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August 22, 2011

U.S. Bank National Association,
As Successor Trustee for the registered holders of
GE Capital Commercial Mortgage Corporation,
Commercial Mortgage Pass-Through Certificates, Series 2001-1
C/o C-III Asset Management LLC

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
JANTZEN PARK
518 & 541 NE 20TH AVENUE AND 2035 NE GLISAN STREET
PORTLAND, OREGON 97232
NOVA PROJECT NO. M11-2037

In accordance with our agreement, Nova Consulting Group, Inc. (Nova) has performed a Phase I Environmental Assessment of the above referenced property in accordance with ASTM E 1527-2005 and U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 Environmental Site Assessment (ESA) Scope of Work. Please find a copy of the report enclosed.

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

Respectfully submitted,

NOVA CONSULTING GROUP, INC.

Reviewed by:

A handwritten signature in black ink, appearing to read "Thom Trail".

Thom Trail
Senior Project Manager

A handwritten signature in black ink, appearing to read "Matthew McGovern".

Matthew McGovern
Senior Vice President

PHASE I ENVIRONMENTAL SITE ASSESSMENT



**JANTZEN PARK
518 & 541 NE 20TH AVE. AND
2035 NE GLISAN ST.
PORTLAND, OREGON 97232**

**REPORT DATE: AUGUST 22, 2011
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Leaders in Environmental and Engineering Services

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2035 NE GLISAN ST.
PORTLAND, OREGON 97232**

REPORT DATE: AUGUST 22, 2011

NOVA PROJECT NO. M11-2037

PREPARED FOR

**U.S. BANK NATIONAL ASSOCIATION,
AS SUCCESSOR TRUSTEE FOR THE REGISTERED HOLDERS OF
GE CAPITAL COMMERCIAL MORTGAGE CORPORATION,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,**

SERIES 2001-1

C/O C-III ASSET MANAGEMENT LLC

ATTENTION: RUDY VASQUEZ

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**MATTHEW MCGOVERN
SENIOR VICE PRESIDENT**

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EXECUTIVE SUMMARY

Nova was authorized by U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 to conduct a Phase I Environmental Site Assessment (ESA) of the Jantzen Park Site located at 518 & 541 NE 20th Avenue and 2035 NE Glisan Street, Portland, Oregon ("the Site"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM Designation E 1527-2005, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". There are no exceptions to, or deletions from the ASTM E 1527-2005 standard practice and authorized Scope of Services.

The Site, called Jantzen Park, is a five (one abandoned) tax lot 2.49-acre property improved with the following structures:

- **541 NE 20th Avenue (the "Jantzen" building)**, a 130,697 square foot 2-story office building with a ground floor retail coffee shop entered from the main lobby. This building has a partial basement and an under-building parking garage. The building was constructed as a manufacturing facility in 1946 and renovated to retail and offices in 1993.
- **518 NE 20th Avenue**, a 5,000 square foot single-story building featuring a single retail tenant. The building was constructed as a bakery in 1927.
- **2035 NE Glisan Street**, a 1,480 square foot single-story building featuring a single tenant. The building was constructed as a restaurant in 1929.

The 541 NE 20th Avenue and 2035 NE Glisan buildings are separated from the remainder of the Site by NE 20th Avenue. Parking is provided by a first level underbuilding parking garage in the 541 NE 20th Avenue building as well as asphalt covered surface parking. No other structures or significant surface features were noted on the Site at the time of the reconnaissance.

The Site is situated within an urban area east of downtown Portland, Oregon. The Site is bound to the north by single family residential development to the north and west, by Irving Street beyond which is multi-family residential development to the north, and by Hoyt Street beyond which is commercial development; to the east by KATU television (Portland area ABC affiliate); to the south by NE Glisan Street beyond which is a credit union to the east and an office/retail building to the west; and to the west by NE 19th Avenue beyond which are offices and Black Sheep Bakery and Café to the south and surface parking to the north. Based upon topographic map interpretation and site observations, groundwater flow beneath the site is inferred to be in a west southwesterly direction toward the Willamette River.

CONCLUSIONS

Nova has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 518 & 541 NE 20th Avenue and 2035 NE Glisan Street, Portland, Oregon, the Site. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- IVI (November 2000 PH I ESA) reported that the Janzen Building (541 NE 20th) contained a dry cleaning operation, which utilized a 6,000-gallon perchloroethylene (PCE) above-ground storage tank (AST) which was reportedly removed in $\pm$ 1984. Given the size of the tank it likely was located atop a slab-an-grade. Building permits for 627 NE 20th Street dated August 4, 1969 and September 19, 1969, indicate the construction of a tank pit and foundation. This area is located in the parking area on the northern side of the Jantzen Building. Nova could not independently confirm the presence of this tank.
- 518 NE 20th Avenue was occupied by a motor freight facility from 1944 through 1950. Permit 2018 was issued to Columbia Gorge Motor Freight on January 3, 1947 for the installation of a gas pump in the building at 518 NE 20th Avenue. No evidence of the decommissioning of USTs at this facility was disclosed during this investigation.
- 1950 and 1969 Sanborn Maps depict the Jantzen factory at 541 NE 20th Avenue as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building. Textile dye operations generate waste that include, but are not limited to, metals and volatile organic compounds. No evidence of environmental investigations to evaluate the operation of this factory on the Site was disclosed during this assessment.
- A bunker fuel UST was removed from 540 NE 19th Avenue (aka 541 NE 20th Avenue) by Pacific Tank and Construction, Inc. under the oversight of Dames & Moore in December 1989. Visual inspection of the tank indicated no leaks in the tank shell and no contamination in the soil beneath the tank. However, soil contamination was visible around the northeastern corner of the tank around the tank piping. Approximately 10 cubic yards of contaminated soil was excavated from the tank grave. Further excavation of contaminated soil was halted to prevent collapse of the tank pit wall under the building or beneath a water meter vault. The report concluded that an estimated 30 cubic yards of contaminated soil remains on-site. This release has been closed by the Oregon Department of Environmental Quality.

This assessment has revealed no other evidence of recognized environmental conditions or associated issues in connection with the Site.

The following table summarizes the findings of the significant elements of this investigation.

ASSESSMENT COMPONENT	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section
Historical Review	X				3.3
On-site Operations	X				2.4
Hazardous Materials	X				4.2.1
Waste Generation	X				4.2.1
PCBs	X				4.2.3
Asbestos	X				4.2.10
Lead in Drinking Water	X				4.2.8
Storage Tanks	X				4.2.6
Surface Areas	X				4.2.2
Regulatory Database Review	X				3.1
Adjoining Properties	X				2.6, 3.3.6
Lead-Based Paint	X				4.2.12
Radon	X				4.2.11
Mold	X				4.2.13
Other	X				NA

1.0 INTRODUCTION

Nova Consulting Group, Inc. ("Nova") was retained by U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 to conduct a Phase I Environmental Site Assessment of Jantzen Park located at 518 & 541 NE 20th Avenue and 2035 NE Glisan Street, Portland, Oregon, (the Site). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 scope of work for Phase I Environmental Site Assessments.

On August 15, 2011, Gil Cobb, a representative of Nova, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Site. Nova's investigation included review of aerial photos, reconnaissance of adjacent properties, background research, and review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Site.

Nova contracted Environmental Data Resources of Milford, CT (EDR) to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Site and properties in the vicinity of the Site (see Section 3.0).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Site. Nova understands that the findings of this study will be used by U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 to evaluate a pending financial transaction in connection with the Site.

1.2 Scope of Services

Nova has performed a Phase I Environmental Site Assessment on the Site in general conformance with the scope and limitations of ASTM Practice E 1527-2005 and *C-III Asset Management LLC (C-III), Phase I Environmental Site Assessment and Report Scope of Work*. Any exceptions to or deletions from this practice are described in the body of this report.

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the Site; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a Site visit.

1.3 Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nova believes that the information obtained from the record review and the interviews concerning the site is reliable. However, Nova cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Information concerning historical use of the Site prior to initial development of the Site was unavailable despite good faith efforts by Nova. The 1901 Sanborn Map was the earliest historic use source reasonably available to Nova. This map depicts the Site as developed with limited residential development. This data failure (as defined by ASTM E1527-05) does not appear to affect the conclusions or recommendations of this report.
- Information concerning historical use of the Site was unavailable in various 5-year intervals from 1901 through 1935. Documentation of the use of the Site during this time period through the use of Sanborn Maps appears to be adequate. As a result, this data failure does not appear to represent a significant data gap.
- Nova has requested files related to the release at 540 NE 19th Avenue (aka 541 NE 20th Avenue) identified during the decommissioning of a bunker fuel UST in December 1989. The Oregon Department of Environmental Quality *Facility Profiler* indicates that the release was closed in February 1990, however details regarding the release are not provided.

1.5 Special Terms and Conditions

Authorization to perform this work was given by a directive from U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the

services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

The content and conclusions provided by Nova in this report are based solely on the information collected during our investigation and activities at the Site, our present understanding of the Site conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents Nova's professional opinion, and no warranty, expressed or implied, is made. U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 has the right to reproduce in full and provide copies of this report to interested parties, including U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1's Agents, bond rating agencies, and exiting/potential loan or loan-pool participants.

1.6 User Reliance

U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 and its affiliates (collectively, "Client"), assigns, rating agencies and certain limited investors involved in the Securitization (as defined below), may use and rely upon this Report in connection with a planned loan securitization involving the Site (the "Securitization"), including, without limitation, utilizing selected information in the Report in U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1's Offering Memorandum relating to the Securitization and Nova agrees to cooperate in answering questions by any of the above parties in connection with the Securitization.

2.0 SITE DESCRIPTION

2.1 User Provided Information

Pursuant to ASTM E 1527-05, Nova requested the following site information from U.S. Bank National Association, as Successor Trustee for the registered holders of GE Capital Commercial Mortgage Corporation, Commercial Mortgage Pass-Through Certificates, Series 2001-1 (User of this report) and from the site contact.

ITEM	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
2.1.1 Environmental Pre-survey Questionnaire		X		
2.1.2 Title Records		X		
2.1.3 Environmental Liens or Activity and Use Limitation		X		
2.1.4 Specialized Knowledge		X		
2.1.5 Valuation Reduction for Environmental Issues		X		
2.1.6 Identification of Key Site Manager	X		X	
2.1.7 Reason for Performing Phase 1 ESA	Yes, See Section 1.1			
2.1.8 Prior Environmental Reports	X		X	
2.1.9 Other				X

Mr. Matt Gagliasso of Holt Homes, Property Manager of Jantzen Park, provided access to the Site. Mr. Gagliasso did not disclose knowledge of environmentally sensitive activities related to the current or past uses of the Site. Mr. Gagliasso has been associated with the Site for 1.5 years.

2.2 Location and Legal Description

The address of the Site is 518 & 541 NE 20th Avenue and 2035 NE Glisan Street, Portland, Oregon. The Site is located in mixed use area (residential and commercial) of Multnomah County. According to the Multnomah County Office of Assessment and Taxation, the assessor's parcel numbers of the Site are 1N1E35AD05300, 1N1E35AD08700, 1N1E35AD08800, 1N1E35AD08900 and 1N1E35AD09000. The legal descriptions are reproduced below:

1N1E35AD05300	<i>Sullivan's Addition, Block 7 & 16, Tax Lot 5300</i>
1N1E35AD08700	<i>Sullivan's Addition, Block 8, Lots 5 & 6, Tax Lot 8700</i>
1N1E35AD08800	<i>Sullivan's Addition, Block 8, Lots 1, 7 & 8, Tax Lot 8800</i>
1N1E35AD08900	Inactive Parcel
1N1E35AD09000	<i>Sullivan's Addition, Block 8, Lots 3 & 4, Tax Lot 9000</i>

According to the Multnomah County Office of Assessment and Taxation, the Site is currently owned by Jantzen Associates, LLC (38%), Jantzen Associates II, LLC (47%) and Jantzen Associates III, LLC (15%) who have owned the Site since 2004.

2.3 Site and Vicinity General Characteristics

The Site is located in mixed use that is characterized by commercial and residential land use. The Site is zoned EX – central employment by the City of Portland.

The Site, called Jantzen Park, is a five (one abandoned) tax lot 2.49-acre property improved with the following structures:

- **541 NE 20th Avenue**, a 130,697 square foot 2-story office building with a ground floor retail coffee shop entered from the main lobby. This building has a partial basement and an under-building parking garage. The building was constructed as a manufacturing facility in 1946 and renovated to retail and offices in 1993.
- **518 NE 20th Avenue**, a 5,000 square foot single-story building featuring a single retail tenant. The building was constructed as a bakery in 1927.
- **2035 NE Glisan Street**, a 1,480 square foot single-story building featuring a single tenant. The building was constructed as a restaurant in 1929.

The 541 NE 20th Avenue building and the 2036 NE Glisan building are separated from the remainder of the Site by NE 20th Avenue. Parking is provided by a first level underbuilding parking garage in the 541 NE 20th Avenue building as well as asphalt covered surface parking. No other structures or significant surface features were noted on the Site at the time of the reconnaissance.

2.4 Current Use of the Site

At the present time, the Site is developed with offices and retail use.

Based on the information reviewed during the preparation of this report and the observations made during the reconnaissance of the Site, the tenant spaces are currently occupied by the tenants and activities identified in the table below:

SITE OCCUPANTS		
Unit	Tenant	Operation
541 NE 20 th Ave.	Team Logic IT	Offices
	Ron Rothert Insurance	Offices
	Pavement Services, Inc.	Offices and a basement testing facility for asphalt samples.
	Epic Imaging	Medical offices for X-ray operations. Radiation license issued by Oregon Department of Health Services expires September 2011. Digital equipment only, no film processing.
	Portland Family Practice	Medical Clinic. All sharps collected and disposed of by Stericycle. No X-ray.
	Life's Work Physical Therapy	Occupational physical therapy facility
	Smith CFI	Office space designers and office furniture showroom.

SITE OCCUPANTS		
Unit	Tenant	Operation
518 NE 20 th Av.	Bloom	Garden supply retail center. Chemicals stored in the facility are maintained in factory packaging.
2035 NE Glisan St.	Restaurant	Currently closed and undergoing complete renovation.

2.5 Description of Site Improvements

541 NE 20th Avenue is a cast-in-place concrete and steel frame structure with a facade system predominantly of painted concrete. The facade has a punched window fenestration system consisting of steel framed, reflective glass windows. Roofing consists of a smooth surface built-up roofing (BUR) system. Heating and air conditioning is provided by split system for the ground and basement floor tenants, and package rooftop units (RTUs) for the second floor tenants. Vertical transportation is provided by a single hydraulic passenger elevator and two freight elevators. This building was reportedly completely renovated in 1993 with new roofing, mechanical and electrical systems along with new interior finishes.

518 NE 20th Avenue is a cast-in-place concrete and wood frame structure with a facade system predominantly of painted concrete. The facade has a punched window fenestration system consisting of wood framed, reflective glass windows. Roofing consists of a smooth surface built-up roofing (BUR) system. Heating and air conditioning is provided by RTUs.

2035 NE Glisan Street is a wood frame structure with a facade system predominantly of painted stucco. Roofing consists of an asphalt shingle system. Heating and air conditioning is provided a pad mounted package unit located at the west side of the building.

The City of Portland supplies drinking water to the Site from the municipal distribution system. Sanitary discharges on the Site are discharged into the municipal sanitary sewer system. The Site area is serviced by the City of Portland.

No clarifier or other wastewater treatment system is located on the Site.

Electricity is provided to the Site by Portland General Electric. Natural gas is provided by Northwest Natural.

2.6 Current Use of Adjoining Properties

During the vicinity reconnaissance, Nova observed the following land use on properties in the immediate vicinity of the Site.

North: Areas immediately adjacent to the north of the Site include the following (from west to east): single family residential development, the Gray Harbor Apartments (705-715 NE 20th Avenue) beyond NE Irving Street, International Freight Systems (604 NE 20th Avenue) and Portland School Foundation (2069 NE Hoyt Street).

- South:** Areas immediately adjacent to the south of the Site include the following (from east to west): NE Glisan Street beyond which is the Consolidated Federal Credit Union (2021 NE Sandy Boulevard) and a former Jantzen building now occupied by offices and retail (914 NE Glisan Street).
- East:** Areas immediately adjacent to the east of the Site include the following: NE 21st Avenue beyond which is KATU television (2123 NE Sandy Boulevard), the Portland area ABC affiliate.
- West:** Areas immediately adjacent to the west of the Site include the following (from south to north: NE 19th Avenue beyond which is an office building (1825 NE Glisan Street), Black Sheep bakery and Café (523 NE 19th Avenue and surface parking.

3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources

3.1.1 State and Federal Regulatory Review

Information from standard Federal and state environmental record sources was provided through Environmental Data Resources (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappable section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Site.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Site, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Site from the listed facilities. Please refer to Appendix C-1 for a complete listing.

Federal NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Site is not listed as a NPL facility. No NPL facilities are located within one mile of the Site.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Site is not listed as a CERCLIS facility. No CERCLIS facilities are listed within one-half mile of the Site.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Site is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP facilities are listed on or adjoining the Site.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS TSD Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Site is not listed as a RCRA CORRACTS TSD facility. No RCRA CORRACTS TSD facilities are listed within one mile of the Site.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Site is not listed as a RCRA-TSD facility. No RCRA TSD facilities are listed within one-half mile of the Site.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

One Site tenant is listed as a RCRA facility.

Pavement Services, Inc. (541 NE 20th Avenue, Suite 107) is listed as a RCRA Non-Generator with the Oregon Department of Environmental Quality. Pavement Services filed reports from 1993 through 2003 with the Department. The facility is not listed as having violations that would impact the Site. Based on the current regulatory status and absence of reported RCRA violations, there is a low potential that this operation has significantly impacted the Site.

No RCRA Generator facilities are listed on the adjacent properties.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Site or on the adjacent properties.

Oregon Environmental Cleanup Site Inventory

The Oregon Department of Environmental Quality (ODEQ) maintains a State Environmental Cleanup Site Inventory (ECSI) of sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The Site is not listed as an ECSI facility. Twenty-two Oregon ECSI sites are listed within one mile of the Site.

Of these twenty-two sites, thirteen (two conditionally) have been closed to the satisfaction of the Oregon Department of Environmental Quality. The nine remaining listed sites are located in excess of one-quarter mile distance of the Site.

No adverse environmental impact to the Site relative to these sites is anticipated.

Oregon Confirmed Release Sites

The Oregon Department of Environmental Quality (ODEQ) maintains a list of sites that are or may be contaminated and may require cleanup.

The Site is not listed as a CRL facility. Two Oregon CRL sites are listed within one mile of the Site.

Of these two sites, one (conditionally) has been closed to the satisfaction of the Oregon Department of Environmental Quality. The remaining site is located in excess of one-quarter mile distance of the Site.

No adverse environmental impact to the Site relative to these facilities is anticipated.

Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by the Oregon Department of Environmental Quality.

The Site is not listed as a SWLF facility. One Historic Landfill is listed within one-half mile of the Site.

This facility is located in excess of one-quarter mile distance of the Site.

No adverse environmental impact to the Site relative to this facility is anticipated.

Oregon Voluntary Cleanup Site List (VCS)

The ODEQ maintains an inventory of sites where responsible parties have entered into agreements with the ODEQ to voluntarily address contamination associated with their property.

The Site is not listed as an Oregon VCS facility. Four Oregon VCS sites are listed within one-half mile of the Site.

Each of these four sites, have been closed (one conditionally) to the satisfaction of the Oregon Department of Environmental Quality. No adverse environmental impact to the Site relative to these facilities is anticipated.

Oregon Brownfields Site List

The ODEQ maintains an inventory of sites where Brownfields investigations and/or cleanups have been conducted.

The Site is not listed as an Oregon Brownfields facility. No Oregon Brownfields sites are listed within one-half mile of the Site.

Oregon Institutional/Engineering Control List

The ODEQ maintains an inventory of with controls required for continued operation.

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.

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.

The Site is not listed as an Oregon Institutional/Engineering Control facility. No Oregon Institutional/Engineering Control sites are listed within one-half mile of the Site.

State Leaking Underground Storage Tank List (LUST)

The ODEQ compiles lists of all leaks of hazardous substances from underground storage tanks.

The Site is listed as a LUST facility.

Jantzen Incorporated (540 NE 19 Avenue) is identified as LUST facility #26-89-0312. The release at this facility is recorded as a "soils only" release of heating oil attributed to overfill.

IVI (November 2000 PH I ESA) reviewed a letter report on the Site entitled *Decommissioning of Underground Fuel Oil Tank at Jantzen Inc. 540 NE 19th Avenue, Portland, Oregon*, dated December 21, 1989, prepared by Dames & Moore, addressed to the Oregon Department of Environmental Quality (ODEQ). The purpose of this review was to obtain information to supplement this report. This letter report stated the following:

- The UST was installed in 1946 when the Janzen Building (541 NE 20th) was constructed, and was never registered with the ODEQ.
- The UST was removed by Pacific Tank and Construction, Inc. under the oversight of Dames & Moore from the 7th to the 18th of December 1989. Visual inspection of the tank indicated no leaks in the tank shell and no contamination in the soil beneath the tank. However, soil contamination was visible around the northeastern corner of the tank around the tank piping. Approximately 10 cubic yards of contaminated soil was excavated from the tank grave. Further excavation of contaminated soil was halted to prevent collapse of the tank pit wall under the building or beneath a water meter vault.
- Sampling conducted in the adjacent wall and floor of the Jantzen Building's basement (510 NE 20th) confirmed contaminated soil contamination along the building's basement wall. Sampling conducted from beneath NE 19th Avenue did not detect contamination.
- The report concluded that an estimated 30 cubic yards of contaminated soil remains on-site. Dames & Moore recommended this contaminated soil remain in place until such time as the building is demolished or major reconstruction of the utilities is conducted.
- The Oregon Department of Environmental Quality issued a "No Further Action" letter for this release on February 8, 1990. Due to the regulatory status and "soils only" nature of this release, a significant adverse environmental impact to the Site is not anticipated.

170 remaining LUST sites are listed within one-half mile of the Site.

Of these 170 sites, 146 have been closed to the satisfaction of the Oregon Department of Environmental Quality. Of the remaining twenty-four open sites, twenty-three are either located in a hydrogeologically cross to downgradient position relative to the Site and/or are located in excess of one-quarter mile distance of the Site.

The remaining site is discussed below:

B. Babuska HOT (303 NE 22nd Avenue) is located approximately 0.190 mile south southeast of the Site and is identified as LUST facility #26-98-0377. The release at this facility is recorded as a "soils only" release of heating oil. Due to the "soil only" nature of this release, an adverse environmental impact to the Site is not anticipated.

State Underground Storage Tank List (UST) and Aboveground Storage Tank List (AST)

The ODEQ compiles a list of UST and AST locations.

No registered USTs or ASTs are listed on the Site or on the adjacent properties.

Drycleaner List

The 1995 Oregon Legislature established a dry cleaner environmental program. In exchange for liability relief from cleanups and cleanup costs, dry cleaners pay fees that go into a fund used to clean up solvent contamination at dry cleaner sites. The law protects dry cleaners, under specified circumstances, from individually having to pay for environmental damage caused by the use of dry cleaning solvents at their establishments.

No Drycleaner facilities are listed on the Site or within approximately one-quarter mile of the Site.

EDR 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.

A service station was reportedly removed from 2017 NE Glisan Street in 1957. This address appears to pertain to the Site's parking area, west of the 2035 NE Glisan Street building.

Nova believes the service station which was reportedly removed from 2017 NE Glisan Street in 1957 actually refers to the service station which was removed from 2017 NE Sandy Boulevard (south adjacent property across NE Glisan Street). This facility is located in a cross to downgradient location relative to the Site and is not considered a concern to the Site.

No other Historical Auto Station sites are listed on the Site or on the adjacent properties.

EDR 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.

No Historical Cleaner sites are listed on the Site or on the adjacent properties.

EDR 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.

The Site is not listed as a manufactured gas plant. One manufactured gas plant was listed within one mile of the Site.

This facility is located in excess of one-quarter mile distance of the Site.

An adverse environmental impact to the Site relative to this facility is not anticipated.

3.1.2 Local Regulatory Review

3.1.2.1 County Recorder/ Assessor

According to the Multnomah County Recorder's Office, no environmentally-related liens or deed restrictions have been recorded against the Site.

According to EDR Environmental Lien Search, Number 3141821.2 dated August 12, 2011, there are no lien restrictions recorded against the Site.

3.1.2.2 Fire Officials

Records from Portland Fire and Rescue Department were reviewed for evidence indicating the presence of underground storage tanks and for the use of hazardous materials.

- Permit 2018 was issued to Columbia Gorge Motor Freight on January 3, 1947 for the installation of a gas pump in the building at 518 NE 20th Avenue.

3.1.2.3 Building Department

Records from the City of Portland Bureau of Development Services – Building Department were reviewed for evidence indicating the developmental history of the Site, and for the presence of documentation relative to underground storage tanks.

- Permit 199395 was issued on February 5, 1929 for construction of a restaurant at 2035 NE Glisan Street.
- Permit 178948 was issued on February 8, 1927 for construction of a bakery at 518 NE 20th Avenue.
- Permit 282910 was issued March 27, 1946 for construction of a Jantzen factory at 541 NE 20th Avenue.

None of the permits reviewed indicated an environmentally sensitive use of the Site. No permits from 1946 through 1972 were available for the 541 NE 20th Avenue building.

3.2 Physical Setting Sources

3.2.1 Topography

The United States Geological Survey (USGS), Portland Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1990. According to the contour lines on the topographic map, the Site is located at approximately 140 feet above mean sea level (MSL). The contour lines in the area of the Site indicate the area is sloping gently to the west southwest. The Property vicinity is shaded indicating inclusion in a densely populated urban area. No surface water is depicted on or adjacent to the Property, nor are production wells or other significant surface features depicted on the USGS map. No surface water is depicted on or adjacent to the Site, nor are production wells or other significant surface features depicted on the USGS map.

3.2.2 Soils/Geology

The following soil description is taken from the USDA Soil Conservation Service Soil Survey of Multnomah County (1987).

The Site is mapped as Urban Land. Urban land is soil that has been disturbed and modified by streets, buildings and other structures.

The Site is situated near the outlet of the Columbia River Gorge where it intersects with the Willamette Valley (Orr, Orr, Baldwin, 1992). Sediments collected in this area record multiple Ice Age floods that originated in Montana, poured through the Cascades via the Columbia River, and backed up in the valley before eventually draining to the Pacific Ocean. The Site is located at approximately 140 feet above mean sea level. No bedrock was observed in the vicinity of the Property. The depth to bedrock at the Site is approximately 300 feet below the ground surface.

3.2.3 Hydrology

According to a well log search conducted on the Oregon Water Resources website, no significant shallow groundwater resources have been encountered in wells advanced in close proximity of the Site. Resource protection wells advanced in the Site vicinity encountered groundwater at depth ranging from 45-55 feet below ground surface. The water-bearing units encountered in these wells are comprised of alluvium.

An industrial well was advanced on the Site (under sidewalk on NE Glisan Street between NE 19th Avenue and 20th Avenue in August 1956. This well was advanced to 380 feet below ground surface. Water was encountered at 156 feet below ground surface. No record of abandonment for this well was found in the Oregon Water Resources database.

Based on the topography of the Site and the Site's proximity to the Willamette River (approximately .9 miles to the west), groundwater is anticipated to flow to the west southwest. No on-site water wells or springs were observed during the Site reconnaissance. Domestic water is supplied to the Site by the City of Portland and is reportedly obtained primarily from surface water sources.

No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Site during this investigation.

The Site does not overlie a sole source aquifer.

3.2.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. A panel covering the Site vicinity was not available. According to the map image produced by the City of Portland (PortlandMaps), the Site is not located in a flood zone.

3.2.5 Oil and Gas Exploration

There were no oil or gas wells observed at the Site and wells were not depicted on the USGS Topographic Map.

3.3 Historical Use Information

Nova's review of reasonably attainable documentation for this Property included Multnomah County Assessor's records, Sanborn Fire Insurance maps (earliest 1901), aerial photographs (earliest 1955), building department records, and interviews. The following briefly summarizes the developmental history of the Property.

Sanborn Maps dated 1910, 1909 and 1924 depict the Property with limited residential development. According to City of Portland building records the 541 NE 20th building was constructed as a factory by Jantzen in 1946; the 518 NE 20th Avenue building was constructed as a bakery in 1927; and the 2035 NE Glisan Street building was constructed in 1929 as a restaurant. The 1950 Sanborn Map depicts the Site as developed with the structures found on the Site today. On this map the 518 NE 20th Avenue is identified as a motor freight facility. City directories confirm uses of the Site depicted on the 1950 and 1969 Sanborn Maps. The 541 NE 20th building was converted from factory use to office use in a major renovation effort in 1991 through 1993.

Review of the standard historical sources indicated the following:

- 518 NE 20th Avenue was occupied by a motor freight facility from 1944 through 1950. Permit 2018 was issued to Columbia Gorge Motor Freight on January 3, 1947 for the installation of a gas pump in the building at 518 NE 20th Avenue. No evidence of the decommissioning of USTs at this facility was disclosed during this investigation.

- 1950 and 1969 Sanborn Maps depict the Jantzen factory at 541 NE 20th Avenue as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building. No evidence of environmental investigations to evaluate the operation of this factory on the Site was disclosed during this assessment.

3.3.1 Aerial Photographs

Available aerial photographs dated 1955, 1963, 1970, 1975, 1981, 1984, 1994, 2000 and 2005 from the EDR were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report. The photographs are discussed below:

Date: 1955

Scale: 1" = 500'

Photo I.D. No.: Panel 45122-E6

Description: The 1955 photo depicts the eastern portion of the Site as developed with the two structures currently located on this block (518 NE 20th Avenue and 2035 NE Glisan Street). The western portion of the Site is developed with the former Janzen Building (541 NE 20th) currently located on this portion of the site as well as with residential development north of the Janzen Building (541 NE 20th).

Adjoining properties are depicted as follows. To the north are the residential and commercial structures which are currently located on these properties; to the east is a roadway (NE 21st Avenue) beyond which are commercial structures which appear to be the Crystal Laundry facility depicted on the 1950 Sanborn Map; to the south is a roadway (NE Glisan Street) beyond which is a structure which appears to be the service station to the east and the Jantzen manufacturing building to the west depicted on the 1950 Sanborn Map; and to the west is a roadway (NE 19th Avenue) beyond which are commercial structures which appear to be the Jantzen manufacturing building to the west depicted on the 1950 Sanborn Map.

Date: 1963

Scale: 1" = 500'

Photo I.D. No.: Panel 45122-E6

Description: The Site as well as the adjacent properties appear as they were depicted on the 1955 photo.

Date: 1970

Scale: 1" = 500'

Photo I.D. No.: Panel 45122-E6

Description: The 1970 photo depicts the Site as it was depicted on the 1955 photo with the exception that the residence located north of the main building have been removed and this area is now depicted as surface parking.

Adjoining properties are depicted as follows. To the north are the residential and commercial structures which are currently located on these properties; to the east is a roadway (NE 21st Avenue) beyond which are commercial structures which appear to be the Crystal Laundry facility depicted on the 1950 Sanborn Map; to the south is a roadway (NE Glisan Street) beyond which is a structure which appears to be the current commercial structure located on this parcel to the east and the Jantzen manufacturing building to the west which is depicted on the 1950 Sanborn Map; and to the west is a roadway (NE 19th Avenue) beyond which are commercial structures which appear to be the Jantzen manufacturing building to the west depicted on the 1950 Sanborn Map.

Date: 1975

Scale: 1" = 1,000'

Photo I.D. No.: Panel 45122-E6

Description: The resolution of the 1975 aerial photograph does not allow for Site specific observations

Date: 1981

Scale: 1" = 1,000'

Photo I.D. No.: Panel 45122-E6

Description: The resolution of the 1981 aerial photograph does not allow for Site specific observations

Date: 1984

Scale: 1" = 750'

Photo I.D. No.: Panel 45122-E6

Description: The Site as well as the adjacent properties appear as they were depicted on the 1970 photo.

Date: 1994

Scale: 1" = 833'

Photo I.D. No.: Panel 45122-E6

Description: The Site as well as the adjacent properties appear as they were depicted on the 1970 photo.

Date: 2000

Scale: 1" = 604'

Photo I.D. No.: Panel 45122-E6

Description: The Site as well as the adjacent properties appear as they were depicted on the 1970 photo.

Date: 2005

Scale: 1" = 604'

Photo I.D. No.: Panel 45122-E6

Description: The Site as well as the adjacent properties appear as they were depicted on the 1970 photo.

No evidence of environmental concerns was noted on the aerial photographs reviewed by Nova.

3.3.2 Fire Insurance Maps

Sanborn Fire Insurance maps dated 1901, 1909, 1924, 1950 and 1969 were provided by EDR/Sanborn. Copies of the maps are included in Appendix.

Date: 1901

Description: The 1901 photo depicts the Site as occupying Portland City Blocks 2211, 2215 and 2216. Development on the Site is limited to two dwellings.

Adjoining properties are depicted as follows. To the north is residential development to the west and the Roman Catholic Home for the Aged to the east; to the east is a roadway (E 21st Street) beyond which is limited residential development; to the south is a roadway (E Glisan Street) beyond which is limited residential development; and to the west is a roadway (E 19th Street) beyond which is limited residential development.

Date: 1909

Description: The 1909 photo depicts the Site as occupying Portland City Blocks 2211, 2215 and 2216. Development on the Site is limited to two dwellings.

Adjoining properties are depicted as follows. To the north is residential development to the west and the Sisters of the Good Shepherd Home for Children to the east; to the east is a roadway (E 21st Street) beyond which is limited residential development; to the south is a roadway (E Glisan Street) beyond which is limited residential development; and to the west is a roadway (E 19th Street) beyond which is limited residential development.

Date: 1924

Description: The 1924 photo depicts the Site as occupying Portland City Blocks 2211, 2215 and 2216. Development on the Site is limited to three dwellings and various apartments.

Adjoining properties are depicted as follows. To the north is residential development to the west and unimproved city parcels to the east; to the

east is a roadway (E 21st Street) beyond which is limited residential development to the north and Crystal Laundry to the south; to the south is a roadway (E Glisan Street) beyond which is limited residential development to the east and Jantzen Knitting Mills to the west; and to the west is a roadway (E 19th Street) beyond which is limited residential development.

Date: 1950

Description: The 1950 photo depicts the Site as occupying Portland City Blocks 2211, 2215 and 2216.

The western portion of the Site (west of NE 20th Avenue) is developed with the Jantzen Knitting Mills and three residences (to the north). The Janzen Building (541 NE 20th) (current structure on this portion of the Site) includes a spinning mill, a dye house, a stock warehouse, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building.

The eastern portion of the Site (east of NE 20th Avenue) is developed with the two structures currently located on this block. 518 NE 20th Avenue is depicted as a motor freight station and 2035 NE Glisan Street is depicted as a restaurant. Additionally, a small building labeled office is located in the SW corner of this portion of the Site.

Adjoining properties are depicted as follows. To the north is residential development to the west and two commercial buildings noted as a floor coverings business and a janitorial supplies warehouse to the east; to the east is a roadway (NE 21st Avenue) beyond which is Crystal Laundry; to the south is a roadway (NE Glisan Street) beyond which is a service station to the east and Jantzen Knitting Mills to the west; and to the west is a roadway (NE 19th Avenue) beyond which is Jantzen Knitting Mills.

Date: 1969

Description: The 1969 photo depicts the Site as occupying Portland City Blocks 2211, 2215 and 2216.

The western portion of the Site (west of NE 20th Avenue) is developed with the Jantzen Knitting Mills. The Janzen Building (541 NE 20th) (current structure on this portion of the Site) includes a spinning mill, a dye house, a stock warehouse, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building.

The eastern portion of the Site (east of NE 20th Avenue) is developed with the two structures currently located on this block. 518 NE 20th Avenue is depicted as a commercial building and 2035 NE Glisan Street is depicted as a restaurant.

Adjoining properties are depicted as follows. To the north is residential development to the west and two commercial buildings noted as offices and a Jantzen warehouse to the east; to the east is a roadway (NE 21st Avenue) beyond which is KATU television; to the south is a roadway (NE Glisan Street) beyond which is a bank to the east and Jantzen Knitting Mills to the west; and to the west is a roadway (NE 19th Avenue) beyond which is Jantzen Knitting Mills.

1950 and 1969 Sanborn Maps depict this factory as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building.

3.3.3 City Directories

Historical City directories published by Polk and Cole were reviewed at the Multnomah County Library for past names and business that were listed for the Site and adjoining properties. The findings are presented in the following table:

YEAR	ON-SITE	ADJOINING PROPERTIES
1935 Polk	Samovar Café-2035 NE Glisan Vacant-518 NE 20 th Jantzen Knitting Mills-516 NE 19 th	North -- Residences
		East - Fashion Park Tailors and Cleaners (520 NE 21st)
		South -- Imperial Service Station (2017 NE Sandy)
		West -- No Listing
1940 Polk	Samovar Café-2035 NE Glisan Sofio Upholstery-518 NE 20 th Residences	North -- Residences and Sharkey Leather Goods (605 NE 21 st)
		East - Crystal Laundry (2153 NE Sandy)
		South -- Imperial Service Station (2017 NE Sandy)
		West -- No Listing
1944 Polk	Glisan Street Apolstolic Church-2035 NE Glisan Columbia Gorge Motor Lines-518 NE 20 th Residences	North -- Residences, Cohagen's Flooring Materials (604 NE 20 th) and Sharkey Harness (605 NE 21 st)
		East - Crystal Laundry (2153 NE Sandy)
		South -- Imperial Service Station (2017 NE Sandy)
		West -- No Listing
1950 Polk	Shadows Night Club-2035 NE Glisan Vacant-518 NE 20 th	North -- Residences, Floor Covering Distributors (604 NE 20 th) and American Brush Company (605 NE 21 st)
		East - Crystal Laundry (2153 NE Sandy)
		South -- Imperial Service Station (2017 NE Sandy)
		West -- No Listing

YEAR	ON-SITE	ADJOINING PROPERTIES
1955 Polk	Shadows Night Club-2035 NE Glisan Vacant-518 NE 20 th	North – Residences, Floor Covering Distributors (604 NE 20 th) and Jantzen Shipping Department (605 NE 21 st)
		East - Crystal Laundry (2153 NE Sandy)
		South – KV Auto Sales (2017 NE Sandy)
		West – No Listing
1960 Polk	Shadows Night Club-2035 NE Glisan Floor Covering Distributors-518 NE 20 th Jantzen-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Jantzen Storage (605 NE 21 st)
		East - Crystal Laundry (2153 NE Sandy)
		South – Portland Trust Bank (2021 NE Sandy)
		West – No Listing
1965 Polk	Club 21-2035 NE Glisan Harver Acoustical Contractors-518 NE 20 th Jantzen-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Jantzen Storage (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – No Listing
1970 Polk	Club 21-2035 NE Glisan Harver Acoustical Contractors-518 NE 20 th Jantzen-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Jantzen Storage (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – Hot Coffee Service (525 NE 19 th)
1975 Polk	Club 21-2035 NE Glisan Jantzen Credit Union-518 NE 20 th Jantzen-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Jantzen Outlet Store (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – Hot Coffee Service (525 NE 19 th)
1980 Polk	Club 21-2035 NE Glisan Jantzen Credit Union-518 NE 20 th Jantzen-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Jantzen Outlet Store (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – Tiffany Food Service (523 NE 19 th)
1985 Polk	Club 21-2035 NE Glisan Jantzen Credit Union-518 NE 20 th S&S Distribution-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Vacant (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – Tiffany Food Service (523 NE 19 th)
1990 Cole	Club 21-2035 NE Glisan No Listing-518 NE 20 th No Listing-516/540 NE 19th	North – Residences, Portland Youth for Christ (604 NE 20 th) and Vacant (605 NE 21 st)
		East - KATU Television (2153 NE Sandy)
		South – Oregon Bank (2021 NE Sandy)
		West – Tiffany Food Service (523 NE 19 th)

Site concerns disclosed in the review of historic city directories include the use of the 541 NE 20th building as a textile factory from the mid-1940s through the mid-1980s. 1950 and 1969 Sanborn Maps depict this factory as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building.

3.3.4 Chain of Title

A 50-year chain-of-title report for the Site was prepared by EDR. The following ownership records were identified:

Pre-1938	Harvey Simpson and Ida Simpson
1938-1955	Wesley Williams and Frieda Williams
1955-1964	James Robertson and Joannie Robertson
1964-1972	Benjamin Jones and Billie Jones
1972-1981	Thomas D Tillman and Sheila L Tillman
1981-1990	Holsinger Properties LLC
1990-2001	Block 7 & 8 LTD Partnership
2001-2004	Block 7 & 8 LLC
2004-Present	Jantzen Associates LLC (38% interest) Jantzen Associates II LLC (47% interest) Jantzen Associates III LLC (15% interest)

3.3.5 Additional Environmental Record Sources

Nova was provided with previously prepared environmental reports for the Property.

Title: Phase I Environmental Site Assessment
Jantzen Park
541 & 518 NE 20th Avenue and 2035 NE Glisan Street
Portland, Oregon 97232

Prepared by: IVI Environmental, Inc. (IVI)

Date: November 27, 2000

Pertinent Information: At the time of this assessment the Site was improved much as it is currently improved.

IVI revealed no evidence of recognized environmental conditions in connection with the Site except for the following:

541 NE 20th Avenue: The Jantzen Building contained a dry cleaning operation, which utilized a 6,000-gallon perchloroethylene (PCE) above-ground storage tank (AST) which was reportedly removed in $\pm$ 1984. Given the size of the tank it likely was located atop a slab-an-grade. Building permits for 627 NE 20th Street dated August 4, 1969 and September 19, 1969, indicate the construction of a tank pit and foundation. This area is located in the parking area on the northern side of the Jantzen Building. No further information regarding this tank was readily available.

A 12,000-gallon Bunker C oil holding tank, at 540 NE 19th Avenue (aka 541 NE 20th Avenue) which was manifolded to a 75,000-gallon UST located across NE 19th Avenue, was reportedly removed from the Site in December 1989. Reportedly, the tank piping leaked, soil contamination occurred and some remedial efforts were conducted. However, due to building structural safety concerns, approximately 30 cubic yards of petroleum contaminated soil was left in place along the buildings foundation. Soil sampling conducted beneath NE 19th Avenue did not indicate contamination. No Further Action (NFA) for the release was granted by the Oregon Department of Environmental Quality (ODEQ) in February 1990.

According to a State of Oregon well permit dated August 18, 1956, a 12" industrial water production well is located under the sidewalk on Glisan Street between 19th and 20th Avenues, on the southern side of the Janzen Building (541 NE 20th). No further information regarding this well was readily available.

518 NE 20th Avenue: The Polk's 1943-1944 City Directory indicated "Columbia Gorge Motor Lines" formerly occupied this portion of the Site. In addition, a Gasoline Tank and Pump permit (Permit # 2018 dated January 3, 1947) indicated a gas tank and inside pump existed at this address. No documentation was made available regarding the removal or decommissioning of any USTs for this portion of the Site. IVI recommends a geophysical and subsurface investigation be conducted to determine whether any USTs remain and whether contamination exists.

2035 NE Glisan Street: A service station was reportedly removed from 2017 NE Glisan Street in 1957. This address appears to pertain to the Site's parking area, west of the 2035 NE Glisan Street building. No documentation regarding the removal of gasoline USTs that are typically associated with service stations was provided.

IVI recommended the following:

- IVI recommended the location of this former AST be verified. If the AST was on a slab-an-grade, IVI recommended that a subsurface investigation be conducted in the vicinity of the former AST to determine if PCE contamination exists.
- IVI recommended the status of the industrial water production well is located under the sidewalk on Glisan Street between 19th and 20th Avenues be documented.

- IVI recommended a geophysical and subsurface investigation be conducted to determine whether any USTs remain at 518 NE 20th Avenue and whether contamination exists.

Nova's review of Building Division files did not disclose the presence of permits for the 6,000-gallon PCE above-ground storage tank discussed in the IVI report.

Nova believes the service station was reportedly removed from 2017 NE Glisan Street in 1957 actually refers to the service station which was removed from 2017 NE Sandy Boulevard (south adjacent property across NE Glisan Street). This facility is located in a cross to downgradient location relative to the Site and is not considered a concern to the Site.

Nova was not presented with evidence that IVI's recommendations were addressed.

3.3.6 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North and West: Properties to the north and west appear to have been in use as either single-family or multi-family residential properties since initial development in 1909 through 1924.

No environmentally sensitive uses of these properties were identified through a review of standard historical sources.

North and East: Properties to the north and west appear to have been unimproved prior to the development of the two commercial buildings on these properties in the 1940s.

No environmentally sensitive uses of these properties were identified through a review of standard historical sources.

South and East: The property to the south and east beyond NE Glisan Street operated as a service station from mid-1930s through the mid-1950s.

This property is located cross to downgradient of the Site. No adverse environmental impact to the Site from the former service station on this property is anticipated.

South and West: The property to the south and west beyond NE Glisan Street operated as a Jantzen Knitting Mill from mid-1920s through the early-1990s.

This property is located cross to downgradient of the Site. No adverse environmental impact to the Site from the former knitting mill on this property is anticipated.

East: The property to the east beyond NE 21st Avenue was developed as a commercial laundry from the early 1920s through the early 1960s. It is not known if this facility performed dry cleaning operations and the facility is not listed as release site by the Oregon Department of Environmental Quality.

A release from this property may have an adverse environmental impact on the east portion of the Site occupied by the 2035 NE Glisan Street building. Groundwater in this area appears to be found at depths ranging from 45-55 feet below ground surface indicating that a natural shallow transport mechanism for contamination emanating from the east adjacent property does not exist.

West: The property to the west beyond NE 19th Avenue has operated as a Jantzen facility as well as a food services facility.

This property is located downgradient of the Site. No adverse environmental impact to the Site from activities on this property is anticipated.

4.0 SITE RECONNAISSANCE

4.1 General Site Characteristics

The Site, called Jantzen Park, is a five (one abandoned) tax lot 2.49-acre property improved with the following structures:

- **541 NE 20th Avenue**, a 130,697 square foot 2-story office building with a ground floor retail coffee shop entered from the main lobby. This building has a partial basement and an under-building parking garage. The building was constructed as a manufacturing facility in 1946 and renovated to retail and offices in 1993.
- **518 NE 20th Avenue**, a 5,000 square foot single-story building featuring a single retail tenant. The building was constructed as a bakery in 1927.
- **2035 NE Glisan Street**, a 1,480 square foot single-story building featuring a single tenant. The building was constructed as a restaurant in 1929.

The 541 NE 20th Avenue and 2035 NE Glisan buildings are separated from the remainder of the Site by NE 20th Avenue. Parking is provided by a first level underbuilding parking garage in the 541 NE 20th Avenue building as well as asphalt covered surface parking. No other structures or significant surface features were noted on the Site at the time of the reconnaissance.

4.1.1 *Solid Waste Disposal*

Solid waste on the Site is collected in dumpsters situated at various locations on the Site. The dumpsters were noted to contain miscellaneous rubbish at the time of the Site reconnaissance and no indication of potentially hazardous material disposal was noted during Nova's reconnaissance.

4.1.2 *Surface Water Drainage*

Surface water drainage from the Property is via sheet flow to the curb and gutter systems located along the surrounding streets.

4.1.3 *Wells and Cisterns*

No aboveground evidence of wells or cisterns was observed during the Site reconnaissance.

According to a well log search conducted on the Oregon Water Resources website, an industrial well was advanced on the Site (under sidewalk on NE Glisan Street between NE 19th Avenue and 20th Avenue) in August 1956. This well was advanced to 380 feet below ground surface. Water was encountered at 156 feet below ground surface. No record of abandonment for this well was found in the Oregon Water Resources database.

4.1.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the on-Site reconnaissance.

4.1.5 Additional Site Observations

No additional relevant general Site characteristics were observed.

Various caps covers and concrete patches which were not readily identified were observed in the floor of the 541 NE 20th Avenue building. This portion of the building was formerly used as a spinning mill and dye house. These features are likely associated with various pieces of manufacturing equipment location in this area of the building. No evidence of a release was noted in the vicinity of these features.

4.2 Potential Environmental Conditions

4.2.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

No evidence of the use of hazardous materials or wastes was observed on the Site.

Garden chemicals stored at Bloom's (518 NE 20th Avenue building) are stored in retail packaging.

4.2.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the Site reconnaissance.

4.2.1.2 Disposal Locations of Regulated/ Hazardous Waste

Portland Family Practice (Suite 210) generates sharps as a result of the medical practice operated in this suite. According to Ms. Bunny Meharry, the operations manager of Portland Family Practice, sharps are collected for disposal by Stericycle.

No significant treatment of hazardous waste is currently performed at the Site.

4.2.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews. Asphalt-paved parking areas exhibited normal surface staining due to use.

4.2.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “Non-PCB” transformer
- 50 ppm-500 ppm – “PCB-Contaminated” electrical equipment
- Greater than 500 ppm – “PCB” transformer

Nova observed three pad-mounted electrical transformers in the basement transformer vault in the 541 NE 20th Avenue building on the Site. The units were labeled as Non-PCB Containing.

Additionally, Nova observed pole-mounted electrical transformers serving the remainder of the Site. These transformers were labeled as Non-PCB Containing.

No other electrical equipment expected to contain PCBs was observed on the Site during Nova's reconnaissance.

4.2.4 Landfills

No evidence of on-Site landfilling was observed or reported during the Site reconnaissance.

4.2.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-Site pits, ponds, lagoons was observed or reported during the Site reconnaissance. No evidence of sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

4.2.6 On-Site ASTs and USTs

Nova observed fuel lines entering into the former boiler room of the 541 NE 20th building from the outside where a bunker oil UST was decommissioned in 1989. Oil staining was visible on the wall beneath these lines. This room is now used as a transformer vault and no oil burning equipment was observed in the room.

No other evidence of aboveground or underground storage tanks was observed during the Site reconnaissance or reported during interviews.

4.2.7 Radiological Hazards

Epic Imaging (Suite 106) provides x-ray services and operates under a license issued by the Oregon Department of Health Services. The current license expires in September 2011.

4.2.8 Drinking Water

The Property is connected to the city water supply provided by the City of Portland. According to 2010 Water Quality Report prepared by the city, the drinking water supplied to the site is within EPA standards, including lead and copper.

4.2.9 Additional Hazard Observations

No additional hazards were observed on the Site.

4.2.10 Asbestos-Containing Materials (ACM)

Nova has conducted a limited, visual evaluation of interior, accessible areas for the presence of suspect asbestos containing materials (ACM) at the Site. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Based on the date of construction (1930s-40s) there is a potential that ACM was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM)

The survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the lender an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM are present at the Site. Additional sampling, inspection, and evaluation will be warranted for any other use.

No building plans or specifications, which may be useful in determining areas likely to have used ACM, were made available for review.

- 541 NE 20th Avenue was fully renovated in 1993 when purchased by Adidas America and converted from a knitting mill into offices. Nova did not observe any vintage suspect materials in the structure.
- 518 NE 20th Avenue was fully renovated in 1972 when converted to the Jantzen Credit Union and again in 2010 when converted to the garden supply store currently operating in this building. Nova did not observe any vintage suspect materials in the structure.
- Nova did not have access to 2035 NE Glisan Street at the time of the site visit for this assessment.

4.2.11 Radon

The U.S. EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Site in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

4.2.12 Lead-Based Paint

Due to the date of construction (1930s-1940s), lead-based paint may be present. However, since the current regulations regarding lead-based paint are generally for residential properties, lead-based paint is not considered a significant environmental concern. The permanent buildings at the Site consist of three commercial buildings, which are considered nonresidential. All painted surfaces were observed to be in good condition with no signs of peeling or flaking.

4.2.13 Mold

As part of this assessment, Nova performed a limited visual inspection for the significant presence of mold. A class of fungi; molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

Nova observed interior areas of the Site structure(s) for the presence of significant presence of mold. Nova did not note obvious visual or olfactory indications of the presence of mold, nor did Nova observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment.

This activity was not designed to discover all areas which may be affected by mold growth on the Site. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the Site. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Site.

5.0 INTERVIEWS

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

CONTACT NAME	Affiliation	Telephone No	Date Interviewed	Comments
Scott Lovell	Contact Company	858.720.6779	August 10, 2011	None
Susan Cower Permit Technician	Portland Fire and Rescue	503.823.3712	August 15, 2011	Provided Files for Review
Matt Gagliasso	Holt Homes (Owner)	360.597.5475	August 15, 2011	Not aware of any environmentally sensitive activities on Site
Permit Technician	City of Portland Bureau of Development Services	503.823.5333	August 16, 2011	Provided Files for Review

6.0 FINDINGS AND CONCLUSIONS

6.1 Findings

Summarize known or suspect environmental conditions associated with the Site. These conditions may include recognized environmental conditions, historical recognized environmental conditions and/ or de minimis conditions. Also, summarize non-ASTM findings such as ACM and LBP overviews, if required by project specific scope.

6.1.1 On-Site Environmental Conditions

On-Site environmental conditions were identified during the course of this assessment.

- IVI (November 2000 PH I ESA) reported that the Jantzen Building (541 NE 20th) contained a dry cleaning operation, which utilized a 6,000-gallon perchloroethylene (PCE) above-ground storage tank (AST) which was reportedly removed in $\pm$ 1984. Given the size of the tank it likely was located atop a slab-an-grade. Building permits for 627 NE 20th Street dated August 4, 1969 and September 19, 1969, indicate the construction of a tank pit and foundation. This area is located in the parking area on the northern side of the Jantzen Building. No further information regarding this tank was readily available.
- 518 NE 20th Avenue was occupied by a motor freight facility from 1944 through 1950. Permit 2018 was issued to Columbia Gorge Motor Freight on January 3, 1947 for the installation of a gas pump in the building at 518 NE 20th Avenue. No evidence of the decommissioning of USTs at this facility was disclosed during this investigation.
- 1950 and 1969 Sanborn Maps depict the Jantzen factory at 541 NE 20th Avenue as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building. Textile dye operations generate waste that include, but are not limited to, metals and volatile organic compounds. No evidence of environmental investigations to evaluate the operation of this factory on the Site was disclosed during this assessment.

6.1.2 Off-Site Environmental Conditions

No off-Site environmental conditions were identified that were considered likely to impact the Site.

6.1.3 Historic Recognized Environmental Conditions

Jantzen Incorporated (540 NE 19th Avenue) is identified as LUST facility #26-89-0312. The release at this facility is recorded as a "soils only" release of heating oil attributed to overflow.

IVI (November 2000 PH I ESA) reviewed a letter report on the Site entitled *Decommissioning of Underground Fuel Oil Tank at Jantzen Inc. 540 NE 19th Avenue, Portland, Oregon*, dated December 21, 1989, prepared by Dames & Moore, addressed to the Oregon Department of Environmental Quality (ODEQ). The purpose of this review was to obtain information to supplement this report. This letter report stated the following:

- The UST was installed in 1946 when the Janzen Building (541 NE 20th) was constructed, and was never registered with the ODEQ.
- The UST was removed by Pacific Tank and Construction, Inc. under the oversight of Dames & Moore from the 7th to the 18th of December 1989. Visual inspection of the tank indicated no leaks in the tank shell and no contamination in the soil beneath the tank. However, soil contamination was visible around the northeastern corner of the tank around the tank piping. Approximately 10 cubic yards of contaminated soil was excavated from the tank grave. Further excavation of contaminated soil was halted to prevent collapse of the tank pit wall under the building or beneath a water meter vault.
- Sampling conducted in the adjacent wall and floor of the Jantzen building's basement (541 NE 20th) confirmed contaminated soil contamination along the building's basement wall. Sampling conducted from beneath NE 19th Avenue did not detect contamination.

The report concluded that an estimated 30 cubic yards of contaminated soil remains on-site. Dames & Moore recommended this contaminated soil remain in place until such time as the building is demolished or major reconstruction of the utilities is conducted.

The Oregon Department of Environmental Quality issued a "No Further Action" letter for this release on February 8, 1990. Due to the regulatory status and "soils only" nature of this release, a significant adverse environmental impact to the Site is not anticipated.

6.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Site during the course of this assessment.

6.2 Opinion

Nova identified conditions which warrant further investigation in order to determine if the Site has been adversely affected by past operations on the Site.

6.3 Conclusions

Nova has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 518 & 541 NE 20th Avenue and 2035 NE Glisan Street, Portland, Oregon, the Site. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no

evidence of recognized environmental conditions in connection with the Site, except for the following:

- IVI (November 2000 PH I ESA) reported that the Janzen Building (541 NE 20th) contained a dry cleaning operation, which utilized a 6,000-gallon perchloroethylene (PCE) above-ground storage tank (AST) which was reportedly removed in $\pm$ 1984. Given the size of the tank it likely was located atop a slab-an-grade. Building permits for 627 NE 20th Street dated August 4, 1969 and September 19, 1969, indicate the construction of a tank pit and foundation. This area is located in the parking area on the northern side of the Jantzen Building. No further information regarding this tank was readily available.
- 518 NE 20th Avenue was occupied by a motor freight facility from 1944 through 1950. Permit 2018 was issued to Columbia Gorge Motor Freight on January 3, 1947 for the installation of a gas pump in the building at 518 NE 20th Avenue. No evidence of the decommissioning of USTs at this facility was disclosed during this investigation.
- 1950 and 1969 Sanborn Maps depict the Jantzen factory at 541 NE 20th Avenue as including a dye house, a dye room, a machine shop and a boiler room. Outside of the boiler room along the west exterior building wall is a shaded feature in the area known to be the location of the bunker oil UST serving the building. Textile dye operations generate waste that include, but are not limited to, metals and volatile organic compounds. No evidence of environmental investigations to evaluate the operation of this factory on the Site was disclosed during this assessment.
- A bunker fuel UST at 540 NE 19th Avenue (aka 541 NE 20th Avenue) was removed by Pacific Tank and Construction, Inc. under the oversight of Dames & Moore in December 1989. Visual inspection of the tank indicated no leaks in the tank shell and no contamination in the soil beneath the tank. However, soil contamination was visible around the northeastern corner of the tank around the tank piping. Approximately 10 cubic yards of contaminated soil was excavated from the tank grave. Further excavation of contaminated soil was halted to prevent collapse of the tank pit wall under the building or beneath a water meter vault. The report concluded that an estimated 30 cubic yards of contaminated soil remains on-site.

6.4 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-05, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

7.0 REFERENCES

REPORTS, PLANS, AND OTHER DOCUMENTS REVIEWED:

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E 1527-2005

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 352-0050, *EDR Inquiry 3144898.2s* dated August 11, 2011

Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 352-0050, *Aerial Photographs dated 1955, 1963, 1970, 1975, 1981, 1984, 1994, 2000 and 2005*

Oregon Department of Water Resources, *State Well Log Viewer*, accessed via the Internet, August 2011

Sanborn Fire Insurance Mapping, acquired through Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06460, (800) 352-0050, *Maps dated 1901, 1909, 1924, 1950 and 1969*

United States Department of Agriculture, Natural Resources Conservation Service, Soils Website, *Soil Survey for Multnomah County, Oregon*, accessed via the Internet, August 2011

United States Environmental Protection Agency, *EPA Map of Radon Zones (Document EPA-310-R-95-017)*, accessed via the Internet, August 2011

United States Geological Survey Topographic Map, 7.5 minute series, 1990 *Portland, Oregon Quadrangle*, scale 1:24,000, U.S. Geological Survey.

AGENCIES CONTACTED:

CITY OF PORTLAND

- Bureau of Development Services - Building Department
- Fire and Rescue Permit Office

COUNTY OF MULTNOMAH

- Office of Assessment and Taxation

STATE OF OREGON

- Department of Environmental Quality
- State Fire Marshal's Office
- Department of Water Resources
- Department of Consumer & Business Services