



PERSONAL AND CONFIDENTIAL

Main Office: PO BOX 14488, Portland, Oregon 97293
Main Tel: (503) 452-5561 / E-Mail: ENW@EVREN-NW.com
Offices in Portland and Bend Oregon

Friday, May 24, 2024

CRP/Crest Salvage Owner, LLC
Attn: Ryan Madson
1346 The Alameda, Suite 7-285
San Jose, CA 95126

RE: Abandoned Septic Tank Decommissioning
5605-5621 NE 105th Avenue, Portland, Oregon

Ryan Madson,

At the request of CRP/Crest Salvage Owner, LLC (Crest), EVREN Northwest Inc. (ENW) is providing this letter report documenting the decommissioning of an abandoned septic tank discovered at the former Salvage Property, which is located at 5605-5621 NE 105th Avenue in Portland, Oregon. Pursuant to Paragraph 2(e) of Exhibit C to the February 2024 Consent Order between the Oregon Department of Environmental Quality (ODEQ) and Crest, a Decommissioning Work Plan was prepared and submitted to ODEQ on April 26, 2024.¹ ODEQ approved the proposed decommissioning plan on April 30, 2024 via email.

Background

As described in the Work Plan, an apparent abandoned septic was discovered on the north side of the onsite building during the 2023 Phase II Environmental Site Assessment (ESA).² ENW recommended the tank be properly decommissioned in accordance with applicable local, county, and State regulations.

Decommissioning

Prior to onsite decommissioning activities, ENW contracted with Janz Enterprises, Inc. (JEI) to provide excavation services and with River City Environmental, a licensed septic company. ENW then submitted a permit application for septic tank decommissioning to the City of Portland Bureau of Development Services (BDS) and Multnomah County. Permit 24-040651-000-00-SE was issued on May 9, 2024.

¹ ENW, 2024. *Abandoned Septic Tank Decommissioning – Work Plan*, 5605-5621 NE 105th Avenue, Portland, Oregon. April 26, 2024.

² ENW, 2023. *Focused Phase II Environmental Site Assessment*, 5605-5621 NE 105th Avenue, Portland, Oregon. Prepared for Blackstone Consulting. May 19, 2023

On May 16, 2024, the abandoned septic tank was exposed using an excavator operated by JEI under ENW oversight. A buried concrete pad was found to overlay the steel septic tank structure containing water and sand. Water was pumped from the abandoned septic tank using a pump truck operated by River City Environmental. Once the water was pumped out, the former inlet piping was visible on the south side of the tank. Additionally, sand was observed to occupy approximately 1/3 of the interior volume of the tank, mounding at the likely former inlet location, suggesting a possible former incomplete decommissioning by filling the tank interior with sand from the inlet.

A BDS inspector conducted an onsite inspection and confirmed that the location of the abandoned septic tank matched the location of a “septic holding tank” described on an old set of City plans. The inspector authorized ENW to fill the remaining void space around the existing sand with control density flow (CDF) to complete the decommissioning. A concrete truck operated by Troutdale Sand and Gravel Co. delivered approximately nine yards of CDF and transferred it directly into the tank under ENW oversight. The CDF completely filled the void space within the abandoned septic tank and was allowed to mushroom over the top of the tank structure to effectively create a seal over the top of the former tank.

After allowing the CDF to cure, the excavation area was restored to match the surrounding grade using the gravel overburden that had been set aside to facilitate access to the tank.

Supporting documents are included as attachments following this letter including:

- A site plan illustrating the location of the decommissioned septic tank (Attachment A)
- A photographic log of decommissioning activities (Attachment B)
- A copy of the final permit (Attachment C)
- A copy of the septic pump truck receipt and CDF receipt (Attachment D)

Since the septic tank has been appropriately decommissioned, no additional assessment or investigation of this structure is required at this time. A copy of this letter should be retained as part of the permanent property records.

Should you have any questions or comments, please do not hesitate to call.

Kind regards,
EVREN Northwest, Inc.

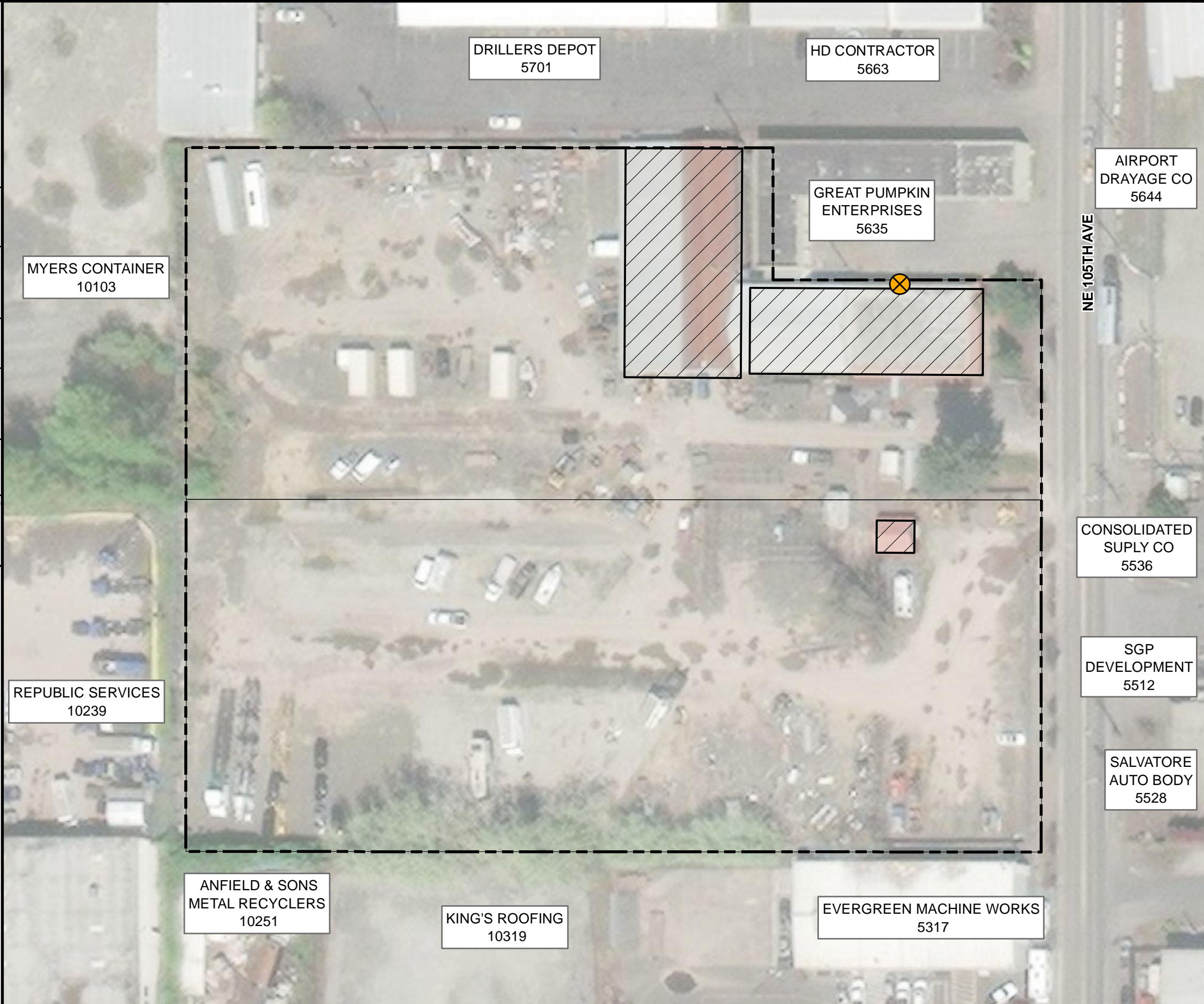


Evan Bruggeman, R.G.
Principal Field Geologist

Attachments:

ATTACHMENT A
SITE PLAN

1460-23002(V01)
 DRAWING NUMBER
 4/24/2024
 L. GREEN
 APPROVED BY
 4/24/2024
 E. BRUGGEMAN
 CHECKED BY
 4/24/2024
 H. ROMER
 DRAWN BY



LEGEND:

- SUBJECT PROPERTY BOUNDARY
- TAX LOT
- SUBJECT BUILDING
- LOCATION OF DECOMMISSIONED SEPTIC TANK

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2023 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION

0 55 110 220
 Feet

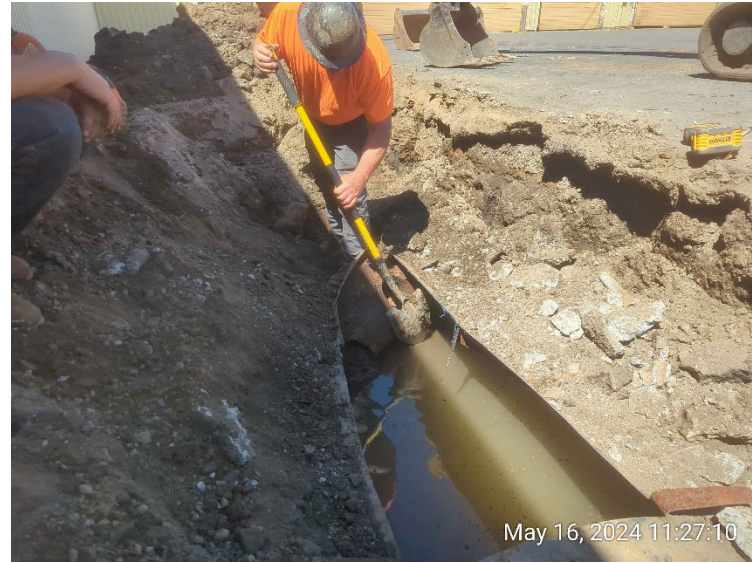
environmental / natural resource consultants

FIGURE 1
SITE PLAN
 4.212-ACRE INDUSTRIAL PROPERTY
 5605-5621 NE 105TH AVE
 PORTLAND, OREGON

ATTACHMENT B
SITE PHOTOGRAPHS



An excavator was used to expose the abandoned septic tank on the north side of the site building.



The tank was cut open to access the interior. The tank was observed to contain water and sand suggesting it was likely partially abandoned by filling in place previously.



A concrete pad was found to overlay a metal tank structure. The concrete was broken up and hauled offsite for disposal.



The tank was pumped out by a pump truck operated by a licensed septic company.



Former Salvage Stie
5605-5621 NE 105th Avenue
Portland, Oregon

Site Photographs

Project No.
1460-23002-10

Attachment
B



May 16, 2024 12:42:08

View of tank interior after pumping down the liquid contents revealing the former inlet pipe entering the south side of the tank (yellow arrow) and abundant sand.



May 16, 2024 13:28:36

After an inspection from the City, authorization was granted to proceed with filling the tank with CDF.



May 16, 2024 13:31:24

The CDF was allowed to completely fill and mushroom over the top of the septic tank to complete the decommissioning.



May 17, 2024 12:40:39

Following decommissioning, the area was restored to pre-excavation condition.



Former Salvage Site
5605-5621 NE 105th Avenue
Portland, Oregon

Site Photographs

Project No.
1460-23002-10

Attachment
B

ATTACHMENT C

FINAL PERMIT



CITY OF
PORTLAND, OREGON
 BUREAU OF DEVELOPMENT SERVICES
 1900 SW 4th Ave, Suite 5000
 Portland, OR 97201



ON-SITE SEWAGE EVALUATIONS & SERVICES

24-040651-000-00-SE

Site Address: 5605 NE 105TH AVE

Issued: 5/9/24

PROJECT INFORMATION		Occ. Group	Const. Type
Commercial/2 or More Family Res/Other	Decommission Sewage Disposal Syst		

Project Description: Decommission tank

APPLICANT	Janz Enterprises Inc *Amy Rolph*	Phone:	(503) 663-7414
PROPERTY OWNER	CRP/CREST SALVAGE OWNER LLC	Phone:	
CONTRACTOR	No Contractor	Phone:	

Project Details		Project Details	
Site Visit?	Yes	Zoning Enforcement Agency	Portland

Permit Final -05/16/2024

All work to conform to requirements of Oregon Administrative Rules 340.71 and 340.73 governing on-site sewage disposal. All work shall be performed by the property owner or by a licensed installer. Permits are only transferrable by reapplication. Post permit on site until work is completed.

BEFORE YOU DIG	ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).
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CITY CONTACT	Phone:
E-Mail:	Fax: (503) 823-4172

INSPECTION REQUEST PHONE NUMBERS	Sanitation Inspections - Call Before 6:00 AM: (503) 823-7000
TDD: (503) 823-6868	
IVR Inspection Request Number:	5042602

ATTACHMENT D
PUMP AND CDF RECEIPTS

Scheduled

Date 05/16/24

Work Order # 356188097

River City Environmental, Inc.

503-252-6144

P.O. Box 30087
Portland, OR 97294

OR CCB# 147355 • WA CCB# RIVERCE981BT

Complete Industrial
Waste Removal
Septic Tank Cleaning
Sump
Line Cleaning

Site Information	
Janz enterprises	
5605 NE 105th ave	
port OR. 97220	

Description	Units	Amount
_____	@ _____	_____
_____	@ _____	_____
_____	@ _____	_____

Instructions:

Driver Notes

_____ Pump septic tank
_____ for decommission
_____ 300 gallons

River City Environmental, Inc. is in no way responsible for damage to any vehicles, personal or real property.
Terms: Net 10 days. 1.55 per month will be charged on past due accounts (18% per annum).

Terms and Conditions The Right to Lien

The customer agrees to pay all invoices arising out of services, an any other special services herein within 10 days.

The customer agrees to pay such extra and overtime charges as may be invoiced from time to time for services rendered, over and above the normal servicing schedule, on behalf of the customer.

The customer agrees to assume responsibility damage to customer's real or personal property arising from services which take place on customer's premises, where the drivers and vehicles of River City Environmental, Inc. have been instructed to enter. This includes, but is not limited to driveways, trees, power lines or poles and building structures.

If River City Environmental finds it necessary to add liquid to the tank on job site, customer will be charged for the additional gallonage resulting from these conditions.

Customer agrees to reimburse River City Environmental for all reasonable attorney's fees court costs and other expense incurred by said company to enforce collection or to serve their rights under this agreement.

If this work order is not contested in writing within 10 days the full amount is considered due and payable.

Customer agrees to the above conditions. A fax on the work order is considered an original. Redeemable in Multnomah County.

Check # _____ Visa MC Amex Card # _____ Exp Date _____ Vcode _____
 Work Authorized by (please print) _____ Date ___/___/___
 Signature _____
 Service Tech #1 Ruben Aguilar Service Tech #2 _____ Date 5/16/24 Time 1300

We put the "ready" in ready-mixed concrete



PO Box 397
Troutdale, OR 97060-0397

Office/Dispatch 503-665-4121
Fax 503-669-7707

CUSTOMER ID 171	PO/JOB NO.	TERMS: Net unless otherwise indicated. A finance charge of 1-1/2% per month (18% per annum) will be charged on past due amounts.	TIME 12:45	DATE 5/16/24	TICKET NO. 100495
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SOLD TO JANZ ENTERPRISES INC	DELIVER TO 5605 NE 105th Ave Portland 97220
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DELIVERY & SPECIAL INSTRUCTIONS
Excessive water is detrimental to concrete performance. Any water added at job site is at Purchaser's request. Purchaser assumes full responsibility for strength, slump and quality of concrete when additional water or other material is added on the job site.
↓ ↓ ↓

REQUESTED TIME 11:27 AM	ARRIVE JOB 1:27	BEGIN POUR 1:26	FINISH POUR 1:34	LEAVE JOB 1:40	O/T MINUTES	Water Added By Request	ESTIMATED SLUMP 6
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QUANTITY THIS LOAD	QUANTITY DELIVERED	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE	
9.00	9.00	50CDF	1.55K CDF	CY			
4200 105th & Markg							
					MINS. OF OVERTIME	YD	2.00

TRUCK # 75	DRIVER CHRIS LEPAGE	PLANT 01	USE	CASH / CHECK / CHARGE	ZIP CODE	ZONE CODE	TICKET TOTAL
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CAUTION: Freshly mixed concrete, mortar or grout may cause injury. Take precautions to avoid contact with skin where possible and wash exposed skin areas with water. If any cement mixtures get to eyes, rinse immediately and repeatedly with water and get prompt medical attention if necessary. Material Safety Data Sheets (MSDS) are available upon request. **KEEP OUT OF REACH OF CHILDREN.**

REASONS FOR DELAY:	
<input type="checkbox"/> Job not ready	<input type="checkbox"/> DYE
<input type="checkbox"/> Lack of help	<input type="checkbox"/> Wrong Address
<input type="checkbox"/> Waiting for truck to unload	<input type="checkbox"/> Pump wash out
<input type="checkbox"/> Waiting for pump	<input type="checkbox"/> Wheelbarrow job
	<input type="checkbox"/> Other

GRAND TOTAL

DELIVERY CONDITIONS: Purchaser agrees to provide suitable access to point of delivery. Seller reserves the right to stop delivery if access deemed unsatisfactory. In the event Purchaser delivery beyond curb lines and off public roadways, Purchaser assumes liability for any and all damage including towing charges for such deliveries. Purchaser must provide mixer wash out area. 6 minutes per hour unloading time. Excessive unloading time charged at prevailing hourly rate. Concrete is a PERISHABLE COMMODITY and becomes property of the Purchaser upon batching at the concrete plant. Any change or cancellation of original instructions must be telephoned to the office before loading begins. Seller will not accept responsibility for the finished results due to factors beyond Seller's control. Seller is not liable for cracking and only warrants strength. Concrete is not guaranteed against freezing. Concrete poured at or below freezing voids all warranties. No credit for returned concrete.

The undersigned acknowledges that they are the Buyer or an authorized agent of the Buyer and agrees, on behalf of the Buyer, to all of the terms and conditions set forth herein. Refusal to sign this delivery ticket BUT acceptance of the material constitutes agreement with terms and conditions above.

SIGNATURE: **X** *Chris Lepage*

Material	Design Qty	Required	Batched	% Var	% Moisture	Actual Wat
WATER	45.00 gl	310.26 gl	312.00 gl	0.56%		312.00 gl
CEMENT	175.0 lb	1575.0 lb	1560.0 lb	-0.95%		
3/BPEA	400 lb	3629 lb	3640 lb	0.31%	0.80% M	3 gl
FINESAND	830 lb	7791 lb	7720 lb	-0.91%	4.30% M	38 gl
COARSE SAND	1800 lb	16866 lb	16840 lb	-0.15%	4.11% R	80 gl
AE99	5.00 oz	45.00 oz	45.00 oz	0.00%		

Actual Load Totals: 32366 lb
Slump: 6.00 in
Hum Batches: 1
Design 2.146 Water/Cement 2.310 A
Manual 12:45:25
Design 405.0 gl
Actual 433.3 gl To Add: 0.0
Water in Trucks: 0.0 gl Adjust Water: 0.0 gl / Load
Trial Water: 0.0 gl / CY