CAP MAINTENANCE PLAN

River Terrace Town Center
SW Roy Rogers Road
Tigard, Oregon

For
Oregon Department of Environmental Quality
On behalf of TNHC Oregon LLC
May 31, 2024

Project: NewHome-5-05

NV5

May 31, 2024

Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232

Attention: Kevin Dana

Cap Maintenance Plan
River Terrace Town Center
SW Roy Rogers Road
Tigard, Oregon
Project: NewHome-5-05

On behalf of TNHC Oregon LLC, NV5 is pleased to submit this CMP for the River Terrace Town Center development immediately east of SW Roy Rogers Road between SW Appledale Road and SW Sunshine Coast Street in Tigard, Oregon. This CMP describes the long-term monitoring and maintenance requirements for the protective cap covering the disposal cells.

We appreciate your assistance with this project and look forward to your review and comments pertaining to this CMP. Please call if you have questions regarding this submittal.

Sincerely,

NV5

Kyle R. Sattler, L.G. (Washington)
Principal Geologist

cc: Pam Verdadero, TNHC Oregon LLC
Angela Grajewski, TNHC Oregon LLC
Rebecca Tom, Radler White Parks & Alexander LLP

CBS:KRS:sn
Attachments
One copy submitted
Document ID: NewHome-5-05-053124-env-CMP.docx

TABLE OF CONTENTS

ACRONYMS AND ABBREVIATIONS

AST	aboveground storage tank
BGS	below ground surface
CFR	Code of Federal Regulations
CFSL	clean fill screening level
CMMP	Contaminated Media Management Plan
CMP	Cap Maintenance Plan
DEQ	Oregon Department of Environmental Quality
ESA	environmental site assessment
HCP	Hazard Communication Plan
I.D.	identification
OSHA	Occupational Safety and Health Administration
RBC	risk-based concentration
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
SF	square feet

1.0 INTRODUCTION

This CMP has been prepared on behalf of TNHC Oregon LLC for the River Terrace Town Center development immediately east of SW Roy Rogers Road between SW Appledale Road and SW Sunshine Coast Street in Tigard, Oregon (subject property). Soil generated during redevelopment of the subject property that contained low-level concentrations of pesticides was placed into two disposal cells on the north and west-central portions of the subject property and capped with clean fill in general accordance with the DEQ-approved CMMP for the subject property.[1] This CMP describes the long-term monitoring and maintenance requirements for the protective cap overlying the disposal cells.

The subject property is shown relative to surrounding physical features on Figure 1. The layout of the subject property prior to redevelopment is shown on Figure 2. The subject property layout and general locations of the disposal cells are shown on Figure 3. Acronyms and abbreviations used herein are defined above, immediately following the Table of Contents.

2.0 PURPOSE AND OBJECTIVES

This CMP was prepared to satisfy DEQ requirements for managing the protective caps and for obtaining regulatory closure of the River Terrace Town Center development (Environmental Cleanup Site Information No. 6283). The purpose of the CMP is to present the recommended long-term monitoring and maintenance activities to ensure the disposal cell caps adequately protect human health and the environment in the future. It is our understanding that the long-term monitoring and maintenance activities recommended in this CMP will be filed with Washington County in the form of an Easement and Equitable Servitudes (between the property owner and DEQ) and serve as institutional controls for the engineered soil cap.

This CMP is intended to be used by the property owner (or designee). The property owner is to employ or designate personnel with appropriate experience and qualifications to perform the activities described in this CMP.

3.0 BACKGROUND

3.1 SUBJECT PROPERTY DESCRIPTION

The subject property encompasses 38.69 acres east of SW Roy Rogers Road in Tigard, Oregon. The subject property was formerly developed for agricultural use with associated rural residences and outbuildings (Figure 2). An unnamed tributary of the Tualatin River transects the northwest portion of the subject property.

The subject property is currently an active construction site for the continued development of numerous residential lots, retail spaces, roadways, greenspaces, and a park. Final development will consist primarily of hardscape caps, including roadways, parking areas, sidewalks, mixed-use

[1] NV5, 2022. *Contaminated Media Management Plan; River Terrace Town Center Development; 13794 and 13580 SW Roy Rogers Road; Tigard, Oregon*, dated June 6, 2022. Project: StantonSt-6-01

structures, and residential structures. Greenspace and/or park areas are planned in the north portion of the subject property. The final layout of the development is shown on Figure 3.

3.2 PREVIOUS INVESTIGATIONS

We conducted Phase I ESAs and Phase I ESA Updates for the subject properties in July 2018, July 2021, July 2022, and September 2023 under our former and current brands of GeoDesign, Inc. and NV5, respectively. The results of the Phase I ESAs and Phase I ESA Updates identified the following RECs: (1) the historical use of the subject property for agricultural purposes, (2) the presence of a berm of undocumented fill at the northwest boundary of a large irrigation pond, (3) drums and containers of petroleum projects and surface soil staining observed in a vehicle maintenance building, and (4) three historical fueling ASTs.

We subsequently conducted a surface soil and sediment evaluation to further evaluate potential impacts to the subject property from the identified RECs. The results of the investigations indicated the following:

- Soil in the vicinity of the former vehicle maintenance building exhibited concentrations of gasoline- and diesel-range hydrocarbons at concentrations greater than DEQ *Vapor Intrusion into Buildings* RBCs for residential receptors and/or DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBCs for residential and construction worker receptors and cadmium, naphthalene, and 1-methylnaphthalene at concentrations greater than the corresponding DEQ CFSLs. The upper approximately 1 foot of soil in the vicinity of the former vehicle maintenance building would require disposal at a RCRA Subtitle D landfill if exported from the subject property.
- Soil in the vicinity of the former AST area exhibited concentrations of diesel-range hydrocarbons at a concentration greater than the DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBC for residential receptors and cadmium, lead, and naphthalene at concentrations greater than the corresponding DEQ CFSLs. The upper approximately 0.5 foot of soil in the vicinity of the former AST area would require disposal at a RCRA Subtitle D landfill if exported from the subject property.
- Sediment along the creek channel and the small and large irrigation ponds, as well as soil within portions of the agricultural-use areas (specifically composite sampling areas COMP-2 and COMP-5) exhibited concentrations of pesticides and agricultural-use metals at concentrations less than applicable DEQ RBCs and/or corresponding CFSLs and could be managed as clean fill.
- Soil within portions of the agricultural-use areas (specifically the upper 0.5 foot of soil within composite sampling area COMP-3 and the upper 1.5 feet of soil within composite sampling areas COMP-4 and COMP-6 through COMP-9) exhibited select pesticides at concentrations exceeding DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBCs for residential receptors and/or corresponding CFSLs and would require disposal at a RCRA Subtitle D landfill if exported from the subject property.
- The undocumented fill comprising the fill berm exhibited naphthalene at concentrations less than applicable DEQ RBCs but greater than the corresponding DEQ CFSL. If the undocumented fill comprising the berm required off-site disposal, it would have to be disposed of at a RCRA Subtitle D landfill or other DEQ-approved location.

3.3 CONTAMINATED MEDIA MANAGEMENT PLAN

We prepared a CMMP dated November 7, 2018, for use by a construction team and to assist the earthwork contractor with the identification and proper management of known and potentially contaminated soil and sediment that could be encountered during future construction and earthwork activities. DEQ reviewed the CMMP and subsequently approved it in a letter dated November 15, 2018. The CMMP identified four soil management areas (with soil requiring special management), including (1) agricultural-use areas, (2) the vehicle maintenance building, (3) the former AST area, and (4) the undeveloped fill berm.

NV5 revised the 2018 CMMP in July 2022 to reflect updated DEQ RBCs and submitted it to DEQ for review and approval. DEQ approved the revised CMMP in August 2022. As a result of the updated DEQ RBCs, the revised CMMP identified that soil between 0 feet and 0.5 foot BGS in composite sampling areas COMP-6, COMP-7, and COMP-8 and surface and shallow subsurface soil between 0 and 1.5 feet BGS in composite sampling area COMP-9 should be removed and interned in one of three separate disposal cells on the west half of the subject property (only two disposal cells were actually needed to accommodate the volume of soil requiring internment during redevelopment). Proposed management methods for the soil in the vicinity of the vehicle maintenance building, the former AST area, and the undocumented fill berm remained as described in the 2018 CMMP. DEQ approved the draft CMMP in a letter dated August 18, 2022, and NV5 subsequently finalized the CMMP.

3.4 ENVIRONMENTAL SUMMARY AND CLOSURE REPORT

Earthwork activities were primarily completed at the subject property between August 2022 and July 2023. We submitted an environmental summary and closure report to DEQ on September 8, 2023.[2] DEQ approved the environmental summary and closure report in a letter dated October 18, 2023. The September 2023 environmental summary and closure report describes the soil management practices employed at the subject property during redevelopment activities. Soil with pesticide concentrations exceeding DEQ CFSLs and/or DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBCs for residential receptors was excavated to a depth of up to 1.5 feet BGS and placed in two disposal cells on the north and west-central portions of the subject property that were capped with a minimum of three feet of clean fill. Internment of the pesticide-contaminated soil beneath the minimum 3-foot-thick caps of clean fill eliminates unacceptable risk to future residential receptors via the direct contact exposure pathway.

Disposal Cell #1 is approximately 260 feet long and approximately 130 feet wide and is within a future parking area on the west-central portion of the subject property. Disposal Cell #2 is approximately 190 feet long and approximately 150 feet wide and is in a future community park area on the north portion of the subject property. The locations of the disposal cells are shown on Figure 3. Each disposal cell is on a separate tax lot within the subject property.

Disposal Cell #1 is on Tax Lot 00200 of Washington County Tax Map 2S106DD (Lot 2 of Washington County plat "River Terrace Town Center), whose legal description is presented in Exhibit A of Appendix A. The location and configuration of Tax Lot 00200 are depicted on

[2] NV5, 2023. *Environmental Summary and Closure Report; River Terrace Town Center; SW Roy Rogers Road, Tigard, Oregon;* dated September 8, 2023. NV5 Project: NewHome-5-03

Exhibit B of Appendix A. The legal description of the cap over Disposal Cell #1 is presented in Exhibit C of Appendix A and the survey of Disposal Cell #1 is presented on Exhibit D of Appendix A.

Disposal Cell #2 is on Tax Lot 14800 of Washington County Tax Map 2S106DD (Tract C of Washington County plat "River Terrace Town Center), whose legal description is presented on Exhibit A of Appendix B. The location and configuration of Tax Lot 14800 are presented on Exhibit B of Appendix B. The legal description of the cap over Disposal Cell #2 is presented on Exhibit C of Appendix B and the survey of Disposal Cell #2 is presented on Exhibit D of Appendix B.

Orange fabric demarcation barriers were placed between the pesticide-contaminated soil and the clean fill cap within the disposal cells. The final cover over the disposal cells' protective caps will consist of softscape and hardscape surfaces (including parking lots and other hardscape features). The thicknesses of the clean fill capping the disposal cells, based on elevation survey data obtained from the top of the demarcation layers and the final grades, are shown on Figures 4 and 5. As shown on Figure 4, the average cap thickness of Disposal Cell #1 is approximately 10 feet. As shown on Figure 5, the cap thickness of Disposal Cell #2 is generally approximately 3 to 4 feet thick.

4.0 WORKER SAFETY

This section describes the OSHA worker safety requirements for protective cap monitoring and maintenance activities as well as for future work in which the owner or designee may come into contact with soil in or beneath the protective caps.

Although pesticide concentrations in soil beneath the protective caps are less than the corresponding DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBCs for construction worker and excavation worker receptors, pesticides are considered hazardous chemicals as defined by OSHA. Therefore, the property owner, operator, or contractor must prepare and implement a site-specific HCP before beginning earthwork activities on the property, as required by OSHA Hazard Communication Standard and established in Title 29 of CFR Part 1910.1200. The HCP fulfills worker "Right to Know" requirements (29 CFR 1926.59).

If the HCP is prepared by a contractor, a copy must be submitted to the property owner before the start of work on a project. The HCP must be posted on the property during activities that may disturb the protective cap materials. The contractor is responsible for notifying subcontractors of pertinent environmental conditions. Subcontractors may either adopt the HCP prepared by the contractor or prepare their own HCPs. Each contractor or subcontractor is responsible for the safety of its employees, including compliance with applicable OSHA regulations, plans, and project specifications. In addition to implementation of an HCP, the contractor must prepare and implement a Health and Safety Plan in accordance with OSHA requirements to ensure adequate protection for workers in the disposal cell areas.

5.0 PROTECTIVE CAP MONITORING

The effectiveness of the cap is based on its ability to serve as an engineering control that limits human exposure to subsurface soil underlying the cap. The cap should be inspected annually and during improvements that could penetrate the protective cap. Inspections should be conducted by adequately trained personnel appointed by the property owner. Inspections will consist of a walking survey of the protective cap to visually evaluate the surface (including grasses, trees, shrubs, concrete floor slabs, concrete walkways, and other hardscapes) for signs of damage, failure, or disturbance. The inspector must note cracks, weathering, areas of apparent groundwater seepage, or other features that could allow underlying impacted soil to migrate through the cap or that could allow direct contact to impacted soil beneath the cap. The results of each annual inspection (or inspections conducted during improvements) should be documented by the inspector on the cap inspection report presented in Appendix C. The inspector should photograph suspect features observed during the inspection and include the photographs and photograph descriptions with the cap inspection report. The inspector should also map areas of suspect features and associate the photographs with the noted locations on the map.

The cap inspection report is intended to require the inspector to determine if maintenance is required and includes a requirement to record cap repair activities (if completed). Areas that the inspector identifies as having less than the required 3 feet of clean fill must be repaired immediately. The inspector should document areas that require repair in a written early action report within 24 hours of the inspection. The property owner is responsible for repair of the areas identified in the early action report within one week after the early action report is prepared. The property owner should also provide DEQ with a copy of the early action report within one week of completion but may complete the cap repair before receiving a response from DEQ. See the following section for additional information on cap repair.

6.0 PROTECTIVE CAP REPAIR

Cap repairs should be conducted in a manner that returns the cap to a level of protectiveness equivalent to or more protective of its original design and construction. The property owner or appointed representative should evaluate the adequacy of repair or maintenance activities recommended in the annual cap inspection report.

6.1 ROUTINE MAINTENANCE

Disturbances to the protective cap observed during routine inspections will be repaired as part of routine maintenance. Such routine maintenance may include but is not limited to the following:

- Performing approved inspection repairs
- Repairing eroded surfaces necessary to restore the protective cap to its original condition
- Replacing damaged concrete surfaces with concrete, landscaping, or clean soil of an equivalent thickness

6.2 NON-ROUTINE MAINTENANCE

Activities that disturb the protective cap may include planned intrusive work. Before and after such events, the protective cap must be maintained to limit the potential exposure of subject property occupants to pesticide-impacted soil. Such non-routine maintenance activities are described below:

- The orange fabric demarcation barriers must be replaced or restored to their original condition if disturbed or damaged. Disturbing the fabric barriers should be avoided to the extent possible.
- Restoration of the minimum 3-foot-thick protective cap must be included in any intrusive work plan that includes modification of the protective cap surfaces.
- Because soil below the protective cap and underlying fabric barriers contains pesticides at concentrations exceeding DEQ CFSLs and/or DEQ *Soil Ingestion, Dermal Contact, and Inhalation* RBCs for residential receptors, soil excavated from beneath the protective cap/fabric barriers and disposed of during future intrusive work must be transported to and disposed of at a RCRA Subtitle D landfill or other DEQ-approved facility. The soil disposal contractor will coordinate characterization, transportation, and disposal requirements with the selected receiving facility.
- Eroded surfaces must be repaired as necessary to restore the protective cap to its original condition.
- Best management practices should be followed to ensure that contaminated soil does not spread beyond the work area during soil removal, equipment decontamination, etc.
- Damaged concrete surfaces must be replaced with concrete, landscaping, or clean soil of an equivalent thickness.

7.0 RECORDKEEPING

The inspector will document observations made during inspections on the cap inspection report (see the Appendix). The cap inspection report is intended to require the inspector to determine if maintenance is required and includes a requirement to record cap repair activities (if completed). Areas that the inspector identifies as having less than the required 3 feet of clean fill must be repaired. The inspector will document areas that require repair in a written early action report within 24 hours of the inspection. The property owner is responsible for repair of the areas identified in the early action report within one week after the early action report is prepared. The property owner will also provide DEQ with a copy of the early action report within one week of completion but may complete the cap repair before receiving a response from DEQ.

The annual cap inspection reports will be submitted to DEQ by January 15 each year and should list suspect areas that require re-inspection the following year, include documentation of repairs recommended in early action reports (if completed), and summarize recommended maintenance activities. Copies of the annual cap inspection reports should be maintained for a minimum of five years after submittal to DEQ.

8.0 LIMITATIONS

This CMP has been prepared by NV5 on behalf of TNHC Oregon LLC for use by the property owner or designee. NV5 makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information and guidance presented in this CMP are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with the currently accepted hydrogeologic and engineering standards and practices applicable to this location.

NV5 obtained, reviewed, and evaluated certain information used in this CMP from sources that were believed reliable. NV5's conclusions, opinions, and recommendations are based in part on such information. NV5's services did not include verification of its accuracy or authenticity. Should the information upon which NV5 relied prove to be inaccurate or unreliable, NV5 reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

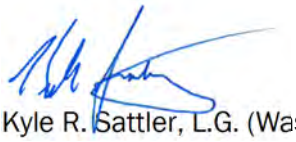
This CMP is not intended for use by others, and the information contained herein is not applicable to other sites. Reliance on this CMP by other parties is strictly at the risk of those parties, and NV5 will grant no third-party reliance unless specifically requested in writing by our client for whom this CMP was prepared.

♦ ♦ ♦

We appreciate the opportunity to be of continued service to you on this project. Please call if you have questions concerning the information provided.

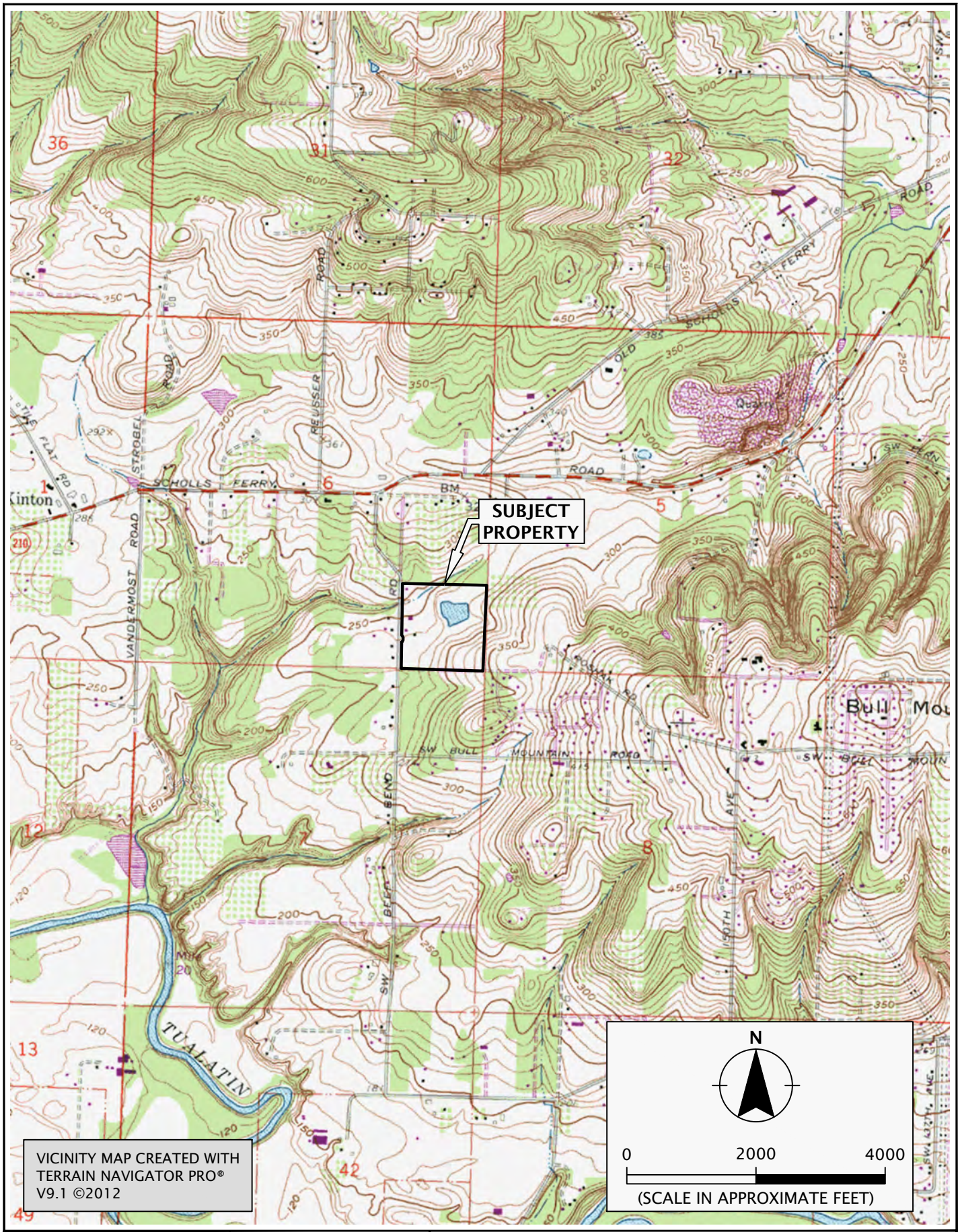
Sincerely,

NV5



Kyle R. Sattler, L.G. (Washington)
Principal Geologist

FIGURES



NIV5	NEWHOME-5-05	**VICINITY MAP**	
	MAY 2024	RIVER TERRACE TOWN CENTER TIGARD, OR	**FIGURE 1**

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File Name: J:\M-R\NewHome\NewHome-5\NewHome-5-05\Figures\CAD\NewHome-5-05-VM01.dwg | Layout: FIGURE 1

LEGEND:

- SUBJECT PROPERTY BOUNDARY
- TAX LOT BOUNDARY
- UNDOCUMENTED FILL BERM
- COMP-6 — COMPOSITE SOIL SAMPLING AREA
- T — PAD-MOUNTED TRANSFORMER
- W — WELL
- PH — PUMP HOUSE
- D — UNMARKED DRUM

N

0 200 400

(SCALE IN FEET)

SITE PLAN BASED ON AERIAL PHOTOGRAPH DATED JULY 10, 2022, OBTAINED FROM GOOGLE EARTH PRO.

PRE-CONSTRUCTION SITE PLAN

RIVER TERRACE TOWN CENTER
TIGARD, OR

FIGURE 2

NEWHOME-5-05

MAY 2024

NV5

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LEGEND

- MIXED USE APARTMENT BUILDING 216 UNITS & 24,000 SF OF COMMERCIAL SPACE
- RESIDENTIAL ONLY APARTMENT BUILDING - 102 UNITS
- RESIDENTIAL ONLY APARTMENT BUILDING WITH TUCK UNDER GARAGES 30 UNITS

TOTAL MULTI-FAMILY UNITS - 348

- ROWHOME LOTS - 50
- SMALL - SINGLE FAMILY REAR LOADED 76 LOTS
- MEDIUM - SINGLE FAMILY FRONT LOADED 2 LOTS
- LARGE - SINGLE FAMILY FRONT LOADED 15 LOTS

TOTAL SINGLE-FAMILY UNITS - 143

N

0 200 400

(SCALE IN FEET)

SITE PLAN BASED ON IMAGE OF SHEET 5.3 CONCEPT SITE MAP DATED DECEMBER 30, 2021, PREPARED BY PACIFIC COMMUNITY DESIGN

SITE PLAN - PROTECTIVE CAP LAYOUT

FIGURE 3

RIVER TERRACE TOWN CENTER
TIGARD, OR

NEWHOME-5-05

MAY 2024

NIV5

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ELEVATION OF FINAL GRADE

ELEVATION OF DEMARCATION LAYER

270.74 F10+23 260.51			
271.24 F9+66 261.58	272.51 F10+62 261.89	273.67 F10+90 262.77	274.19 F10+60 263.59
271.50 F9+46 262.04	272.70 F9+98 262.72	273.69 F10+67 263.02	274.44 F10+87 263.57
271.75 F9+55 262.20	272.80 F9+93 262.87	273.82 F10+62 263.20	274.58 F10+86 263.72
272.04 F9+76 262.28	273.05 F10+05 263.00	273.96 F10+76 263.20	274.72 F11+50 263.22
272.33 F10+17 262.16	273.44 F10+94 262.50	274.09 F11+21 262.88	274.85 F11+88 262.97
272.64 F10+48 262.16	273.95 F11+95 262.00	274.18 F11+67 262.51	274.99 F11+87 263.12
272.94 F11+34 261.60	273.99 F12+12 261.87	274.60 F12+00 262.60	275.06 F11+83 263.23
273.27 F11+76 261.51	274.19 F12+34 261.85	274.92 F12+24 262.68	275.08 F11+59 263.49

THICKNESS OF CLEAN FILL CAP IN FEET

6.00
5.60
5.20
4.80
4.40
4.00
3.60
3.20
2.80
2.40
2.00
1.60
1.20
0.80
0.40
± .100
0.40
0.80
1.20
1.60
2.00
2.40
2.80
3.20
3.60
4.00
4.40
4.80
5.20
5.60
6.00

N

0 40 80

(SCALE IN FEET)

SITE PLAN BASED ON IMAGE OBTAINED FROM D&T EXCAVATION

DISPOSAL CELL #1

RIVER TERRACE TOWN CENTER
TIGARD, OR

NEWHOME-5-05

MAY 2024

FIGURE 4

NV5

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ELEVATION OF FINAL GRADE

ELEVATION OF DEMARCATION LAYER

THICKNESS OF CLEAN FILL CAP IN FEET

2.25
2.10
1.95
1.80
1.65
1.50
1.35
1.20
1.05
0.90
0.75
0.60
0.45
0.30
0.15
± .075
0.15
0.30
0.45
0.60
0.75
0.90
1.05
1.20
1.35
1.50
1.65
1.80
1.95
2.10
2.25

N

0 40 80

(SCALE IN FEET)

SITE PLAN BASED ON IMAGE OBTAINED FROM D&T EXCAVATION

DISPOSAL CELL #2

RIVER TERRACE TOWN CENTER
TIGARD, OR

NEWHOME-5-05

MAY 2024

FIGURE 5

NV5

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APPENDIX A

PACIFIC COMMUNITY DESIGN

EXHIBIT A

April 26, 2024

LEGAL DESCRIPTION Job No. 148-005
Property

Lot 2, plat of "River Terrace Town Center", Washington County Plat Records, in the Southeast Quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, State of Oregon.

Containing 5.30 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen
33055EFA07B841B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

12564 SW Main Street, Tigard, OR 97223 ♦ [T] 503-941-9484 [F] 503-941-9485

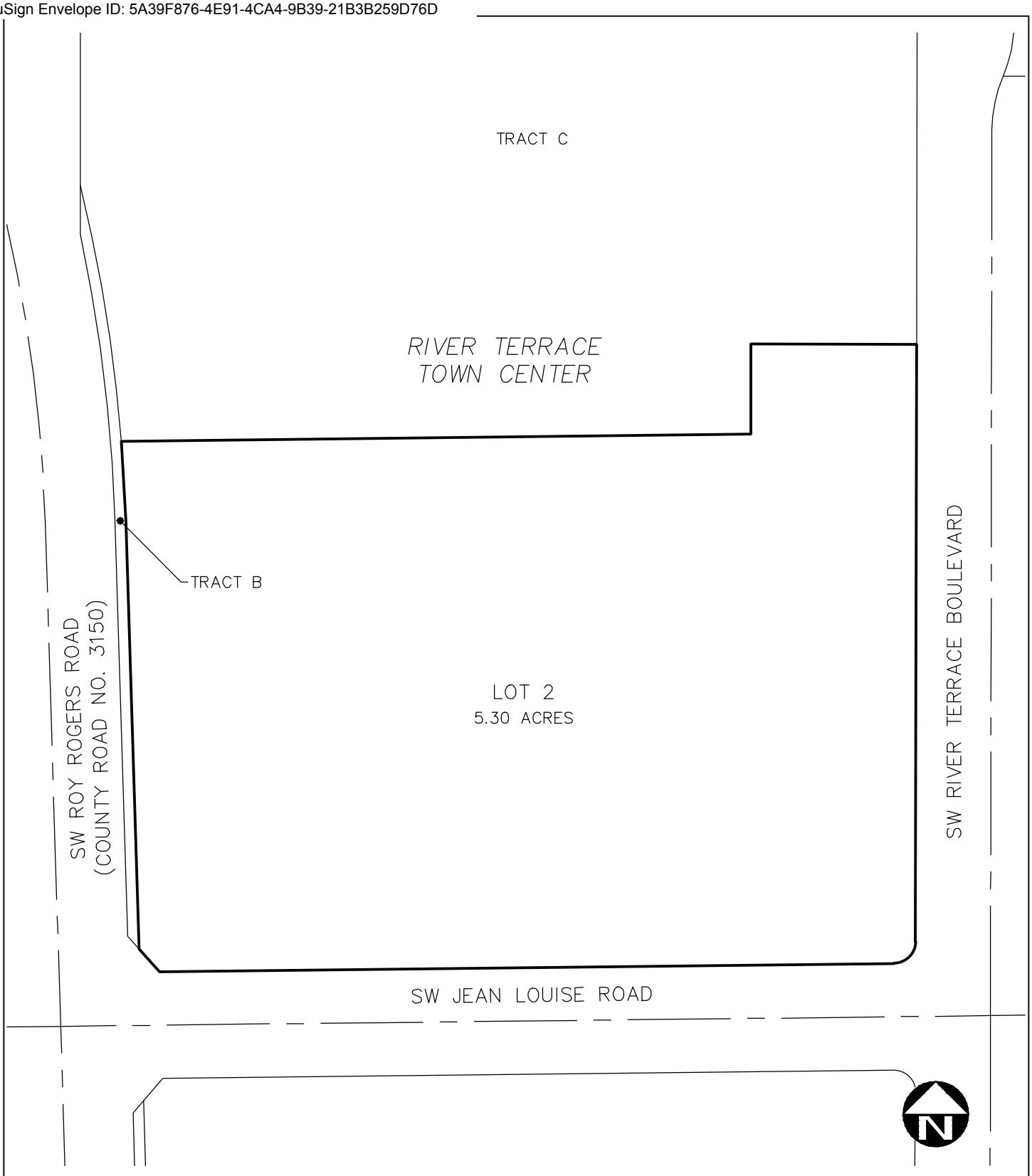

EXHIBIT B
PROPERTY

DRAWN BY: FAM DATE: 4/26/24
REVIEWED BY: TCJ DATE: 4/26/24
PROJECT NO.: 148-005
SCALE: 1"=100'

PAGE 1 OF 1

PACIFIC COMMUNITY DESIGN
12564 SW Main St
Tigard, OR 97223
[T] 503-941-9484
[F] 503-941-9485

PACIFIC COMMUNITY DESIGN

EXHIBIT C

April 26, 2024

LEGAL DESCRIPTION Job No. 148-005
Capped Disposal Cell Area

An area within Lot 2, plat of "River Terrace Town Center", Washington County Plat Records, in the Southeast Quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, State of Oregon, more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 2;

thence South 40°23' 23" West, a distance of 136.99 feet to the POINT OF BEGINNING;

thence South 00°06' 00" West, a distance of 263.46 feet;

thence South 89°20' 24" West, a distance of 114.05 feet;

thence North 00°39' 36" West, a distance of 263.44 feet;

thence North 89°20' 24" East, a distance of 117.54 feet to the POINT OF BEGINNING.

Containing 30,506 square feet, more or less.

Basis of bearings being plat of "River Terrace Town Center", Washington County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen
33055EFA07B841B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

12564 SW Main Street, Tigard, OR 97223 ♦ [T] 503-941-9484 [F] 503-941-9485

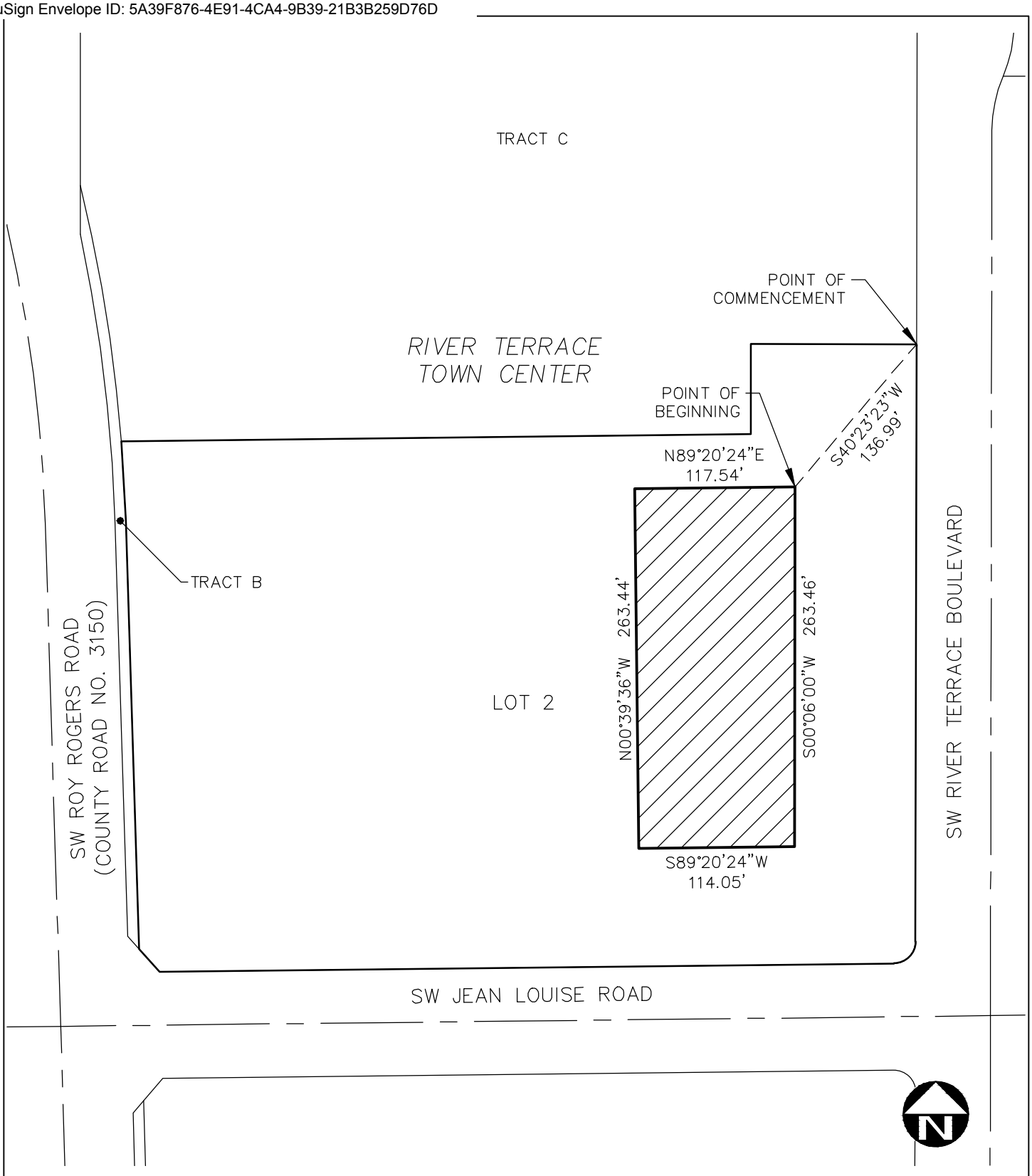

EXHIBIT D
CAPPED DISPOSAL CELL AREA

DRAWN BY: FAM DATE: 4/26/24
REVIEWED BY: TCJ DATE: 4/26/24
PROJECT NO.: 148-005
SCALE: 1"=100'
PAGE 1 OF 1

PACIFIC COMMUNITY DESIGN
12564 SW Main St
Tigard, OR 97223
[T] 503-941-9484
[F] 503-941-9485

APPENDIX B

PACIFIC COMMUNITY DESIGN

EXHIBIT A

April 26, 2024

LEGAL DESCRIPTION Job No. 148-005
Property

Tract C, plat of "River Terrace Town Center", Washington County Plat Records, in the Southeast Quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, State of Oregon.

Containing 5.98 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen
33055EFA07B841B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

12564 SW Main Street, Tigard, OR 97223 ♦ [T] 503-941-9484 [F] 503-941-9485

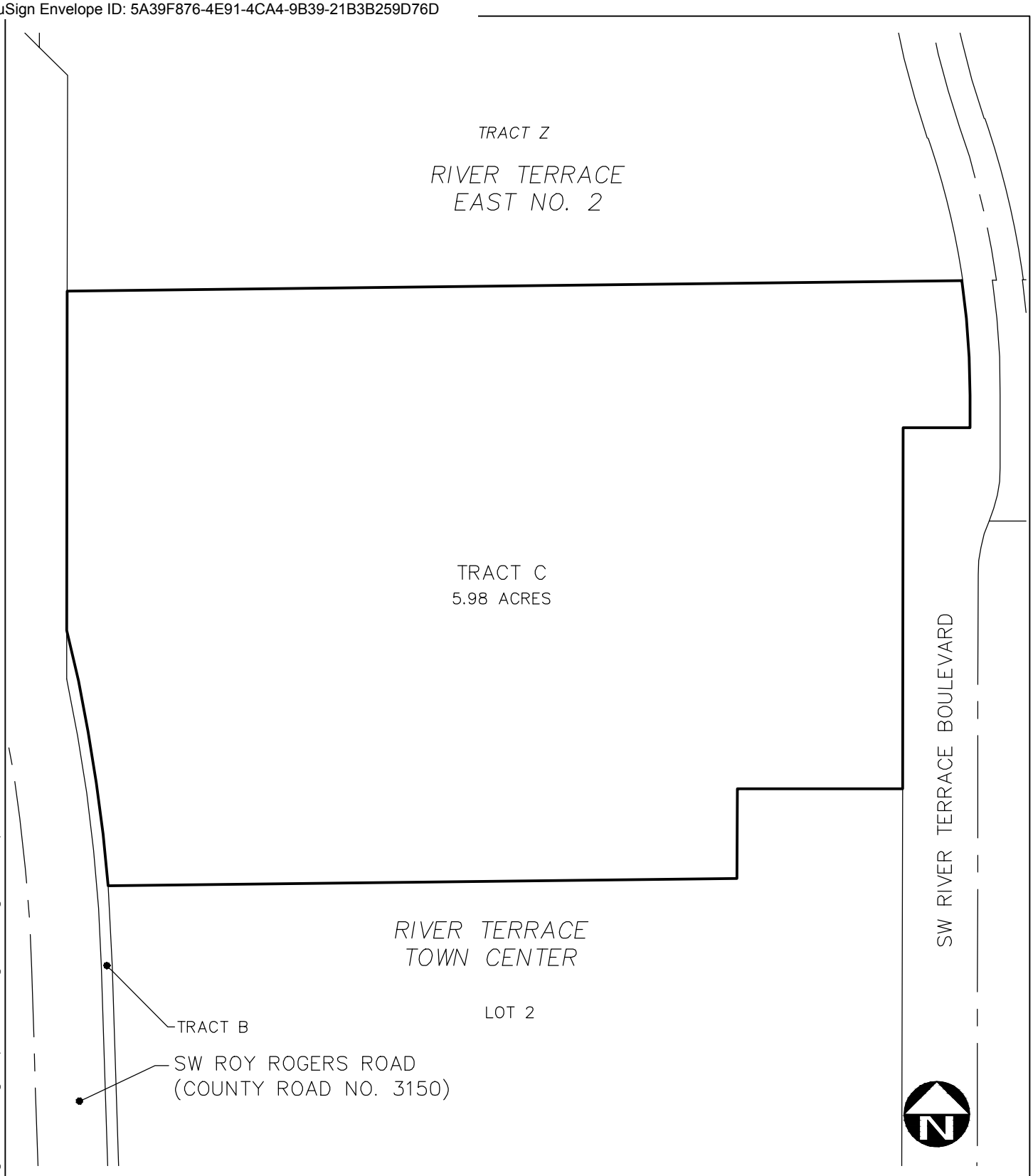

EXHIBIT B
PROPERTY

DRAWN BY: FAM DATE: 4/26/24
REVIEWED BY: TCJ DATE: 4/26/24
PROJECT NO.: 148-005
SCALE: 1"=100'

PACIFIC COMMUNITY DESIGN
12564 SW Main St
Tigard, OR 97223
[T] 503-941-9484
[F] 503-941-9485

PACIFIC COMMUNITY DESIGN

EXHIBIT C

April 26, 2024

LEGAL DESCRIPTION Job No. 148-005
Capped Disposal Cell Area

An area within Tract C, plat of "River Terrace Town Center", Washington County Plat Records, and a public Right-of-Way in the Southeast Quarter of Section 6, Township 2 South, Range 1 West, Willamette Meridian, City of Tigard, Washington County, State of Oregon, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract C;

thence along the westerly Right-of-Way line of SW River Terrace Boulevard, North 00°06' 00" East, a distance of 172.56 feet to the POINT OF BEGINNING;

thence leaving said westerly Right-of-Way line, South 21°50' 44" West, a distance of 48.52 feet;

thence North 89°57' 41" West, a distance of 59.86 feet;

thence North 70°39' 00" West, a distance of 16.67 feet;

thence along a 60.00 foot radius non-tangential curve, concave southwesterly, with a radius point bearing South 86°42' 56" West, arc length of 84.25 feet, central angle of 80°27' 15", chord distance of 77.50 feet, and chord bearing of North 43°30' 42" West;

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DocuSigned by:
Travis Jansen
33055EFA07B841B...

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

thence North 83°44' 19" West, a distance of 1.63 feet;

thence along a 13.00 foot radius tangential curve to the right, arc length of 30.84 feet, central angle of 135°56' 06", chord distance of 24.10 feet, and chord bearing of North 15°46' 16" West;

thence North 52°11' 47" East, a distance of 131.24 feet;

thence along a 50.00 foot radius tangential curve to the right, arc length of 137.37 feet, central angle of 157°24' 38", chord distance of 98.06 feet, and chord bearing of South 49°05' 54" East;

thence along a 5.00 foot radius reverse curve to the left, arc length of 0.68 feet, central angle of 07°45' 40", chord distance of 0.68 feet, and chord bearing of South 25°43' 35" West;

thence South 21°50' 44" West, a distance of 60.04 feet to the POINT OF BEGINNING.

Containing 20,747 square feet, more or less.

Basis of bearings being plat of "River Terrace Town Center", Washington County Plat Records.

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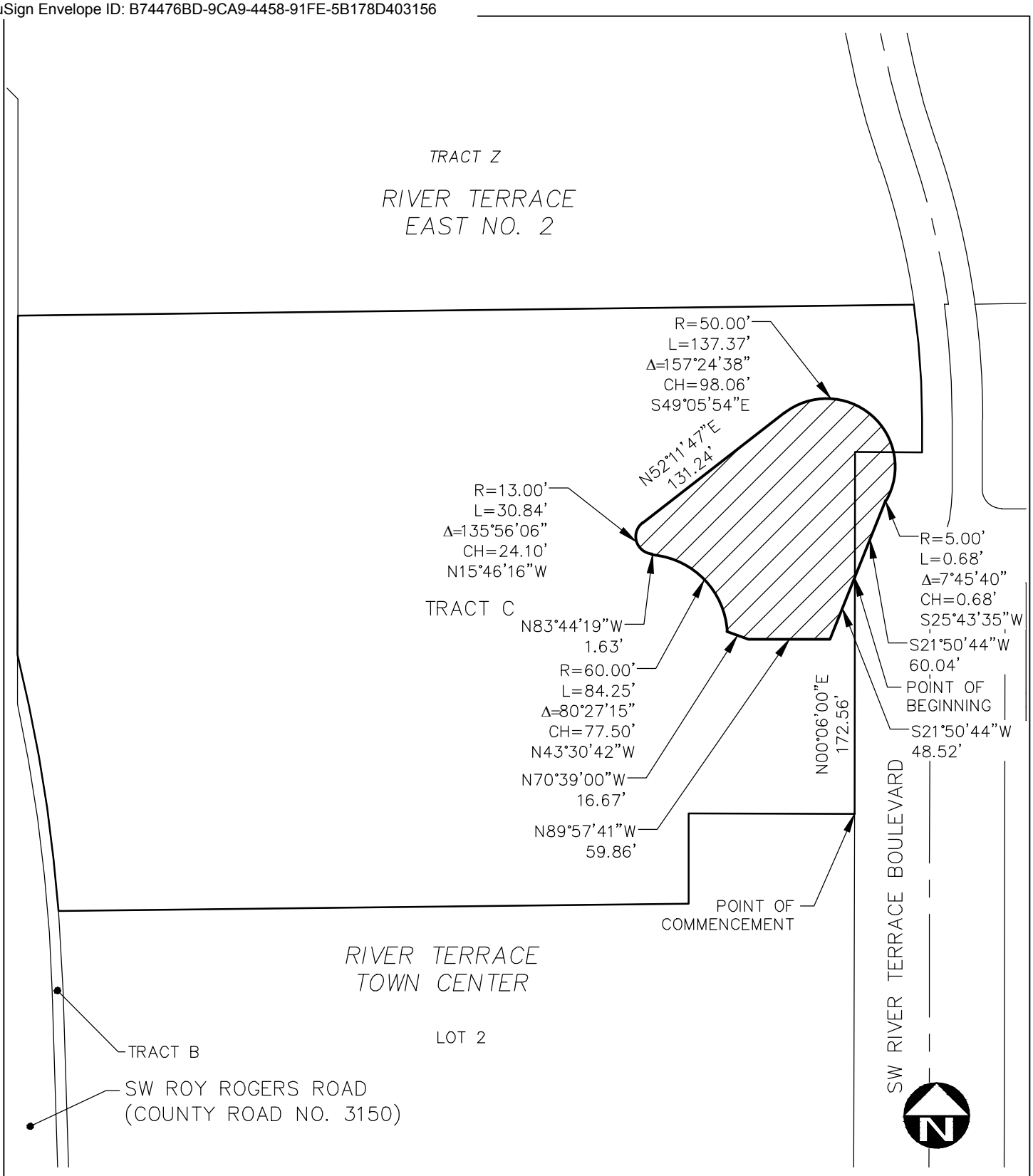

EXHIBIT D
CAPPED DISPOSAL CELL AREA

DRAWN BY: FAM DATE: 4/26/24
REVIEWED BY: TCJ DATE: 4/26/24
PROJECT NO.: 148-005
SCALE: 1"=100'
PAGE 1 OF 1

PACIFIC COMMUNITY DESIGN
12564 SW Main St
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APPENDIX C

ANNUAL CAP INSPECTION REPORT

River Terrace Town Center—SW Roy Rogers Road

Inspector(s): _____ Signature:_____

Date and Time of Inspection: _____

The following cap components were inspected. Areas of concern have been identified on the attached site map. Photographic documentation of each suspect feature observed during the cap inspection is also attached. Include a repair record, for those areas needing maintenance.

Condition of floor slab/landscaped areas: _____

_____

_____

_____

Any suspect features, such as major cracks, ruts, damage, settlement, or removed vegetation:

_____

_____

_____

Previous area of repair observations: _____

_____

_____

_____

Any observations of areas where contaminated soil is migrating through the clean soil cap or where contaminated soil beneath the clean soil cap could be contacted that warrant repair? ____

_____

_____

_____

Any observations of areas where maintenance is required to maintain the integrity of the cap?___

_____

_____

_____

Other Observations, Comments, Concerns, Etc.:

Photographic Log: (Please print out all photos as 3 x 5 or larger and attach to report)

Photo I.D.	Location	Facing Direction	Description