

January 25, 2021

Oregon Department of Environmental Quality
Kevin Dana
700 NE Multnomah Street, Suite 600
Portland, Oregon 97323

**RE: 2021 ANNUAL POST CONSTRUCTION CAP INSPECTION
BLOCK 17 URBAN DEVELOPMENT
1161 NW OVERTON STREET
PORTLAND, MULTNOMAH COUNTY, OREGON
ECSI #5867
NOVA PROJECT NO. V20-7835**

Dear Mr. Dana,

Nova Group, GBC (Nova) is submitting the annual post construction cap inspection at the above referenced property on behalf of Block 17 Holding, LLC.

The Block 17 Urban Development parcel located at 1161 NW Overton Street (“Property”) is part of a larger tract of land known as the former Hoyt Street Railyard. Soil disposal and backfilling at the Property has been conducted in accordance with the Oregon Department of Environmental Quality’s (DEQ) Record of Decision (ROD), the Revised Soil Management Plan (SMP) prepared by Terracon (dated December 6, 2013) and the DEQ’s SMP approval letter (dated January 14, 2014). An engineered protective cap remains in place across the former Hoyt Street Railroad. As required in the Post Construction Cap Inspection and Maintenance Plan for Resident Building Blocks (dated November 2004) the protective cap requires an annual engineering inspection.

As per the requirements, the annual cap inspection was performed on January 12, 2021 by Melissa Roskamp, Project Engineer, and was granted access to the Property by Jose (Albert) Villarreal with Avenue 5, Property Management. The inspection included the building foundation, parking garage, sidewalks, and landscaped areas to identify any evidence of cracks or areas of weathering that would compromise the cap. In addition, surface water drainage features were inspected and there was no evidence of potential water damage to the cap. Based on observations, the cap was observed in excellent condition with no visible damage. Please see attached cap inspection checklist for details.

We appreciate the opportunity to perform these services for you. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

NOVA GROUP, GBC



Melissa Roskamp
Project Engineer



Vanessa L. Chambers, LEED AP
Senior Vice President

Attachments: Inspection Log, Photo Log

cc: Jeff Mills, Block 17 Holding, LLC

Location: Block 17, 1161 NW Overton Street, Portland, OR

Date: 1/12/2021

Engineer Performing Inspection: Melissa Roskamp

Hardscape Areas

Inspection performed for hardscape areas for evidence of cracks or unusual weathering that show the potential to allow soil or groundwater to migrate through the cap or allow direct exposure to soils. Hardscape areas within site include parking garage, building foundation, sidewalks and parking garage walls.

- Cracks and/or settlement? Yes
- Maintenance Required? Yes
- Holes and/or penetrations? Yes
- Maintenance Required? Yes

No
No
No
No

Landscape Areas

Inspection performed for landscape areas for evidence of holes, animal burrows, or cracks that could expose underlying soil. Landscape areas within the site include planter and soft-scape areas.

- Exposed soil and/or fabric? Yes
- Maintenance required? Yes
- Evidence of surface water drainage issues which may damage the cap? Yes

No
No
No

Inspector Signature: Melissa Roskamp

Date: 1/12/2021

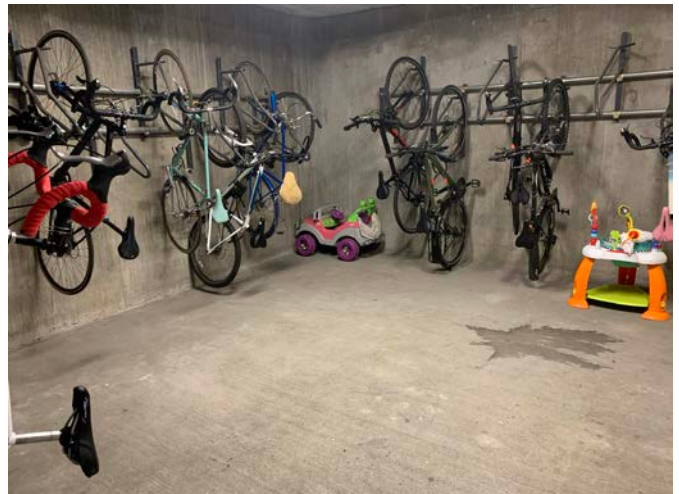


Exp. 12/31/2022

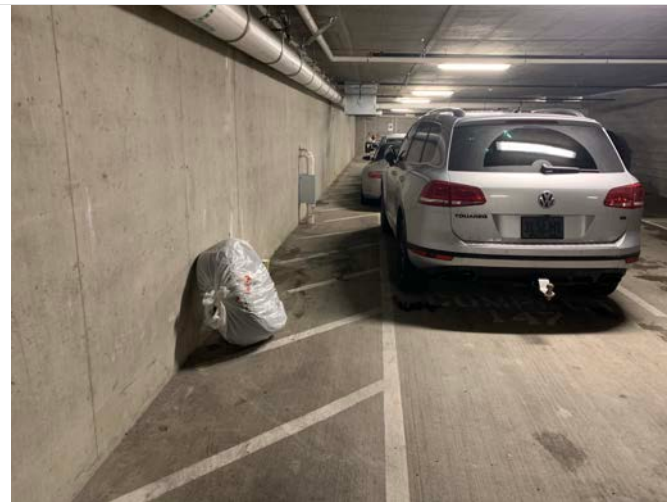
PHOTOGRAPHS



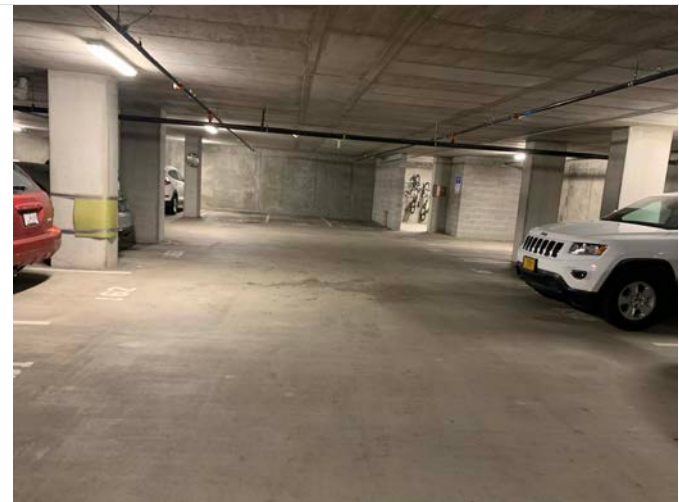
1. Bike Storage Area #1 in subterranean parking garage



2. Parking garage/building foundation view A



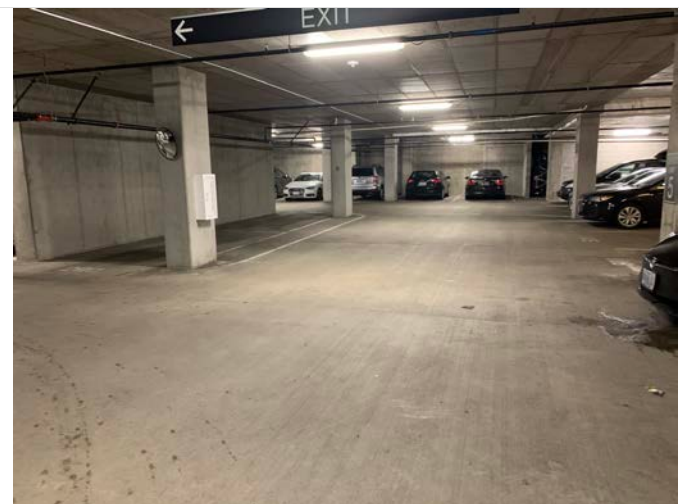
3. Utility penetration in parking garage/building foundation



4. Parking garage/building foundation view B



5. Bike Storage Area #2 in parking garage



6. Parking garage/building foundation view C



7. Bike Storage Area #3 in parking garage



8. Parking garage/building foundation view D



9. Fire pump room view from above



10. Fire pump room



11. Electrical room



12. Landscape and hardscape along NW Pettygrove St.



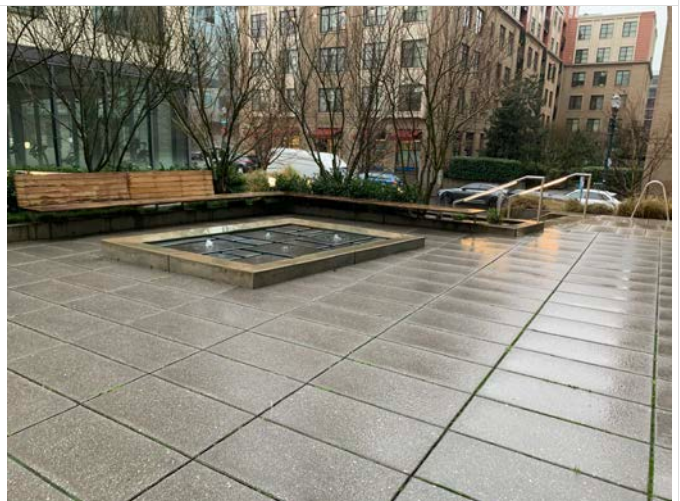
13. Hardscape along NW Pettygrove St.



14. Landscape along NW Pettygrove St.

15. Landscape and hardscape along NW 12th Ave16. Landscape and hardscape along NW 12th Ave

17. Hardscape along NW Overton St.



18. Hardscape area looking toward NW Overton St.