



Oregon

John A. Kitzhaber, M.D., Governor

Department of Environmental Quality

Northwest Region
2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471

June 7, 2001

BEN DAVIS
GRAND CENTRAL BAKERY
2228 SE HAWTHORNE
PORTLAND OREGON 97214

Re: Grand Central Bakery
File No. 26-01-0005

Dear Mr. Davis:

The Department has completed its review of the information submitted to date concerning the underground storage tank (UST) cleanup at 2228 SE Hawthorne Boulevard in Portland, Oregon. The Department has determined that the cleanup appears to have met the requirements of Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action is required at this time.

This determination is a result of our evaluation and judgment based on the regulations and facts as we now understand them, including:

1. An automotive service station was located on the property from 1925 till 1957. During a Phase I Environmental Site Assessment of the property in 1992 no records of the size, location, or removal of fuel tanks could be located.
2. During a Phase II Environmental Site Assessment of the property in 1996 a geophysical survey of the site was conducted to search for buried tanks but no tanks were identified. Historical aerial photos of the site were studied to locate former structures, pump islands, and USTs. The station building and islands were located but tank locations could not be determined.
3. Seven push probe holes were driven around the island and station building. Soil samples from all borings were analyzed for total petroleum hydrocarbon (TPH). A sample from P-3 at 4.5 feet below ground surface (bgs) indicated TPH in the gasoline range at 352 parts per million (ppm). This concentration exceeds the Departments Soil Matrix cleanup level of 80 ppm. Diesel/oil range hydrocarbons were detected at a concentration below matrix standards. A deeper sample from P-3 at 8.5 feet bgs did not detect TPH.
4. The P-3 soil sample from 4.5 feet was further analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX) constituents. BTEX constituents were all below current risk standards for a commercial setting.
5. Groundwater was not encountered in any of the push probe holes.

A pocket of soil contamination remains at the site approximately 30 feet south of Hawthorne



Ben Davis
June 7, 2001
Page 2

Boulevard and 30 feet west of the bakery building. The Department approves leaving contamination in place since there are no apparent risks to human health and the environment.

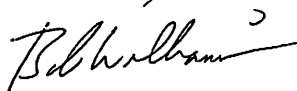
The Department's approval to leave contamination is based on the site conditions described in the report as they exist today. Should you ever excavate the contaminated soil, you are responsible for proper management of the soil and any cleanup necessary at that time. You are also responsible for notifying potential purchasers of the property about this remaining contamination.

The Department's determination will not be applicable if new or undisclosed facts show that the cleanup does not comply with the referenced rules. The Department's determination also does not apply to any conditions at the site other than the release of petroleum hydrocarbons specifically addressed in the report.

Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten (10) years after the first transfer of the property. We recommend that a copy of this information be kept with the permanent property records.

Your efforts to comply with the regulations to ensure that your property has been adequately cleaned up have been appreciated. If you have any questions, please feel free to contact me at (503) 229-6242.

Sincerely,



Robert Williams
UST Cleanup Specialist

cc: Robert Ede
Hahn & Associates Inc
434 NW Sixth Avenue Suite 203
Portland, OR 97209 3600

(rkw:RKW)

Hahn and Associates, Inc.
434 NW 6th Avenue, Suite 203
Portland, Oregon 97209-3600
Ph. 503/796-0717 Fax: 503/227-2209

From: Rob B. Ede, R.G.
rede@hahnasoc.com

3/29/01

To: Mr. Bob Williams
Oregon Dept. Of Env. Quality
2020 SW 4th Avenue, Suite 400
Portland OR 97204-1390

Phone: Fax: (503) 229-6945

Project No.: 9999

Page 1 of 12 Pages

Message:

HERE IS THE REPORT YOU REQUESTED.
I hope this is what you need to close
this site out.

-Regards

Rob Ede

INTRODUCTION

GeoPotential performed a subsurface locating survey for HAI, Portland, Oregon.

TIMING

Field work was performed on June 10, 1996. Report and site diagrams completed and mailed to HAI on June 12, 1996.

PURPOSE

The subsurface locating survey was designed to locate any underground storage tanks (USTs) located within specified areas of the SURVEY SITE.

SURVEY SITE

The SURVEY SITE consisted of the asphalt covered parking lot located at 2228 SE Hawthorne Blvd. in Portland, Oregon (see accompanying MAGNETIC MAP).

Historical information indicated that a service station had previously occupied the SITE.

SURVEY SPECIFICATIONS

Three geophysical instruments were used for the survey:

1. AQUA-TRONICS A-6 ELECTROMAGNETIC TRACER (EM SURVEY).
2. GEOMETRICS G-858G MAGNETOMETER (MAG SURVEY).
3. MALA RAMAC GROUND PENETRATING RADAR (GPR SURVEY).

EM, MAG and GPR surveys can detect USTs, buried waste drums, former tank pits, conductive utilities and other buried objects. An arbitrary rectangular coordinate system was laid out over the SITE and continuous readings on traverses with 5 foot traverse intervals were made to measure the MAG and EM fields. The MAG and EM data were downloaded to a computer then edited, gridded and contoured to produce the MAGNETIC and EM MAPS. The MAGNETIC MAP is contoured in values of nanoTesla (nT) and the EM MAP in millivolts (mV). MAG and EM low anomalies are hachured on these MAPS.

Also provided are shaded and SURFACE PLOTS of the MAG and EM data. These maps visually enhance the MAG and EM ANOMALIES. MAG and EM ANOMALIES of interest are the high amplitude anomalies which show up on the shaded maps as light colored areas. A MAGNETIC MODEL of a UST is presented to demonstrate the type of magnetic anomaly produced by a UST.

Five GPR PROFILES A, B, C, D, AND E were acquired along the GPR PROFILE locations shown on the MAPS to investigate MAG and EM anomalies which indicated possible USTs. A 400 MHz antenna was used for acquisition and an assumed subsurface velocity of 80 meters/nanosecond was used to process the GPR data.

RESULTS

The results are shown on the accompanying MAGNETIC and EM MAPS and GPR PROFILES.

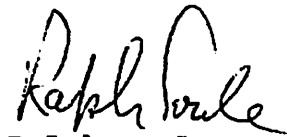
Inspection of the MAG and EM MAPS indicated a series of anomalies occurring in the area covered by the GPR PROFILES. Analysis of these anomalies and the corresponding GPR PROFILES indicate that these anomalies are caused by subsurface features other than USTs, possibly debris from a building which previously occupied this location.

A east-west series of EM ANOMALIES crossing the SITE at 65 north do not have corresponding MAG ANOMALIES and are not the amplitude or shape of UST EM ANOMALIES. This may be an old utility line.

All other anomalies on the SITE are either caused by surface features or are too small to be of interest.

LIMITATIONS

Geophysical surveys consist of interpreting geophysical responses from subsurface objects. Since a variety of subsurface objects can produce identical geophysical responses it is necessary to perform intrusive investigations (drilling or excavating) to confirm the geophysical interpretation. In addition many subsurface objects may produce no geophysical response. The use of this geophysical interpretation is the sole responsibility of the client.



Ralph Soule
GeoPotential

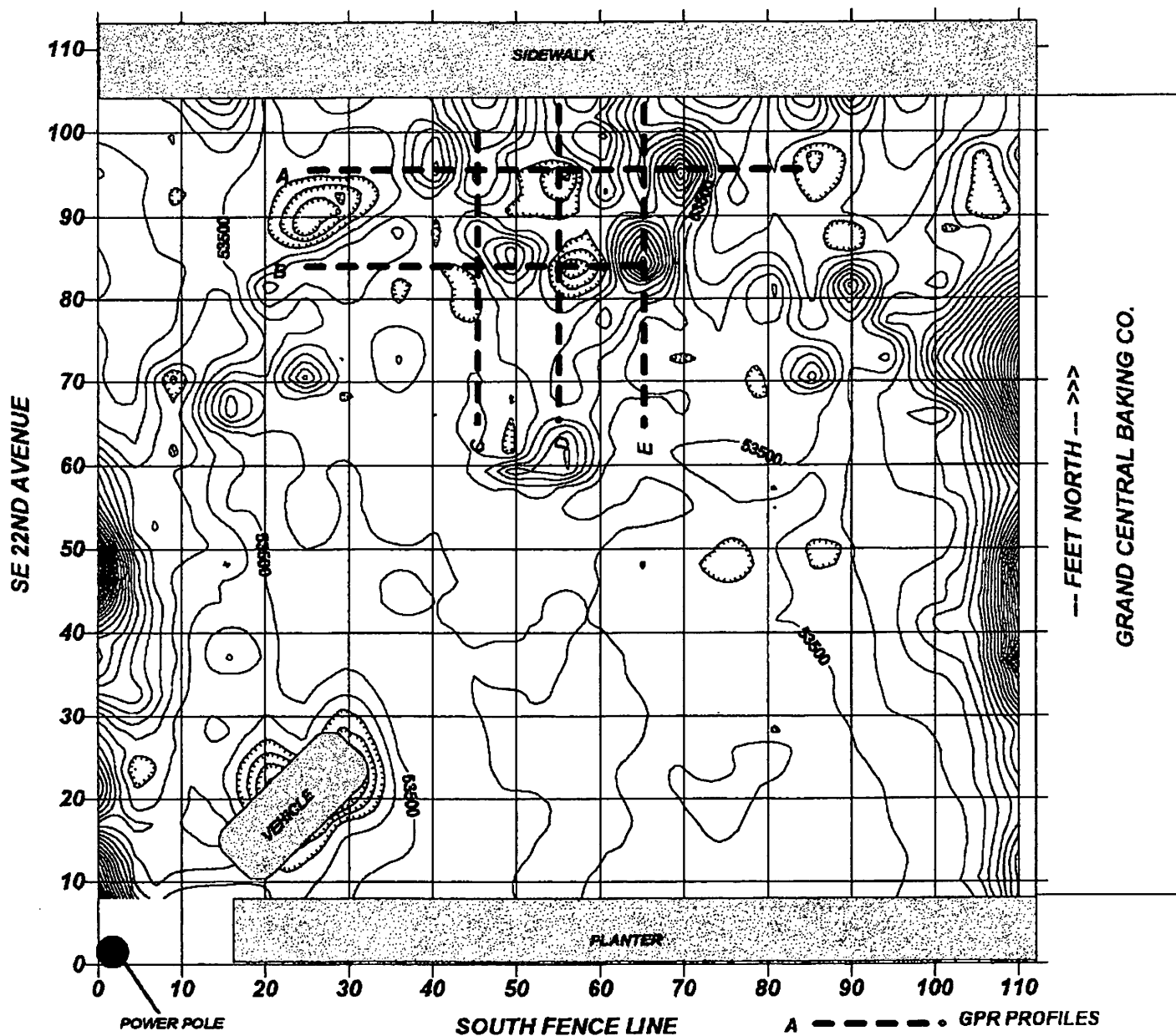
June 12, 1996

**GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
2228 SE Hawthorne Blvd.
Portland, OR**

June 10, 1996

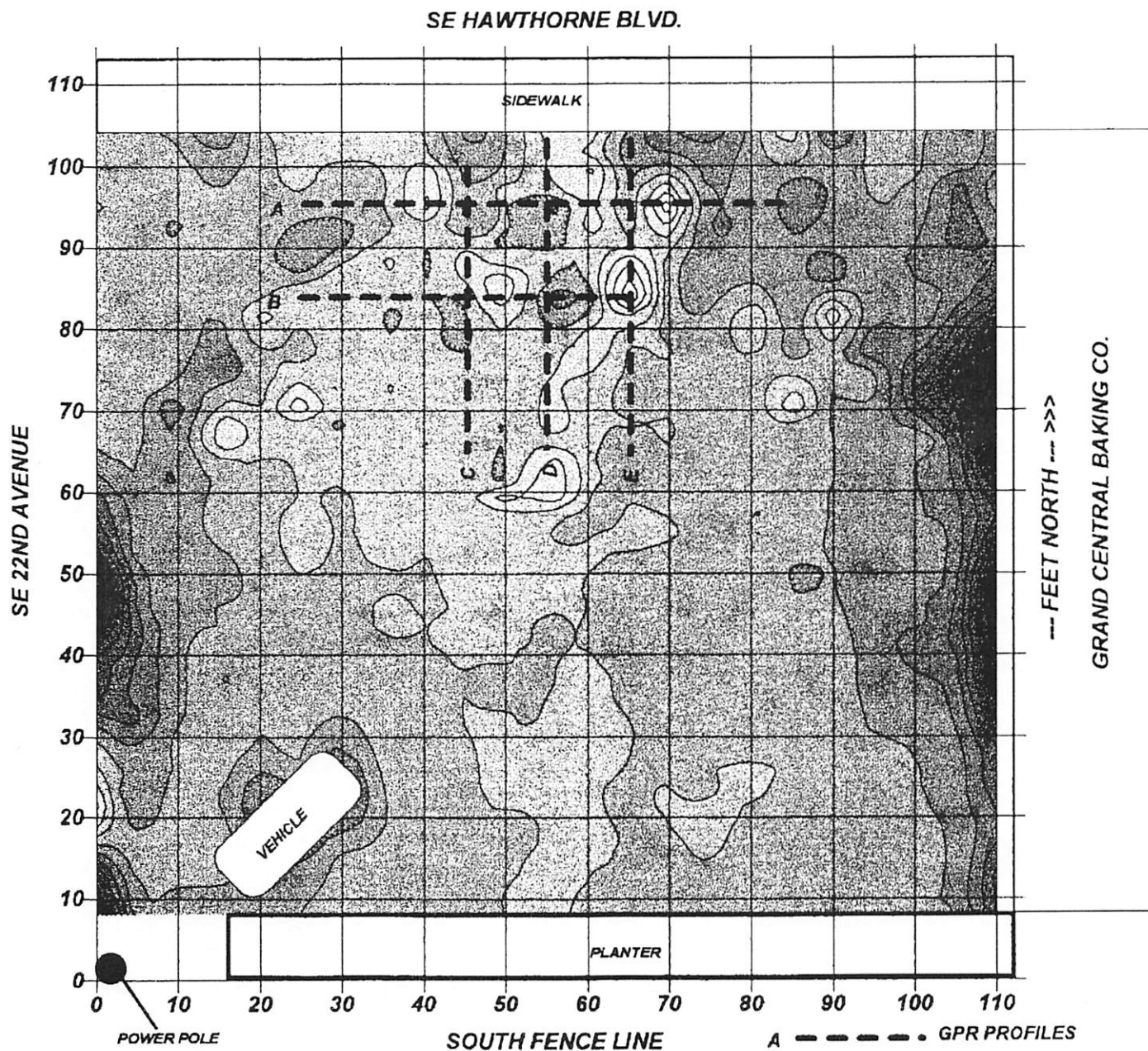
MAGNETIC MAP (CI = 500 nT)

SE HAWTHORNE BLVD.



GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
2228 SE Hawthorne Blvd.
Portland, OR
June 10, 1996

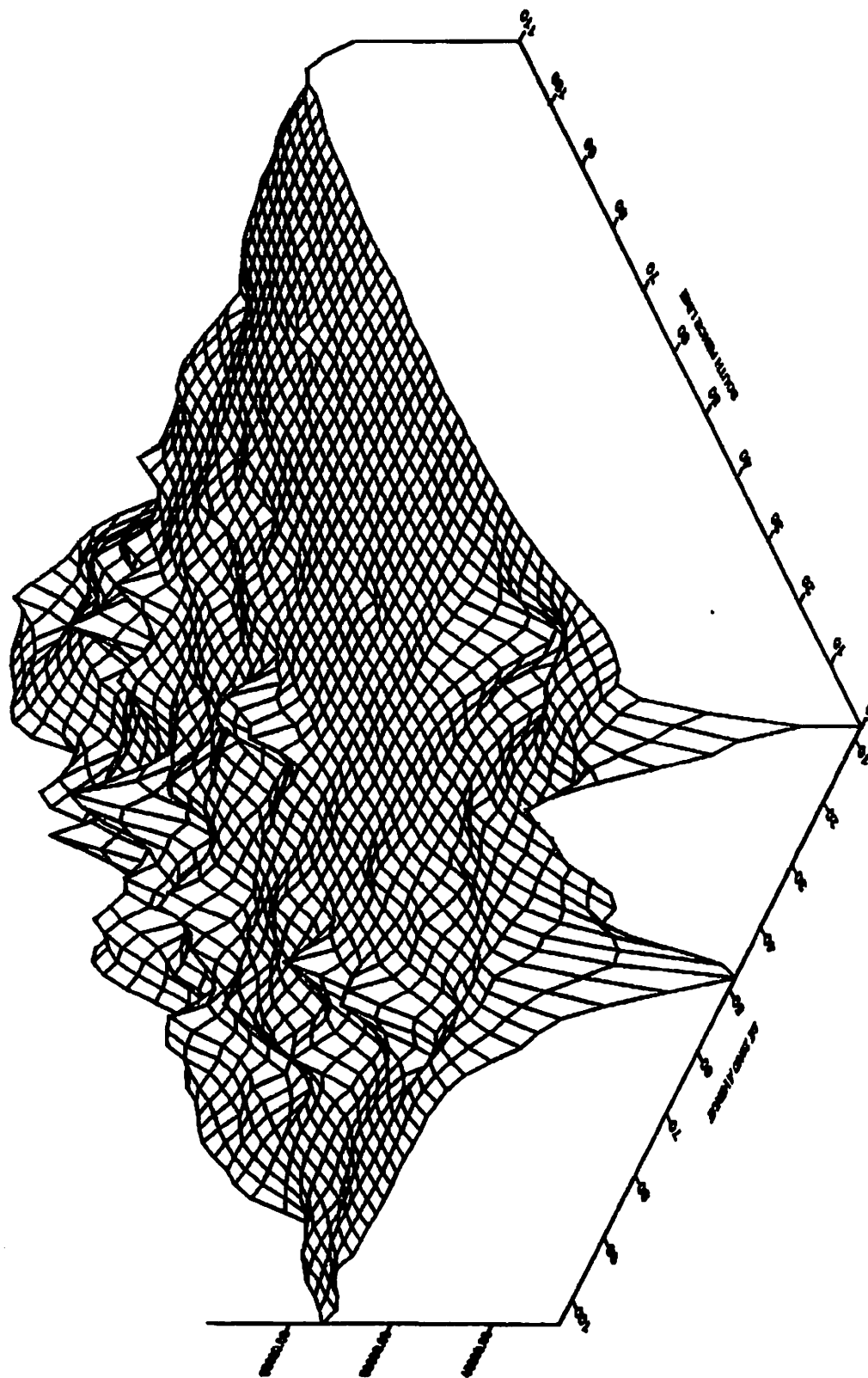
MAGNETIC MAP (CI = 1000 nT)



MAGNETIC SURFACE PLOT

GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
2228 SE Hawthorne Blvd.
Portland, OR

June 10, 1996

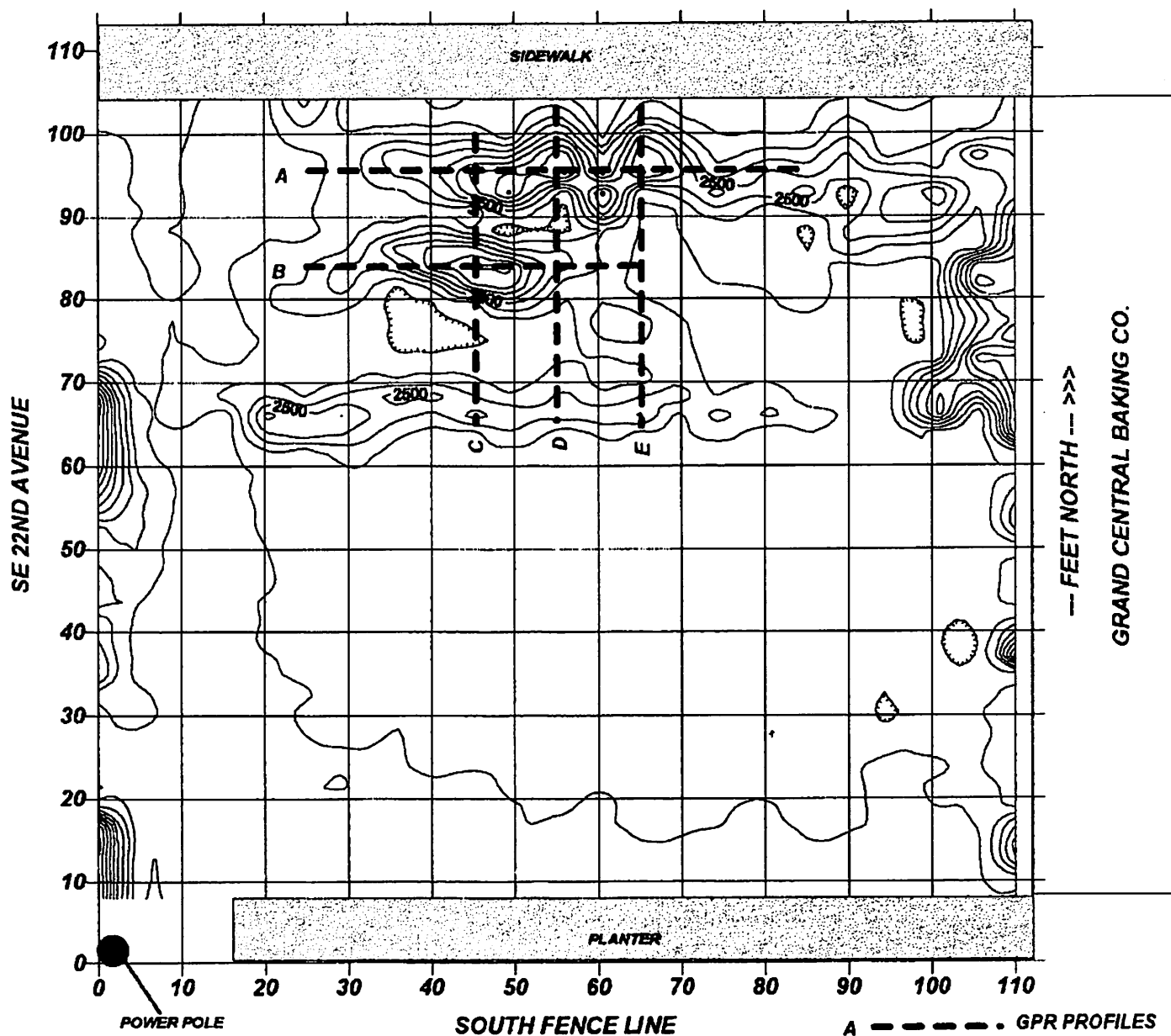


**GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
2228 SE Hawthorne Blvd.
Portland, OR**

June 10, 1996

EM MAP (CI = 500 mV)

SE HAWTHORNE BLVD.

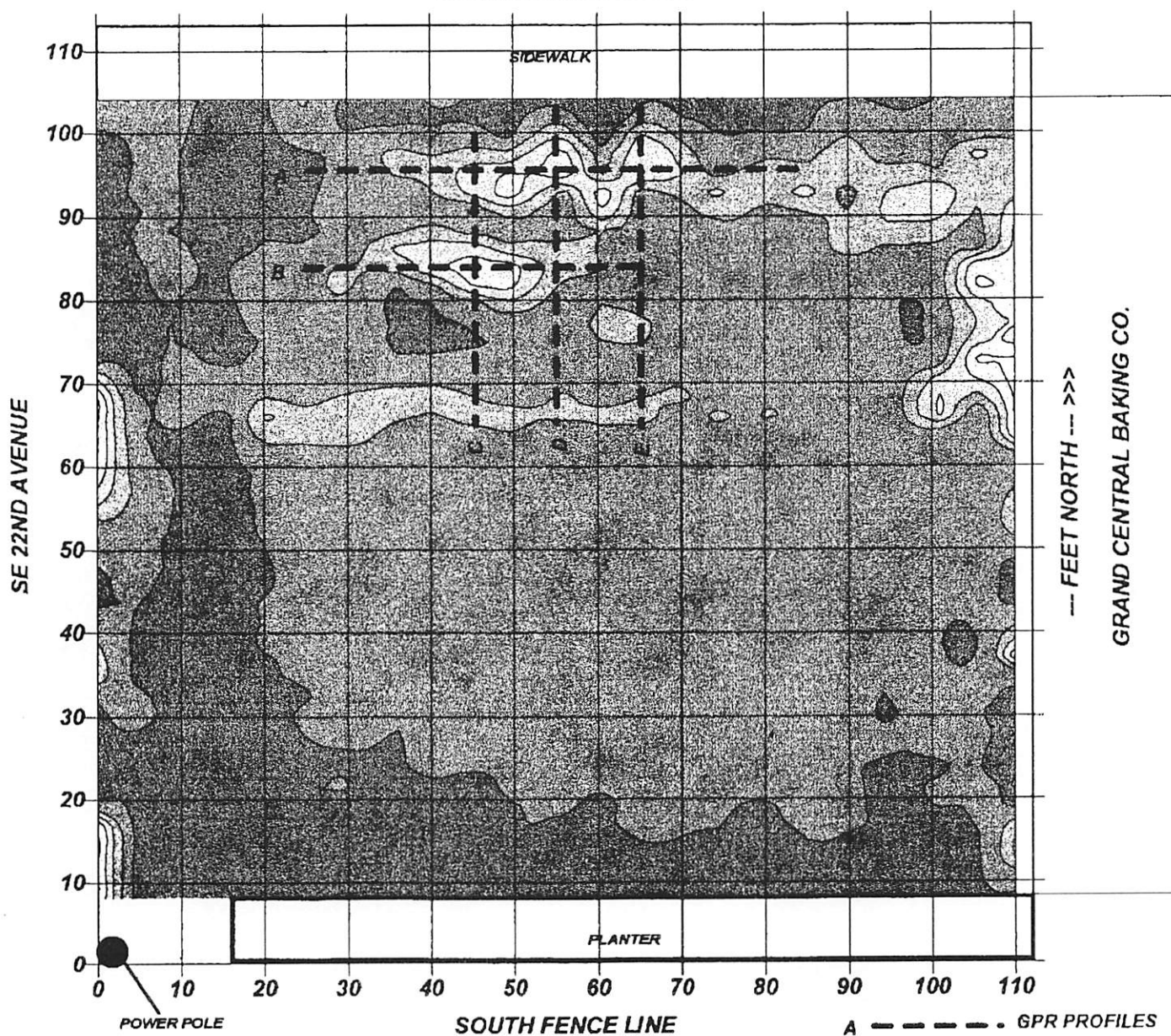


**GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
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June 10, 1996

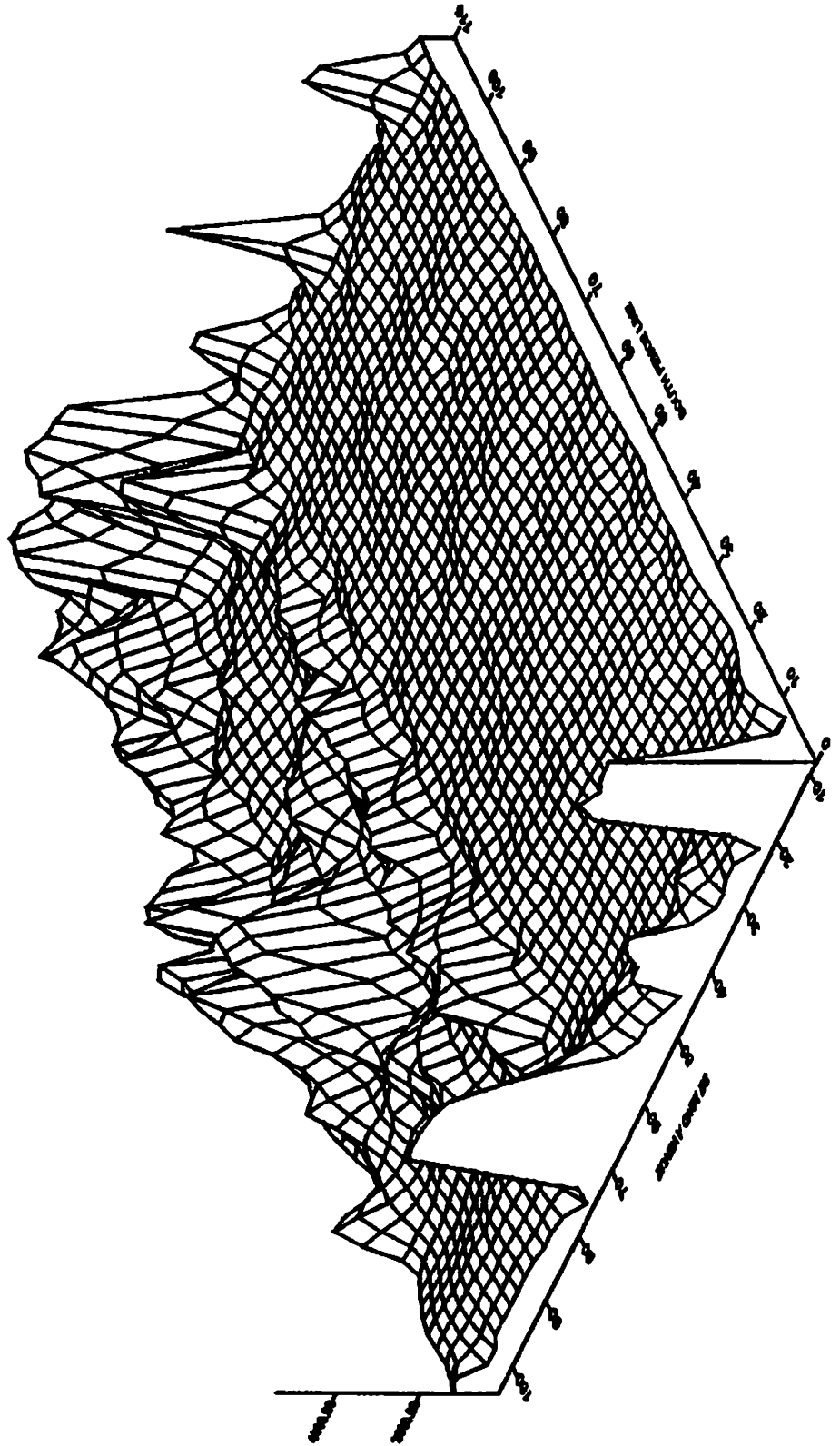
EM MAP (CI = 1000 mV)

SE HAWTHORNE BLVD.

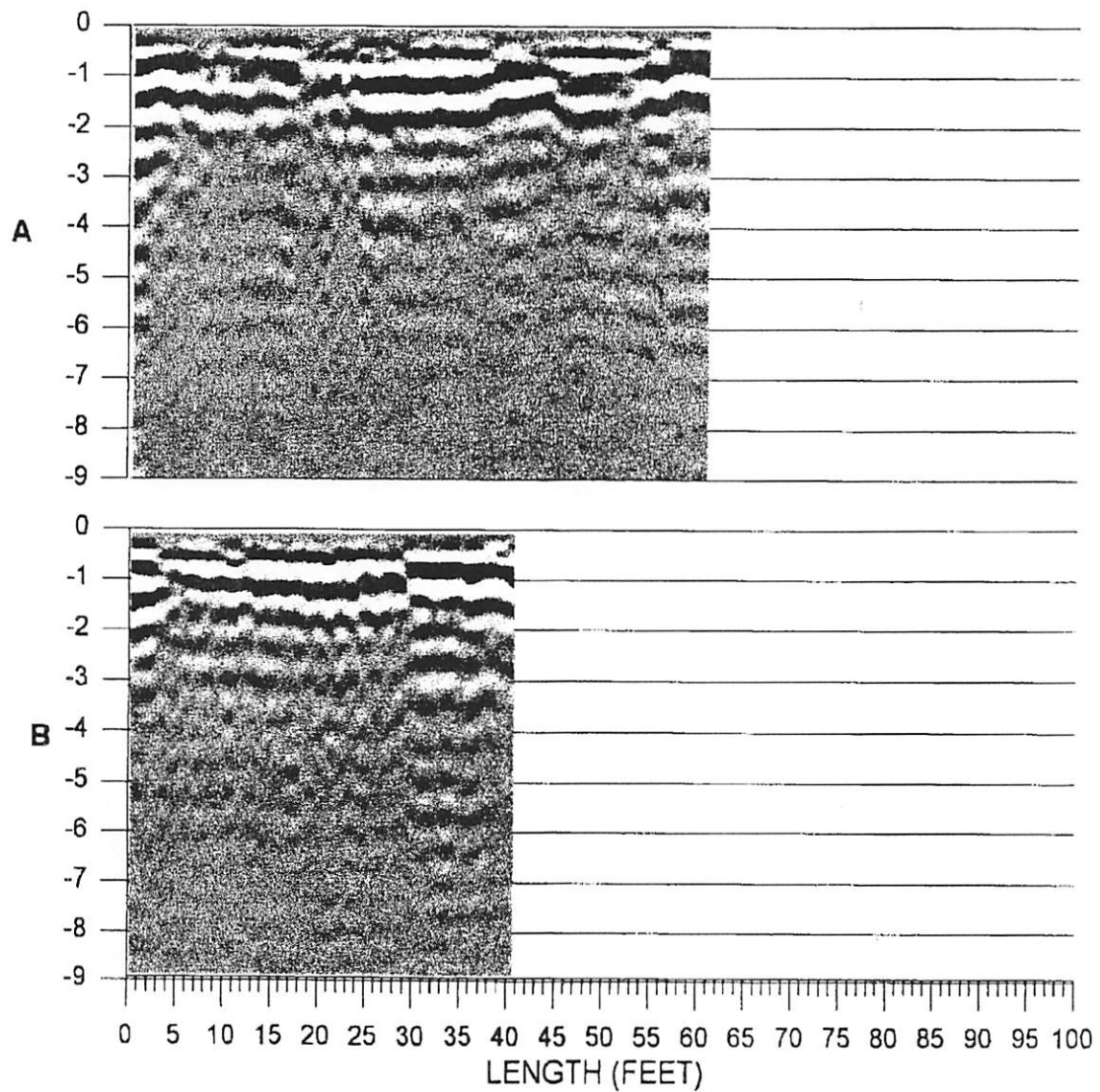


EM SURFACE PLOT

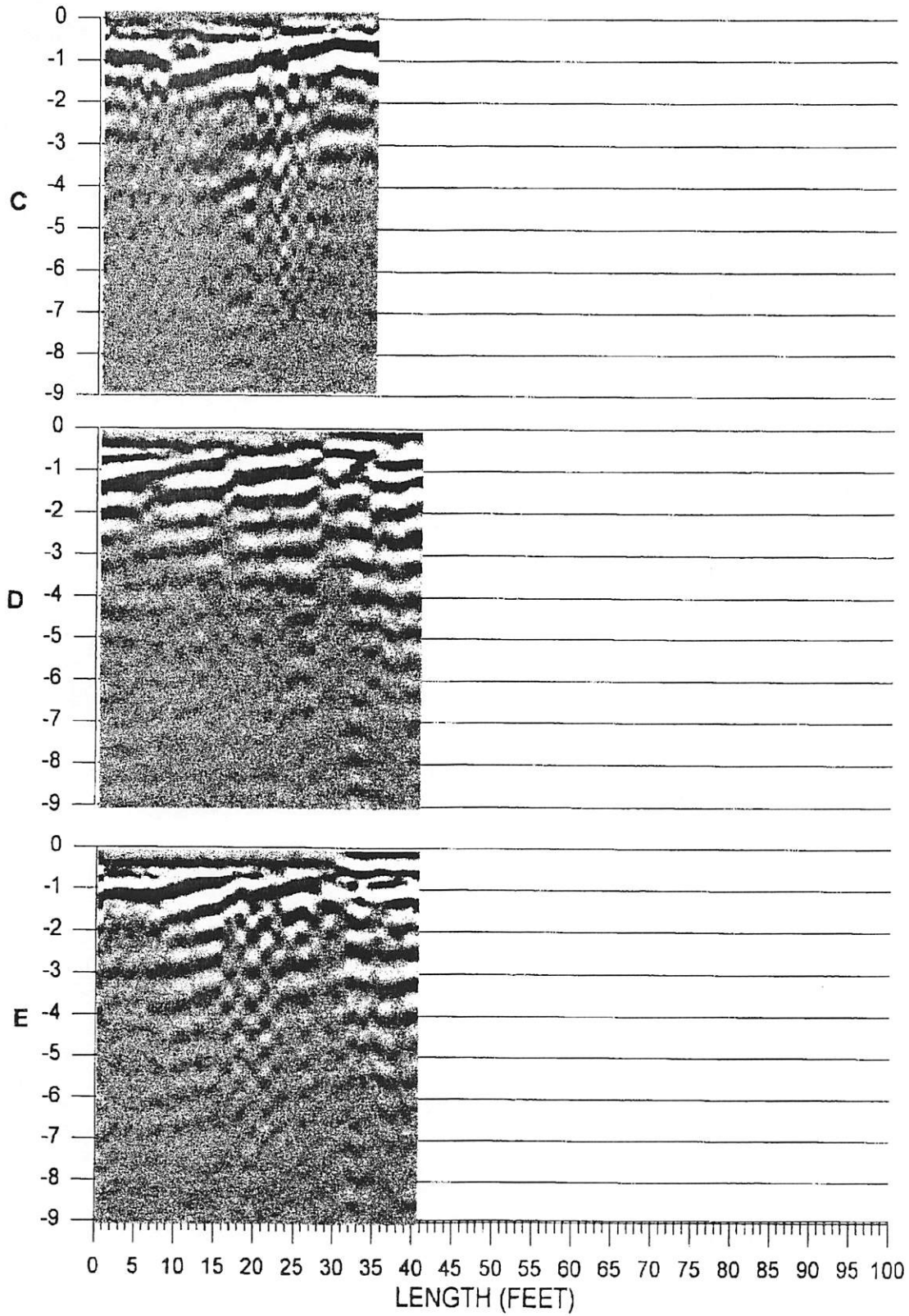
GeoPotential
SUBSURFACE MAPPING SURVEY
Parking Lot
2228 SE Hawthorne Blvd.
Portland, OR
June 10, 1996

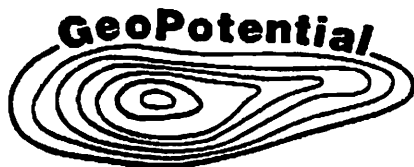


GROUND PENETRATING RADAR PROFILES



GROUND PENETRATING RADAR PROFILES





ENVIRONMENTAL & EXPLORATION GEOPHYSICS

437 N.E. LIBERTY AVE. GRESHAM, OR 97030 • PH (503) 665-7520 • FAX (503) 492-4404
E-MAIL: GeoPotential@ortel.org

RESULTS

**SUBSURFACE MAPPING SURVEY FOR
UNDERGROUND STORAGE TANKS**

AT

**PARKING LOT
2228 SE HAWTHORNE BLVD.
PORTLAND, OREGON**

PERFORMED FOR

**HAI
434 NW 6TH AVENUE, SUITE 203
PORTLAND, OREGON 97209-3600**

PERFORMED BY

**GEOPOTENTIAL
437 NE LIBERTY AVENUE
GRESHAM, OREGON 97030**

JUNE 10, 1996

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

26-01-0005

MAR 19 2001

NORTHWEST REGION

PHASE II ENVIRONMENTAL SITE ASSESSMENT ACTIVITIES

Former Automotive Service Station
2228 SE Hawthorne Boulevard
Portland, Oregon

September 13, 1996

Prepared for:

Dragonfly Gardens
Portland, Oregon

Prepared by:

Hahn and Associates, Inc.
Portland, Oregon

HAI Project #3545

TABLES

FIGURES

HAHN AND ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT

September 13, 1996

Mr. Roy Katzen
Dragonfly Gardens
3575 SE Division Street
Portland, Oregon 97202

HAI Project #3545

SUBJECT: Phase II Environmental Site Assessment, Former Automotive Service Station,
2228 SE Hawthorne Boulevard, Portland, Oregon

Dear Mr. Katzen:

At your request, Hahn and Associates, Inc. (HAI) has completed Phase II Environmental Site Assessment (ESA) activities at the above-referenced site (Figure 1). The Phase II activities were conducted to identify impacts to soils at the site, if any, as a result of the operations of an automotive service station that was formerly located at the subject property.

Background

The subject property is currently used as a parking lot for the Grand Central Baking Company, a restaurant and bakery located immediately east of the site.

As discussed in a Phase I ESA report written by HAZCON, Inc., dated January 1992, an automotive service station was located on the subject property from 1925 until 1957. In addition to fueling, the service station reportedly conducted automobile repairs, as evidenced by the addition of an automotive repair shop, including greasing pits, to the east end of the service station structure in 1930. The service station was demolished in 1957.

The Phase I ESA was unable to identify any records indicating the size, location, or the removal of underground storage tanks (USTs) at the site. As such, on June 10, 1996, GeoPotential of Gresham, Oregon, under the supervision of HAI, conducted a geophysical investigation to ascertain the presence of USTs beneath the subject property. The results of the geophysical survey were included in a GeoPotential report dated June 10, 1996 entitled *Results, Subsurface Mapping Survey for Underground Storage Tanks, Parking Lot, 2228 SE Hawthorne Boulevard, Portland, Oregon*. As detailed in the referenced report, the geophysical survey did not result in the identification of USTs beneath the site.

Prior to implementing any field activities associated with the Phase II ESA, aerial photographs that include the referenced property were reviewed to ascertain the locations of former structures, pump islands, and USTs associated with the former service station. A 1956 aerial photograph of the area depicts the location of the former service station building, as well as the apparent pump island location. The location of the USTs could not be ascertained from the aerial photograph. A map of the existing property, including the location of the former service station structure and pump island as configured in 1956, is provided as Figure 2.

434 NW SIXTH AVENUE, SUITE 203 • PORTLAND, OREGON 97209-3600
503/796-0717 OFFICE • 503/227-2209 FAX

September 13, 1996

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Field Activities

On August 9, 1996, HAI installed seven soil probes (P-1 through P-7) at the site (Figure 2). The soil probes were installed to depths ranging from 10 to 25 feet below ground surface (bgs), with no groundwater encountered in any of the probe borings. The soil probes were installed in the vicinity of the former pump island, at likely former UST locations, and in the probable vicinity of the former automotive repair shop/greasing pit(s).

The soil probes were installed by Geo-Tech Explorations, Inc. of Portland, Oregon. The soil probes were installed with a 1.5-inch outside diameter (OD) hydraulically-driven steel rod. Soil samples were collected using a 1-inch OD stainless steel split spoon that was advanced into the undisturbed soils 2 feet ahead of the probe tip. The soil probe was used to collect soil cores at 2 to 4-foot intervals to the bottom of each probe.

Upon being brought to the surface, the soil samples were immediately placed in 4-ounce sample jars and capped with teflon-lined lids. The sample jars were then labeled and transferred to a chilled container for shipment to the analytical laboratory. Standard sampling protocols, including the use of chain-of-custody documentation, were followed for all sampling procedures.

The properties of each soil sample were noted by an HAI geologist in the field. Boring logs that describe the soils encountered are included in Appendix A. An estimate of the Unified Soil Classification System (USCS) soil type designation is shown on the boring logs. The USCS designation was a field estimate only and was not confirmed by laboratory analyses.

The soil samples were field-screened for the presence of organic vapors by the headspace method using a Photovac MicroTip model MP-1000 equipped with a 10.6 ev lamp and photoionization detector (PID). Immediately following the collection of the sample, approximately 4 ounces of soil were placed in a quart size plastic bag and sealed. The sample was then set aside for a 20-minute stabilization period, whereupon the detector probe was inserted through the seal into the bag. The results of the headspace screening are recorded on the boring logs in parts per million (ppm). The headspace method results should be considered qualitative and should be used for comparison purposes only.

Following completion of each soil probe installation, each probe boring was backfilled with granular bentonite to within six inches of ground surface, and then capped with black-dyed cement to match the surrounding surface.

Decontamination Procedures

All soil probe and sampling equipment were steam-cleaned between probe locations to prevent cross-contamination.

Investigative Derived Waste

Soil wastes were not generated during the investigative activities. Since a sheen was not observed on the equipment decontamination or purge water, this water was placed on the ground surface in a planted landscape area located on the subject property.

Analytical Tests

All soil samples were shipped with chain-of-custody documentation in sealed and chilled containers to Hughes Analytical Laboratory of Gresham, Oregon.

Based on the results of field screening methodologies (visual, olfactory, and vapor headspace methods), soil samples from each probe location that appeared to have the greatest potential to contain contamination were selected for laboratory analyses.

Select soil samples from each probe location were analyzed for hydrocarbon identification (HCID) of total petroleum hydrocarbons (TPH) by the Oregon Department of Environmental Quality (ODEQ) Method TPH-HCID. Because the TPH-HCID analyses indicated the presence of gasoline and oil-range petroleum hydrocarbons at one probe location, soil samples from this probe were also analyzed for gasoline range TPH by ODEQ Method TPH-G, and for diesel and oil-range TPH by ODEQ Method TPH-418.1M such that the concentration of identified petroleum hydrocarbons could be quantified. Additionally, one soil sample indicating the presence of gasoline and oil range petroleum hydrocarbons was also analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX) by United States Environmental Protection Agency (EPA) Method 8020.

The laboratory report and chain-of-custody documentation for the soil sampling are included within Appendix B.

Results and Discussion

• Subsurface Conditions

The subsurface soils encountered during drilling activities were very fine and fine grained sands to the maximum depth of investigation of 25 feet below ground surface (bgs). The identified sands were uniform in nature, and did not appear to be composed of fill material. Groundwater was not encountered in any of the soil probe borings.

• Soil Cleanup Standard

The cleanup standards for soils contaminated with petroleum hydrocarbons from underground storage tank systems are determined by a matrix evaluation as defined in Oregon Administrative Rules (OAR) 340-122-305 to 340-122-360 and administered by the ODEQ. A calculation of the matrix parameters suggests that the subject property would be a Level 2 site and thus an 80 ppm cleanup standard would apply to any UST-related gasoline

contamination, and a 500 ppm cleanup standard would apply to any UST related diesel and/or oil contamination at the subject site (Appendix C).

- Soil Analytical Results

Laboratory analyses of soil samples collected from all soil probe borings with the exception of probe location P-3, as discussed below, indicate that petroleum hydrocarbons were not detected.

Gasoline and oil-range petroleum hydrocarbons were detected in soil sample 3545-960809-017 at concentrations of 352 parts per million (ppm) and 296 ppm, respectively. BTEX constituents were also detected at low concentrations in this soil sample. The referenced soil sample was collected at a depth of 4.5 feet bgs from probe location P-3. Analysis of the soil sample collected at 8.5 feet below ground surface at the same probe location did not result in the detection of petroleum hydrocarbons. The analytical results for the soil samples are summarized on Table 1.

- Discussion

Gasoline and oil-range petroleum hydrocarbons were detected in soil at one location on the northeastern portion of the property at concentrations of 352 and 296 ppm respectively. The identified gasoline-range petroleum hydrocarbon concentration in soil is greater than the 80 ppm ODEQ Level 2 Cleanup Standard for petroleum contaminated UST sites, while the oil-range petroleum hydrocarbon concentration was detected below the 500 ppm standard for diesel and oil.

Although total gasoline-range petroleum hydrocarbons exceed the ODEQ Level 2 Cleanup Standard, constituent-specific data from the same sample indicate that all BTEX constituents were identified at concentrations below Soil Cleanup Levels as provided in the ODEQ Soil Cleanup Table (OAR 340-122-045).

The petroleum impacted soil was identified in a sample collected at a depth of 4.5 feet bgs at the P-3 soil probe location. Impacted soils at this portion of the site appear to be limited laterally and vertically as evidenced by the non-detection of petroleum hydrocarbons at 8.5 feet bgs in soil probe P-3, and the non-detection of petroleum hydrocarbons at adjacent soil probe locations P-4, P-6, and P-7. Figure 3 depicts the results of TPH analyses in soil samples collected from the site.

The source for the identified impact to soil may be a spill or leak associated with the former fueling island piping and/or the former automotive repair shop, both of which were likely located in the vicinity of soil probe P-3.

Based on the results of the Phase II ESA, it appears that the identified soil impacts are limited to a small area beneath the northeastern portion of the subject property. The zone of petroleum contaminated soil is defined to occur above the high groundwater table. This zone is capped with impermeable asphalt that precludes human contact and also prevents leaching by percolating waters. Additionally, because constituent-specific

BTEX data from the soil sample collected at the area of TPH impact indicated no detections above conservative ODEQ Soil Cleanup Levels, it does not appear that impacted soils pose either a significant risk to human health or the environment, or a hazardous or toxic condition at the subject property. As such, it appears that no remedial or further investigatory activities are warranted at the site.

Conclusions and Recommendations

- Laboratory analyses of soil samples collected from all soil probe borings with the exception of probe location P-3 indicate that petroleum hydrocarbons were not detected.
- * • Gasoline-range petroleum hydrocarbons were detected in soil at one location on the northeastern portion of the property at a concentration exceeding ODEQ Soil Cleanup Levels. Oil-range petroleum hydrocarbons were detected in the same soil sample, but at concentrations below ODEQ Soil Cleanup Levels.
- Constituent-specific data from the impacted soil indicates that benzene, toluene, ethylbenzene, and xylene concentrations are all below ODEQ Soil Cleanup Standards.

Based on the preceding, it appears that the identified soil impacts are limited to a small area beneath the northeastern portion of the subject property. Additionally, because BTEX concentrations were below conservative ODEQ Soil Cleanup Levels, it does not appear that impacted soils pose a significant risk or a hazardous or toxic condition at the subject property. As such, no remedial activities or further investigation are recommended for the subject property.

Limitations

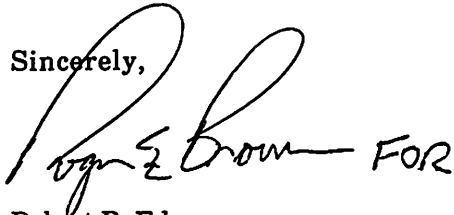
Analytical results presented in this report document only the concentrations of the target analytes in the particular sample and not the property as a whole. Samples have been taken from those areas identified as having the greatest risk of contamination. Unless a comprehensive statistical sampling program is conducted, however, one cannot conclude with complete confidence that contaminants may not be found in significantly higher or lower concentrations in other parts of the property. The scope of this investigation was dictated by the client's determination of an appropriate balance between cost and the increased certainty that flows from a more comprehensive investigation.

Phase II Environmental Site Assessment
Former Automotive Service Station
2228 SE Hawthorne Boulevard
Portland, Oregon

Page 6 of 6
September 13, 1996
HAI Project No. 3545

If there are any comments or questions, please contact the undersigned. Thank you for the opportunity to be of service.

Sincerely,

A handwritten signature in black ink, appearing to read "R. B. Ede", followed by the word "FOR" in capital letters.

Robert B. Ede
Project Manager

TABLE 1

Summary of Laboratory Analytical Results For Soil Samples

Phase II Environmental Assessment Activities

Former Automotive Service Station

2228 SE Hawthorne Boulevard

Portland, Oregon

Project #3545

Soil Probe Number	Sample Number	Date Sampled	Sample Depth (feet bgs)	Analytical Results mg/kg (ppm)									
				DEQ Method TPH-HCID			Method TPH-G	Method 418.1M	EPA Method 8020				
				Gasoline	Diesel	Oil	Gasoline	Diesel/Oil	Benzene	Toluene	Ethyl benzene	Xylenes	Total BTEX
P-1	3545-960809-007	9-Aug-96	14.5	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-2	3545-960809-012	9-Aug-96	6.5	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-3	3545-960809-017	9-Aug-96	4.5	Detect	ND>50	Detect	352	296	0.070	0.129	0.349	3.010	3.56
P-3	3545-960809-019	9-Aug-96	8.5	-	-	-	ND>10	ND>25	-	-	-	-	-
P-4	3545-960809-022	9-Aug-96	2.0	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-4	3545-960809-023	9-Aug-96	4.0	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-5	3545-960809-030	9-Aug-96	6.0	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-6	3545-960809-034	9-Aug-96	4.5	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
P-7	3545-960809-038	9-Aug-96	4.0	ND>20	ND>50	ND>100	-	-	-	-	-	-	-
Reference Standards*				-	-	-	80	500	0.1	80	100	800	-

NOTE:

bgs = below ground surface

BTEX = benzene, toluene, ethylbenzene, xylene

DEQ = Oregon Department of Environmental Quality

HCID = hydrocarbon identification

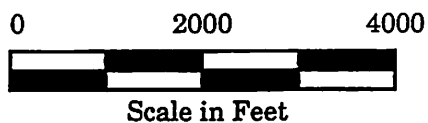
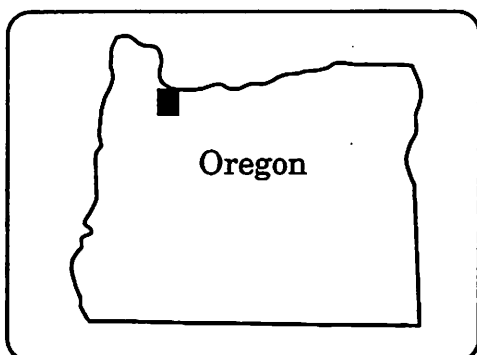
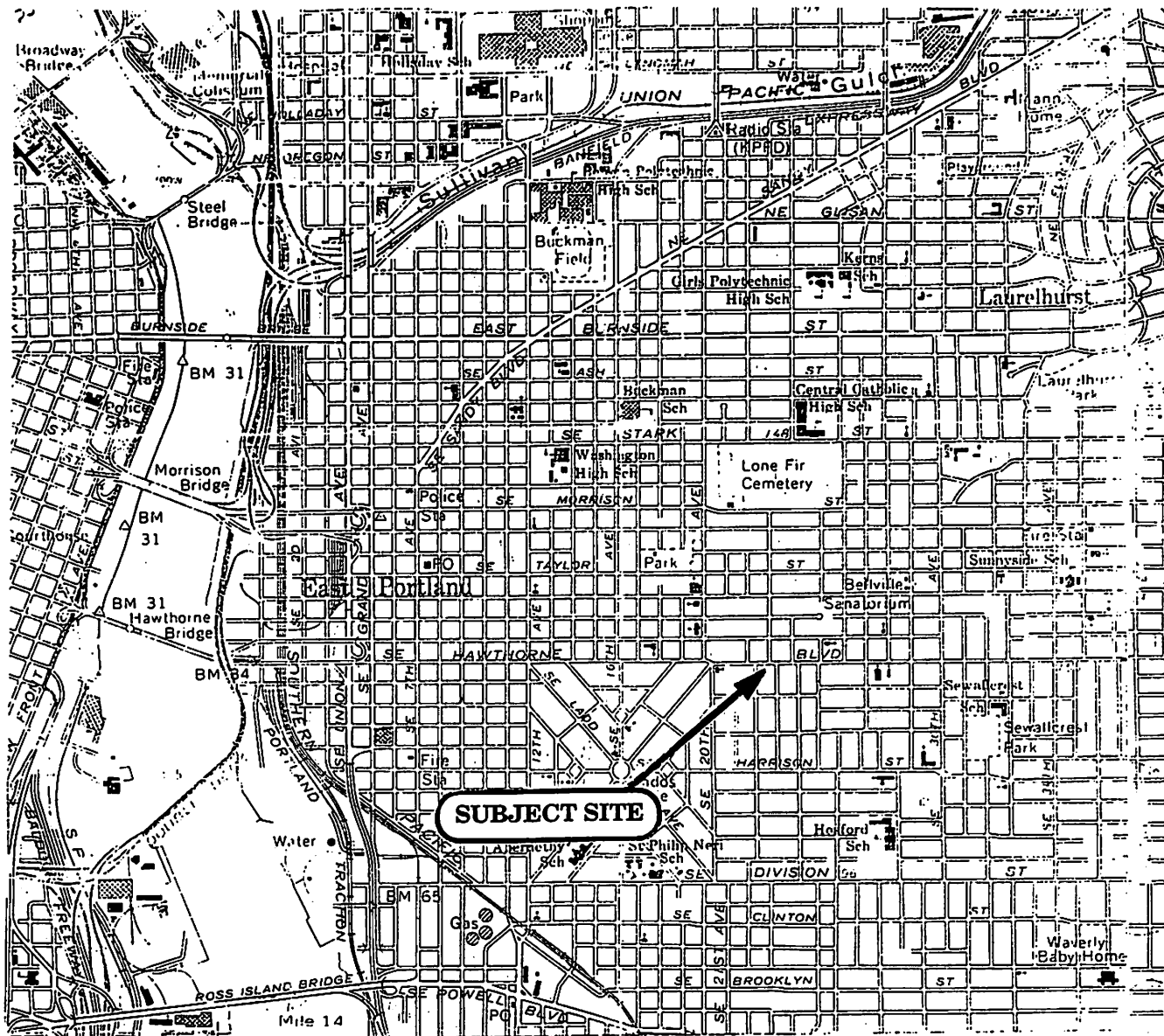
mg/kg = milligrams/kilogram

ND = not detected above detection limit indicated

ppm = parts per million

TPH = total petroleum hydrocarbons

* = TPH standards based on the ODEQ UST Level 2 Soil Cleanup Standards (OAR 340-122-335); BTEX standards based on Soil Cleanup Levels in the Soil Cleanup Table (OAR 340-122-045).



Note: Base Map from Portland, Oregon (1977) and Mount Tabor, Oregon (1978) USGS 7.5 Minute Quadrangles, Contour Interval = 10 Feet

Project
3545

September
1996

HAHN AND ASSOCIATES INCORPORATED

ENVIRONMENTAL MANAGEMENT
434 NW SIXTH AVENUE, SUITE 203
PORTLAND, OREGON 97209
(503) 796-0717

Location Map

Phase II Environmental Site Assessment
Former Automotive Service Station
2228 SE Hawthorne Boulevard
Portland, Oregon

FIGURE

1

SE Hawthorne Boulevard

Sidewalk

Driveway

P-1
⊕

P-2
⊕

Planted Landscape Area

P-6
⊕

P-3
⊕

P-4
⊕

Former Fueling Island

P-5
⊕

Former Service Station
Structure

P-7
⊕

Former Auto Repair
Shop Location

Asphalt Covered Parking Lot

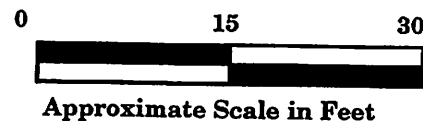
Planted Landscape Area

Grand Central Baking Company

LEGEND

- Site Boundary
- ▨ Existing Structure
- ⋯ Former Structure

N
↑



Project
3545

August 1996

**HAHN AND ASSOCIATES
INCORPORATED**

ENVIRONMENTAL MANAGEMENT
434 NW SIXTH AVENUE, SUITE 203
PORTLAND, OREGON 97209
(503) 796-0717

Site Map

Phase II Environmental Site Assessment
Former Automotive Service Station
2228 SE Hawthorne Boulevard
Portland, Oregon

FIGURE

2

Sidewalk

Driveway

Planted Landscape Area

P-1



ND @ 14.5

P-2



ND @ 6.5

P-6



ND @ 4.5

P-3



P-4

ND @ 2.0
ND @ 4.0352 (gas) ; 296 (oil) @ 4.5
ND @ 8.5

P-5



ND @ 6.0

Former Service Station
Structure

P-7



ND @ 4.0

Asphalt Covered Parking Lot

Planted Landscape Area

Grand Central Baking Company

SE 22nd Avenue

Sidewalk

Driveway

LEGEND

Site Boundary



Existing Structure



Former Structure

ND @ 6.0

Total petroleum hydrocarbons
(TPH) - in parts per million
(ppm) @ feet below ground
surface

0 15 30



Approximate Scale in Feet

Project
3545

August 1996

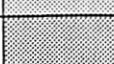
**HAHN AND ASSOCIATES
INCORPORATED**ENVIRONMENTAL MANAGEMENT
434 NW SIXTH AVENUE, SUITE 203
PORTLAND, OREGON 97209
(503) 796-0717**Soil Analytical Results - TPH**Phase II Environmental Site Assessment
Former Automotive Service Station
2228 SE Hawthorne Boulevard
Portland, Oregon**FIGURE****3**

APPENDIX A

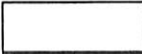
Soil Probe Logs

KEY TO BORING LOGS

Soil classification in this report is based upon visual and manual field observations which include moisture, consistency, plasticity and grading estimates and should not be construed to imply field or laboratory testing unless presented herein. Soils are classified in accordance with the Unified Soil Classification System. Stratigraphic boundaries are approximate representations only. No warranty is provided as to the continuity of soil strata between borings.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)					
MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COURSE GRAINED SOILS More Than Half is Larger Than #200 Sieve	GRAVELS More Than Half the Course Fraction is Larger Than No. 4 Sieve Size	Clean Gravels With Little or No Fines	GW		Well Graded Gravels, Gravel-Sand Mixtures
			GP		Poorly Graded Gravels, Gravel-Sand Mixtures
		Gravels With Over 12% Fines	GM		Silty Gravels, Poorly Graded Gravel-Sand-Silt Mixtures
			GC		Clayey Gravels, Poorly Graded Gravel-Sand-Clay Mixtures
	SANDS More Than Half the Course Fraction is Smaller Than No. 4 Sieve Size	Clean Sands With Little or No Fines	SW		Well Graded Sands, Gravelly Sands
			SP		Poorly Graded Sands, Gravelly Sands
		Sands With Over 12% Fines	SM		Silty Sands, Poorly Graded Sand-Silt Mixtures
			SC		Clayey Sands, Poorly Graded Sand-Clay Mixtures
FINE GRAINED SOILS More Than Half is Smaller Than #200 Sieve	SILTS AND CLAYS Liquid Limit Less Than 50%		ML		Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands, or Clayey Silts with Slight Plasticity
			CL		Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL		Organic Clays and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Liquid Limit Greater Than 50%		MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts
			CH		Inorganic Clays of High Plasticity, Fat Clays
			OH		Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS			Pt		Peat and Other Highly Organic Soils

LEGEND FOR BORING LOGS

	Blank Casing
	Slotted Screen
	Cement Grout
	Concrete
	Bentonite
	Sand Pack
	Fill Material

ABBREVIATIONS

NA	Not Applicable
ND	Not Detected Above Detection Limit
NS	Not Sampled
TPH	Total Petroleum Hydrocarbons
ppm	Parts Per Million
SPT	Standard Penetration Test
	Measured Static Water Level in Well
	Estimated Water Level During Drilling

HAHN & ASSOCIATES, INC.

434 NW Sixth Avenue

Portland, Oregon

(503) 796-0717

SOIL PROBE NUMBER**P-1****PROJECT:**

Former Service Station

2228 SE Hawthorne Boulevard

Portland, Oregon

PROJECT #: 3545

HAI LOGGER:

Rob Ede

SAMPLING METHOD:

Stainless Steel Soil Sampler

DRILLING METHOD:

Hydraulic Soil Probe

EQUIPMENT TYPE

Geo Probe

DRILLER:

Keith Vidos

DRILLING CONTRACTOR:

Geo-Tech Explorations, Inc.

DRILL

START

DRILL

FINISH

Time:

9:00

Time:

10:30

Date:

9-Aug-96

Date:

9-Aug-96

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	BORING DIAMETER:	CASING DIAMETER:	SURFACE ELEVATION:	TOP OF CASING ELEVATION:
										1.5-inch OD	N/A	Not Surveyed	N/A
SOIL DESCRIPTION													
Concrete							1		GM	Silty Sandy GRAVEL - brown, dry, loose (0 to 0.5 feet below ground surface)			
							2						
	001	9:08	-	-	100	10	3		SP	SAND - light brown, dry, loose, very fine grained, poorly graded, no petroleum hydrocarbon odor (2.0-4.0 feet below ground surface)			
						0	4						
	002	9:12	-	-	100	10	5			SAND - as above, slightly moist, no petroleum hydrocarbon odor (4.0-6.0 feet below ground surface)			
						0	6						
	003	9:18	0.2	-	100	100	7			SAND - as above, moist, no petroleum hydrocarbon odor (6.0-8.0 feet below ground surface)			
						10	8						
						0	9			SAND - brown, slightly moist, medium dense, very fine grained, no petroleum hydrocarbon odor (8.0-10.0 feet below ground surface)			
	004	9:23	0.3	-	100	75	10						
						0	11			SAND - as above, fine grained, no petroleum hydrocarbon odor (10.0-12.0 feet below ground surface)			
	005	9:33	4.5	-	100	10	12						
						0	13			SAND - as above, no petroleum hydrocarbon odor (12.0-14.0 feet below ground surface)			
	006	9:50	6.0	-	100	50	14						
						0	15			SAND - as above, moist, no petroleum hydrocarbon odor (14.0-16.0 feet below ground surface)			
	007	9:54	25.5	ND	100	10	16		SP				
						0	17						
							18						
	008	10:05	24.0	-	100	100	19			SAND - as above, no petroleum hydrocarbon odor (18.0-20.0 feet below ground surface)			
						100	20						
						0							

File: 3545 P1

HAHN & ASSOCIATES, INC.

434 NW Sixth Avenue

Portland, Oregon

(503) 796-0717

SOIL PROBE NUMBER**P-2****PROJECT:**

Former Service Station

2228 SE Hawthorne Boulevard

Portland, Oregon

PROJECT #: 3545

HAI LOGGER:

Rob Ede

SAMPLING METHOD:

Stainless Steel Soil Sampler

DRILLING METHOD:

Hydraulic Soil Probe

EQUIPMENT TYPE

Geo Probe

DRILLER:

Keith Vidos

DRILLING CONTRACTOR:

Geo-Tech Explorations, Inc.

DRILL**START**

Time:

10:50

Date:

9-Aug-96

DRILL**FINISH**

Time:

11:25

Date:

9-Aug-96

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	
Concrete							1		GM	BORING DIAMETER: 1.5-inch OD
							2			CASING DIAMETER: N/A
	010	10:52	-	-	100	50	3			SURFACE ELEVATION: Not Surveyed
					0	0	4		SP	TOP OF CASING ELEVATION: N/A
	011	10:55	-	-	100	100	5			SOIL DESCRIPTION
			8.5		0	0	6			Silty Sandy GRAVEL - brown, dry, loose (0 to 0.5 feet below ground surface)
					100	100	7			SAND - light brown, dry, loose, very fine grained, poorly graded, no petroleum hydrocarbon odor (2.0-4.0 feet below ground surface)
	012	11:00	ND		100	90	8			SAND - as above, slightly moist, no petroleum hydrocarbon odor (4.0-6.0 feet below ground surface)
			35.0		0	0	9			SAND - as above, moist, no petroleum hydrocarbon odor (6.0-8.0 feet below ground surface)
	013	11:05	-	-	100	100	10		SP	SAND - as above, no petroleum hydrocarbon odor (8.0-10.0 feet below ground surface)
					0	0	11			SAND - as above, slightly moist, no petroleum hydrocarbon odor (10.0-12.0 feet below ground surface)
	014	11:12	-	-	100	20	12			SAND - as above, slightly moist, no petroleum hydrocarbon odor (10.0-12.0 feet below ground surface)
					0	0	13			SAND - as above, moist, no petroleum hydrocarbon odor (12.0-14.0 feet below ground surface)
	015	11:19	-	-	100	20	14			
			35.0		0	0	15			
					0	0	16			
							17			
							18			
							19			
							20			
										Boring terminated at 14.0 feet bgs
										* Sample number prefix = 3545-960809-

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717		SOIL PROBE NUMBER P-4									
PROJECT: Former Service Station 2228 SE Hawthorne Boulevard Portland, Oregon PROJECT #: 3545		HAI LOGGER: Rob Ede					DRILL START		DRILL FINISH		
		SAMPLING METHOD: Stainless Steel Soil Sampler					Time: 12:50		Time: 13:25		
		DRILLING METHOD: Hydraulic Soil Probe					Date: 9-Aug-96		Date: 9-Aug-96		
		EQUIPMENT TYPE: Geo Probe									
		DRILLER: Keith Vidos									
		DRILLING CONTRACTOR: Geo-Tech Explorations, Inc.									

ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	SOIL DESCRIPTION
Concrete							1		Asphalt	Asphalt
Granular Bentonite							2		SP	SAND - light brown, slightly moist, loose, very fine grained, poorly graded, some thin beds of brown organic matter, no petroleum hydrocarbon odor (2.0-4.0 feet below ground surface)
	022	12:55	85	ND		100	3			
						50	4			
						0	5			
						0	6		SP	SAND - as above, moist, no bedded organic matter, no petroleum hydrocarbon odor (4.0-6.0 feet below ground surface)
	023	13:00		ND		100	7			
			10.7			100	8			
						0	9			
						0	10		SP	SAND - as above, no petroleum hydrocarbon odor (6.0-8.0 feet below ground surface)
	024	13:03		-		100	11			
				-		90	12			
						0	13			
						0	14		SP	SAND - as above, no petroleum hydrocarbon odor (8.0-10.0 feet below ground surface)
	025	13:10		-		100	15			
			-		100	16				
					0	17				
					0	18		SP	SAND - as above, no petroleum hydrocarbon odor (10.0-12.0 feet below ground surface)	
026	13:17		-		100	19				
		1.6			25	20				
					0					
					0			SP	SAND - as above, moist, fine grained, no petroleum hydrocarbon odor (12.0-14.0 feet below ground surface)	
027	13:21		-		100					
		0.0			100					
					0					
					0			SP	SAND - as above, moist, fine grained, no petroleum hydrocarbon odor (12.0-14.0 feet below ground surface)	
					0					
					0					
					0					
							15		SP	Boring terminated at 14.0 feet bgs * Sample number prefix = 3545-960809-
							16			
							17			
							18			
							19			
							20			

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717		SOIL PROBE NUMBER P-5									
PROJECT: Former Service Station 2228 SE Hawthorne Boulevard Portland, Oregon PROJECT #: 3545		HAI LOGGER: Rob Ede					DRILL START		DRILL FINISH		
		SAMPLING METHOD: Stainless Steel Soil Sampler									
		DRILLING METHOD: Hydraulic Soil Probe					Time: 13:30		Time: 14:00		
		EQUIPMENT TYPE: Geo Probe									
		DRILLER: Keith Vidos					Date: 9-Aug-96		Date: 9-Aug-96		
		DRILLING CONTRACTOR: Geo-Tech Explorations, Inc.									
ABANDONMENT DETAILS	SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)		
Concrete							1		Asphalt	Asphalt	
							2				
	028	13:38		-		100					
						50	3				
						0			SP		
						0	4				
	029	13:40		-		100					
			0.0			100	5				
						10					
						0	6				
	030	13:48		ND		100					
			8.6			100	7				
						0					
						0	8				
	031	13:53		-		100					
			0.0			100	9				
						10					
						0	10		SP		
						100					
	032	13:59		-		100	11				
			0.0			0					
						0	12				
							13				
							14				
							15				
							16				
							17				
							18				
							19				
							20				
Boring terminated at 12.0 feet bgs * Sample number prefix = 3545-960809-											

HAHN & ASSOCIATES, INC. 434 NW Sixth Avenue Portland, Oregon (503) 796-0717		SOIL PROBE NUMBER P-6									
PROJECT: Former Service Station 2228 SE Hawthorne Boulevard Portland, Oregon PROJECT #: 3545		HAI LOGGER: Rob Ede						DRILL START		DRILL FINISH	
		SAMPLING METHOD: Stainless Steel Soil Sampler						Time: 14:10		Time: 14:35	
		DRILLING METHOD: Hydraulic Soil Probe						Date: 9-Aug-96		Date: 9-Aug-96	
		EQUIPMENT TYPE: Geo Probe									
		DRILLER: Keith Vidos									
		DRILLING CONTRACTOR: Geo-Tech Explorations, Inc.									
ABANDONMENT DETAILS		SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	BORING DIAMETER: 1.5-inch OD CASING DIAMETER: N/A SURFACE ELEVATION: Not Surveyed TOP OF CASING ELEVATION: N/A SOIL DESCRIPTION
Concrete								1		Asphalt	
Granular Bentonite								2		SP	
	033	14:18		-		100		3			
			22.6			100					
						20					
						0					
	034	14:20		ND		100		5			
			39.2			10					
						0					
	035	14:25		-		100		7			
			7.3			75					
						0		8		SP	
						0					
	036	14:30		-		100		9			
			13.9			0					
						0		10			
								11			
								12			
								13			
								14			
								15			
							16		Boring terminated at 10.0 feet bgs * Sample number prefix = 3545-960809-		
							17				
							18				
							19				
							20				

ABANDONMENT DETAILS		SAMPLE NUMBER*	TIME	HEADSPACE (ppm)	LAB RESULT TPH (ppm)	SPT (blows/0.5 feet)	RECOVERY (%)	DEPTH (feet)	GROUNDWATER	STRATA (USCS)	SOIL DESCRIPTION		
Concrete								1		Asphalt	Asphalt		
Granular Bentonite								2		SP	SAND - light brown, dry, loose, very fine grained, poorly graded, no petroleum hydrocarbon odor (2.0-4.0 feet below ground surface)		
		037	14:44	-	-		100	3					
							90						
							0	4					
							0						
			038	14:48		ND		100	5		SP	SAND - as above, moist, some olive gray zones in upper 6-inches, potential petroleum hydrocarbon odor (4.0-6.0 feet below ground surface)	
				0.4			100	6					
							20						
							0						
			039	14:52		-		100	7				SAND - light brown, moist, loose, very fine grained, poorly graded, no petroleum hydrocarbon odor (6.0-8.0 feet below ground surface)
			0.5			20	8						
						0							
	040	14:58		-		100	9			SP	SAND - as above, no petroleum hydrocarbon odor (8.0-10.0 feet below ground surface)		
			0.3			20	10						
						0					Boring terminated at 10.0 feet bgs		
								11		* Sample number prefix = 3545-960809-			
								12					
								13					
								14					
								15					
								16					
								17					
								18					
								19					
								20					

APPENDIX B

Analytical Results and Chain-of-Custody Documentation

Environmental Management

434 NW Sixth Avenue, Suite 203 • Portland OR 97209

(503) 796-0717 • Fax (503) 227-2209

Laboratory

Hughes Analytical Laboratory

21920 NE Glisan, Gresham, Oregon 97030

Lab Project No.

96-0408

CHAIN OF CUSTODY

Chain of Custody No. 3545-1

Project Manager	Rob Ede	Liquid with Sediment Sample Test Filtrate _____ Test Sedim Test Sediment _____ Test Both _____ Multi-Phase Sample Test One (which) _____ Test Separ Test Separately _____ Shake _____	Samples Received at 4C (Y or N)	Y
Project No.	3545		Appropriate Containers Used (Y or N)	Y
Project Name	FLYINV		Provide Verbal Results (Y or N)	No
Collected by	Rob Ede		Provide Preliminary Fax Results	Yes

Comments

NOTES:

* If detection via ODEQ TPH-HCID, then quantify the detection with ODEQ TPH-G and/or ODEQ TPH-G, as appropriate.

Standard Turn-Around Time for All Samples

Comments: • If detection via ODEQ TPH-HCID, then quantify the detection with ODEQ TPH-G and/or ODEQ TPH-G, as appropriate. Standard Turn-Around Time for All Samples					Matrix			Number of Containers	Analyses to be Performed**										RUSH	Remarks																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
					Soil	Water	Other		TPH (ODEQ TPH-HCID)*	TPH-G (ODEQ)	TPH-418.1M (ODEQ)	PAHs - (EPA 8270 SIM)	BTEX (EPA 8020)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Lab ID	Sample #	Date	Time	Sample Description																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

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HAHN AND ASSOCIATES, INC.

Environmental Management

434 NW Sixth Avenue, Suite 203 • Portland OR 97209

(503) 796-0717 • Fax (503) 227-2209

21920 N.E. Glisan, Gresham, Oregon 97030

Chain of Custody No. 3545-2

Lab Project No.

96-0408

Project Manager

Rob Ede

Project No.

3545

Project Name

FLYINV

Collected by

Rob Ede

Liquid with Sediment Sample

Test Filtrate

Test Sedim Test Sediment

Test Both

Multi-Phase Sample

Test One (which)

Test Separ Test Separately

Shake

Samples Received at 4C (Y or N)

Appropriate Containers Used (Y or N)

Provide Verbal Results (Y or N)

Provide Preliminary Fax Results

No

Yes

Comments

NOTES:

• If detection via ODEQ TPH-HCID, then quantify the detection with ODEQ TPH-G and/or ODEQ TPH-C, as appropriate.

Standard Turn-Around Time for All Samples

Lab ID	Sample #	Date	Time	Sample Description
13	3545-960809-013	9-Aug-96	11:05	P2; 8.5'
14	3545-960809-014	9-Aug-96	11:12	P2; 10.0'
15	3545-960809-015	9-Aug-96	11:19	P2; 12.0'
16	3545-960809-016	9-Aug-96	11:35	P3; 2.0'
17	3545-960809-017	9-Aug-96	11:38	P3; 4.5'
18	3545-960809-018	9-Aug-96	11:40	P3; 6.0'
19	3545-960809-019	9-Aug-96	11:45	P3; 8.5'
20	3545-960809-020	9-Aug-96	11:50	P3; 10.0'
21	3545-960809-021	9-Aug-96	12:00	P3; 13.0'
22	3545-960809-022	9-Aug-96	12:55	P4; 2.0'
23	3545-960809-023	9-Aug-96	13:00	P4; 4.0'
24	3545-960809-024	9-Aug-96	13:03	P4; 6.0'

Matrix

Soil
Water
Other

Number of Containers

TPH (ODEQ TPH-HCID)*

TPH-G (ODEQ)

TPH-418.1M (ODEQ)

PAHs - (EPA 8270 SIM)

BTEX (EPA 8020)

Analyses to be Performed**

RUSH

Remarks

Relinquished by

Rob Ede

Company

HAI

Date

8/14/96

Time

11:07

Received by

Jim Hughes

Company

HAI

Relinquished by

Company

Date

Time

Received by

Company

Relinquished by

Company

Date

Time

Received by

Company

Δ: added per Rob Ede 8/19

96-0408

Project Manager Rob Ede
 Project No. 3545
 Project Name FLYINV
 Collected by Rob Ede

Liquid with Sediment Sample

Test Filtrate

Test Sedim Test Sediment

Test Both

Multi-Phase Sample

Test One (which)

Test Separ Test Separately

Shake

Samples Received at 4C (Y or N) YAppropriate Containers Used (Y or N) YProvide Verbal Results (Y or N) NoProvide Preliminary Fax Results Yes

Comments

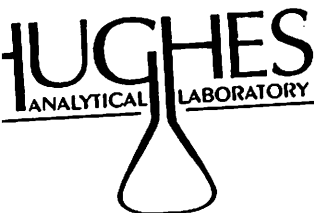
NOTES:

• If detection via ODEQ TPH-HCID, then quantify the detection with ODEQ TPH-G and/or ODEQ TPH-G, as appropriate.

Standard Turn-Around Time for All Samples

Analyses to be Performed**

Lab ID	Sample #	Date	Time	Sample Description	Matrix			Number of Containers	Analyses to be Performed**										RUSH	Remarks
					Soil	Water	Other		TPH (ODEQ TPH-HCID)*	TPH-G (ODEQ)	TPH-418.1M (ODEQ)	PAHs - (EPA 8270 SIM)	BTEX (EPA 8020)							
25	3545-960809-025	9-Aug-96	13:10	P4; 8.0'	X			1												
26	3545-960809-026	9-Aug-96	13:17	P4; 10.5'	X			1												
27	3545-960809-027	9-Aug-96	13:21	P4; 12.0'	X			1												
28	3545-960809-028	9-Aug-96	13:38	P5; 2.0'	X			1												
29	3545-960809-029	9-Aug-96	13:40	P5; 4.0'	X			1												
30	3545-960809-030	9-Aug-96	13:48	P5; 6.0'	X			1	X											
31	3545-960809-031	9-Aug-96	13:53	P5; 8.0'	X			1												
32	3545-960809-032	9-Aug-96	13:59	P5; 10.5'	X			1												
33	3545-960809-033	9-Aug-96	14:18	P6; 2.0'	X			1												
34	3545-960809-034	9-Aug-96	14:20	P6; 4.5'	X			1	X											
35	3545-960809-035	9-Aug-96	14:25	P6; 6.0'	X			1												
36	3545-960809-036	9-Aug-96	14:30	P6; 8.0'	X			1												
Relinquished by <u>B. Ede</u>					Company <u>HAI</u>				Date <u>8/14/96</u>	Time <u>11:07</u>	Received by <u>Dennis Hughes</u>				Company <u>HAI</u>					
Relinquished by					Company				Date	Time	Received by				Company					
Relinquished by					Company				Date	Time	Received by				Company					



21920 N.E. Glisan ■ Gresham, Oregon 97030 ■ (503) 669-3745 ■ FAX (503) 669-4165

August 23, 1996

Mr. Rob Ede
Hahn & Associates
434 NW 6th Ave., Suite 203
Portland, OR 97209-3600

Dear Mr. Ede:

Enclosed is the lab report for your samples which were received on August 12, 1996. The Hughes Report # is 96-0408 and the Client Project is 3545 FLYINV.

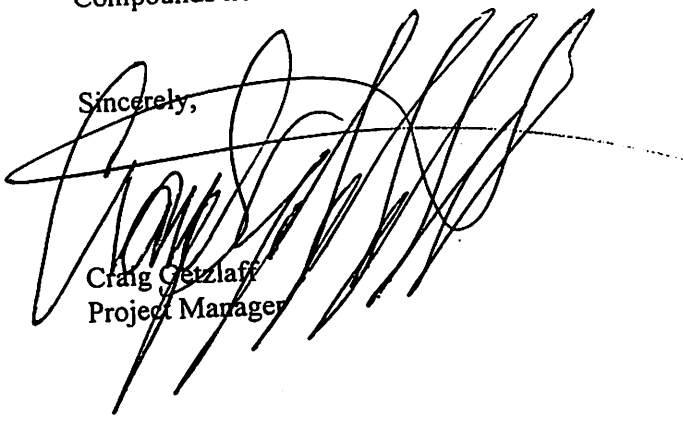
Fourty soil samples were received under a chain of custody. The samples were received in containers consistent with U.S. EPA (United States Environmental Protection Agency) protocol.

Standard Quality Assurance/Quality Control (QA/QC) procedures were performed as stated in "EPA Test Methods for Evaluating Solid Waste (SW-846)", 3rd Edition and "Standard Methods for the Examination of Water and Wastewater", 18th Edition. The EPA laboratory protocols followed include sample holding times, laboratory method blanks, laboratory matrix spikes, replicate samples and calibration standards. There were no significant variations from these protocols that would invalidate the analytical data.

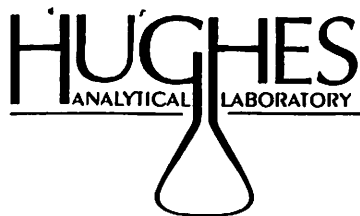
Test methods may include minor modifications of detection limits or lists of parameters for the published methods. Solid samples are reported on a wet weight basis unless otherwise noted.

Compounds not detected are listed under results as ND.

Sincerely,


Craig Getzlaff
Project Manager





HUGHES REPORT #: 96-0408
CLIENT: Hahn & Associates, Inc.
DATE: August 23, 1996
ITEMS: Eight Soil Samples

CLIENT JOB: FLYINV

METHOD: TPH-HCID by GC/FID
per Oregon DEQ

Batch #: 960808AS, 960813AS
& 960820AS

<u>SAMPLE I.D.</u>	<u>RESULT</u>	<u>SURROGATE RECOVERY, %</u>	<u>EXTRACTION ANALYSIS DATE</u>	<u>DATE</u>
3545-960809-007	ND	110	08/13/96	08/13/96
3545-960809-012	ND	135	08/13/96	08/13/96
3545-960809-017	C ₆ -C ₁₂ *, C ₂₄ -C ₃₅ **	122	08/13/96	08/13/96
3545-960809-022	ND	95	08/13/96	08/13/96
3545-960809-023	ND	105	08/20/96	08/20/96
3545-960809-030	ND	113	08/13/96	08/13/96
3545-960809-034	ND	98	08/13/96	08/13/96
3545-960809-038	ND	58	08/13/96	08/13/96
Lab Blank	ND	114	08/13/96	08/13/96

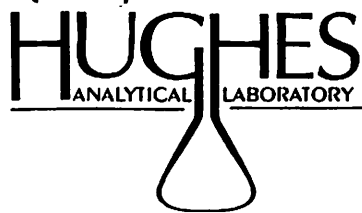
Detection Limits:
Gasoline - 20 mg/kg
Diesel - 50 mg/kg
Heavy Oil - 100 mg/kg

*Carbon range corresponds to gasoline.

**Carbon range corresponds to heavy oil.

ND = Not Detected





HUGHES REPORT #: 96-0408
CLIENT: Hahn & Associates, Inc.
DATE: August 23, 1996
ITEMS: Two Soil Samples

CLIENT JOB: FLYINV

METHOD: TPH-G by GC/PID
per Oregon DEQ
Results in mg/Kg (ppm)

Batch #: 960819as

<u>SAMPLE I.D.</u>	<u>RESULT</u>	<u>SURROGATE RECOVERY, %</u>	<u>EXTRACTION ANALYSIS DATE</u>	<u>DATE</u>
3245-960809-017	352	95	08/19/96	08/19/96
3245-960809-019	ND	70	08/19/96	08/19/96
Lab Blank	ND	121	08/19/96	08/19/96
Detection Limit	10			

ND = Not Detected





HUGHES REPORT #: 96-0408
CLIENT: Hahn & Associates, Inc.
DATE: August 23, 1996
ITEMS: Two Soil Samples

CLIENT JOB: FLYINV

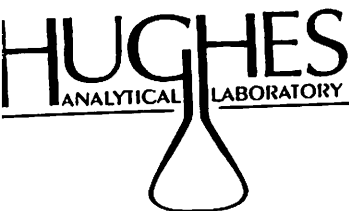
METHOD: TPH-418.1 Modified
per Oregon DEQ
Results in mg/Kg (ppm)

Batch #: 960821as

<u>SAMPLE I.D.</u>	<u>RESULT</u>	<u>DATE EXTRACTED</u>	<u>DATE ANALYZED</u>
3545-960809-017	296	08/21/96	08/21/96
3545-960809-019	ND	08/21/96	08/21/96
3545-960809-019 REPLICATE	ND	08/21/96	08/21/96
Lab Blank	ND	08/21/96	08/21/96
Detection Limit	25		

ND = Not Detected





HUGHES REPORT #: 96-0408
CLIENT: Hahn & Associates, Inc.
DATE: August 23, 1996
ITEMS: One Soil Samples

CLIENT JOB: FLYINV

METHOD: BTEX per EPA Method 8020
Results in ug/Kg (ppb)

Batch #: 960813as

<u>DESCRIPTION</u>	<u>3545-960809-17</u>	<u>LAB BLANK</u>	<u>DETECTION LIMIT</u>
Benzene	70	ND	20
Toluene	129	ND	20
Ethylbenzene	349	ND	20
Total Xylenes	3010	ND	40
Surrogate Recovery, %	*	115	
Extraction Date:	08/19/96	08/22/96	
Analysis Date:	08/19/96	08/22/96	

ND = Not Detected

*No surrogate was recovered for this sample due to sample matrix interference and sample dilution.



APPENDIX C

Soil Cleanup Standard Matrix Worksheet

SOIL CLEANUP LEVEL DECISION MATRIX WORKSHEET

TOTAL POINTS: 39
Level 2 Cleanup Standard

If the Matrix Score evaluated is:

- A) Greater than 40, the site must be cleaned up to at least the Level 1 standard
- B) From 25 to 40, inclusive, the site must be cleaned up to at least Level 2 standards
- C) Less than 25, the site must be cleaned up to at least the Level 3 standard

NUMERIC SOIL CLEANUP STANDARDS

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
TPH (Gasoline)	40 ppm	80 ppm	130 ppm
TPH (Diesel/Oil)	100 ppm	500 ppm	1,000 ppm

NUMERIC SOIL CLEANUP STANDARDS FOR THIS SITE

Level 2 Cleanup Standard

Total Petroleum Hydrocarbons (TPH):

- < 80 parts per million (ppm) for gasoline
- < 500 ppm for diesel fuel and oil petroleum hydrocarbons

(12/91)

SOIL CLEANUP STANDARD MATRIX WORKSHEET

INTRODUCTION: This worksheet is intended to be used to determine the soil cleanup standard for the cleanup of motor fuel and heating oil releases from underground storage tanks (USTs). OAR 340-122-305 to 340-122-360

EVALUATION PARAMETERS:

- 1. DEPTH TO GROUNDWATER:** Vertical distance (to nearest foot) from the surface of the ground to the highest seasonal elevation of the saturated zone.

Depth:	>100'	51-100'	25-50'	<25'	POINTS: 7
Points:	1	4	7	10	

Source: Field Observation, Area Boring Logs

- 2. MEAN ANNUAL PRECIPITATION:** From nearest appropriate weather station.

Inches:	<20"	20-45"	>45"	POINTS: 5
Points:	1	5	10	

Source: Oregon Climate Source Map, March 1993

- 3. NATIVE SOIL OR ROCK TYPE:**

Permeability:	Low	Moderate	High	POINTS: 10
Points:	1	5	10	

Source: Field Observation

- 4. SENSITIVITY TO THE UPPERMOST AQUIFER:**

Sensitivity:	Unusable	Potable not used	Potable	Sole Source	POINTS: 7
Points:	1	4	7	10	

Source: Worst Case Estimate

- 5. POTENTIAL RECEPTORS:** Distance to nearest well that draws water from aquifer of concern and the number of people at risk.

Nearest Well:	<1/2 mile	1/2 - 2 miles	>2 mile	POINTS: 10
Description:	Near	Medium	Far	
Number of People:	>3,000	100-3,000	<100	
Description:	Many	Medium	Few	

Sources: Worst Case Estimate

TOTAL POINTS: 39

UST CLEANUP TELEPHONE USE REPORT

CALL FROM/TO: Ben Davis DATE: 3-15-01
WITH: Grand Central Bakery TIME: 4:30
TELEPHONE NO: (503) 232-0575
REGARDING: Grand Central Bakery
FILE NO: - -

SUMMARY OF CALL

Old gas station site from 40's or 50's. Hahn did phase 1+2
work at purchase time and determined that gas hits were
from overspill and thus not a concern (?). They collected
samples from 7 borings and looked for tanks but could
not find any. Report submitted at same time as cost
recovery agreement (where is it?)

email address: ben@grandcentralbakery.com

T. J. Walker
Staff Signature



Oregon

John A. Kitzhaber, M.D., Governor

Department of Environmental Quality

Northwest Region
2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471

February 7, 2001

BEN DAVIS
GRAND CENTRAL BAKERY
2230 SE HAWTHORNE BOULEVARD
PORTLAND OREGON 97214

Re: Grand Central Bakery
File No.: 26-01-0005

Dear Mr. Davis:

On February 5, 2001, we received the signed Cost Recovery Agreement which indicated your interest in participating in the Underground Storage Tank Cleanup Voluntary Cost Recovery Program.

At the current time, we have a backlog of projects, which have signed up for oversight through this program, and these are currently being assigned on a first come, first serve, basis. As additional staff resources become available, your project will be assigned to a project manager.

Our goal is to assign projects as soon as possible. However, at current demand levels, we are estimating there will be a three to six week wait before your project can be assigned. You will be notified when your project has been assigned.

We appreciate your interest in this program and look forward to working with you in the near future.

If you have any questions about the status of your site for assignment, please contact Andree Pollock at (503) 229-5474. If you have a general question about the regulations or cleanup activities at your site, please call (503) 229-5489 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,

Andree Pollock, Manager
UST Cleanup and Compliance Section



UST CLEANUP TELEPHONE USE REPORT

CALL FROM/TO: Ben Davis DATE: 12/21/2000
WITH: Grand Central Bakery TIME: _____
TELEPHONE NO: (503) 232 - 0575
REGARDING: Phase II 251 @ 2228
FILE NO: - - None yet

SUMMARY OF CALL

Ben owns Grand Central Bakery. Bought property ~~from~~ In 1996. He was initiating a refinance & was informed ~~that~~ by the Bank that petroleum contamination exists on his property (parking lot, was a gas station historically). One soil sample from a boring detected up to 352 ppm. Gasoline & BTEX constituents were 0.07 ppm, 0.129, 0.349 & 3.010, respectively. This work was completed by Hahn & Associates, Inc. in 1996. Ben wanted to know if this ~~st~~ release was reported or if it needed to be reported. I indicated I would check w/ my manager & do some further investigation.

Ruth A. Hoadly
Staff Signature



Oregon

John A. Kitzhaber, M.D., Governor

Department of Environmental Quality

Northwest Region
2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471

January 25, 2001

BEN DAVIS
GRAND CENTRAL BAKERY
2230 SE HAWTHORNE
PORTLAND OR 97214

RE: GRAND CENTRAL BAKERY
File No.: 26-01-0005

On 01/12/2001, a release was reported from an underground storage tank (UST) system at your facility located at 2228 SE HAWTHORNE in PORTLAND, Oregon. As the responsible party for the facility, you are required to clean up the release according to OAR 340-122-201 through 340-122-360.

An Initial Report Form for UST Cleanup Projects is enclosed. This form needs to be completed and returned to this office within twenty (20) days from the date the release was reported. An outline of additional reporting requirements and due dates is also enclosed. A copy of the UST Cleanup regulations or an application for a letter of authorization for soil treatment will be provided upon request. As the responsible party, you should be aware of the requirements for cleanup, even if you have hired a qualified contractor or consultant to assist you.

Please reference the DEQ File Number listed above in all future correspondence and reports.

By law, DEQ is required to recover project oversight costs. DEQ oversight begins with the initial site characterization and continues through site closure. Oversight includes activities such as reviewing reports, preparing correspondence, answering technical questions, site inspections, and enforcement actions. **You will be receiving an invoice each month for all oversight activities performed to date.**

DEQ's highest priority for oversight are those sites which pose the greatest hazard to human health, safety and the environment. As a result, many lower environmental priority sites will not be reviewed in detail or receive a final "No further action" or "closure" letter from DEQ until the higher priority sites are addressed. However, all projects - simple or complex - require at least some oversight. At a minimum, sufficient review of reports and data submitted is conducted to determine the environmental priority of the cleanup project.

DEQ's highest priority for oversight are those sites which pose the greatest hazard to human health, safety and the environment. As a result, many lower environmental priority sites will not be reviewed in detail or receive a final "No further action" or "closure" letter from DEQ until the higher priority sites are addressed. However, all projects - simple or complex - require at least some oversight. At a minimum, sufficient review of reports and data submitted is conducted to determine the environmental priority of the cleanup project.

For those responsible parties who desire DEQ oversight, regardless of environmental priority, we have developed a Responsible Party Priority Site Program. To receive oversight and more effectively schedule your project, you will be asked to sign an agreement requesting priority review and confirming your agreement to pay DEQ oversight costs in a timely manner.

Not entering into the Agreement does not release you from responsibility for investigation and/or cleanup of the contamination; nor does it mean that you are exempt from paying for DEQ oversight costs. Please be aware that there may be a waiting list for assignment to the next available project manager, and that these projects are assigned on a first come, first served basis.

Please read the attached information on the cost recovery and invoice process. We have also included information about the Responsible Party Priority Site Program and an agreement, if you are interested in expediting review of your project. You may contact the Waste Management and Cleanup Program at (503) 229-6635 if you have questions about cost recovery.

Thank you for your cooperation and continued efforts to comply with the regulations. If you have any questions about the regulations and/or your cleanup project, please call (503) 229-5263 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,

A handwritten signature in black ink, appearing to read "Tina Leppaluoto", with a long, sweeping horizontal line extending to the right.

Tina Leppaluoto, UST Specialist --
Underground Storage Tanks
Cleanup and Compliance Section

Enclosures

* PETROLEUM RELEASE FORM

Please Check All That Apply

INCIDENT INFORMATION

RECEIVED BY: (Dept. use only) RAHLOG NBR: (Dept. use only) 26-01-0005DATE REPORTED: (today's date) 1 / 23 / 2001SITE NAME: Grand Central BakerySITE ADDRESS: 2230 SE HawthorneSITE CITY: Portland ZIP: 97214SITE COUNTY: MULT PHONE: 503 232 0575☒ NON-REGULATED UST☐ REGULATED UST & FAC NBR: _____☐ HEATING OIL TANK

MAIL CONTACTS

REPORTED BY (person reporting this release to the Dept.)

NAME: Ben DavisCOMPANY: Grand Central BakeryADDRESS: 2230 SE HawthorneCITY: Portland ZIP: 97214STATE: OR PHONE: 503 232 0575

EMAIL: _____

INVOICE CONTACT (required, may be same as responsible party)

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: _____

RESPONSIBLE PARTY (person responsible for remedial action)

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: _____

EMAIL: _____

OTHER CONTACT(S) (not required)

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: _____

SITE ASSESSMENT

DATE DISCOVERED: 9 / 13 / 96

DATE TANK IS EMPTY: _____ / _____ / _____

CONFIRMATION:

- ☐ SI) STAFF: DEQ
☐ LD) LAB: DEQ
☒ LR) LAB: RP
☐ LO) LAB: OTHER
☐ RR) RP REPORT
☐ CN) CONTRACTOR
☐ OT) OTHER

DISCOVERY:

- ☐ RM) ROUTINE MONITORING
☐ DC) DECOMMISSIONING
☐ CP) COMPLAINT
☐ IC) INVENTORY CONTROL
☐ SA) SITE ASSESSMENT
☐ TT) TANK TEST
☐ OT) OTHER

CAUSE:

- ☐ TL) TANK LEAK
☐ PL) PIPE LEAK
☐ OF) OVERFILL
☐ SS) SURFACE SPILL
☐ PV) PUMP/VALVE LEAK
☐ OT) OTHER
☐ UN) UNKNOWN

CONTAMINANTS

- ☐ UG) UNLEADED GASOLINE
☐ LG) LEADED GASOLINE
☒ MG) MISC. GASOLINE
☐ DS) DIESEL (motor fuel)

- ☐ WO) WASTE OIL
☐ HO) HEATING OIL
☐ LB) LUBRICANT
☐ SV) SOLVENT

- ☐ OP) OTHER PET. DIST
☐ CH) CHEMICAL
☒ OT) OTHER Heavy oil 226ppm
☐ UN) UNKNOWN

IMPACTS

☒ SL) SOIL ☐ GW) GROUNDWATER ☐ SW) SURFACE WATER ☐ DW) DRINKING WATER☐ FV) FACILITY OR BUILDING (VAPOR) ☐ FP) FACILITY OR BUILDING (FREE PRODUCT.)

SITE-MANAGEMENT (THIS SECTION DEPT. USE ONLY)

RELEASE STOPPED: _____ / _____ / _____

FINAL REQUEST INVOICE DATE: 04 / 04 / 01

CLEANUP STARTED: _____ / _____ / _____

NO FURTHER ACTION: 06 / 07 / 01 (S)

NOTES/COMMENTS: Consultant did not believe this to be reportable, so it wasn't.
DEQ determined this is reportable release. - Historical Gas Station, no
Tanks remain on property

FEB 05 2001

NORTHWEST REGION

COST RECOVERY AGREEMENT

This document serves as an agreement between the undersigned (hereinafter "you") and the Department of Environmental Quality (DEQ) regarding DEQ review and oversight of the investigation and/or cleanup of petroleum (hazardous substances) at the property located at:

Facility Name: GRAND CENTRAL BAKERY
Address: 2230 SE HAWTHORNE BLVD
City, Zip: PORTLAND, OR 97214
File/Log #: 26-01-005

DEQ agrees to review environmental documents submitted by you or on your behalf regarding the investigation and/or cleanup of the above-referenced site. Additional details regarding DEQ oversight will be established upon review of the initial site data.

DEQ requires that persons requesting DEQ review and oversight of investigation and cleanup activities agree to the terms of this cost recovery agreement and pay project oversight costs.

DEQ project oversight costs will include direct costs and indirect costs. Direct costs include site-specific expenses and legal costs. Indirect costs are those general management and support costs of the DEQ, including the Waste Management and Cleanup Division (WMCD), allocable to DEQ oversight of this agreement and not charged as direct, site-specific costs. Indirect charges are based on a percentage of direct personal services costs. Review and oversight costs shall not include any unreasonable costs or costs not otherwise recoverable by DEQ under ORS 465.255.

DEQ costs are due within thirty (30) days of issuance of the monthly statement, by a check made payable to the "Department of Environmental Quality".

Electing not to enter into this agreement does not release you from any responsibility that you might have for any reporting requirements, investigation and/or cleanup of petroleum (hazardous substances) at the above referenced facility. This does not preclude the DEQ from conducting audits or inspections of all or portions of the investigation and cleanup activities associated with this facility. Enforcement action may be initiated if any violation of DEQ requirements is found.

Either DEQ or you may terminate this agreement by giving 15 days advance written notice to the other. Only those costs incurred or obligated by DEQ prior to the effective date of any termination of the agreement shall be recoverable under this Agreement. Termination of this agreement will not affect any other right DEQ may have for recovery of costs under any applicable law.

You will hold DEQ harmless for any claims (including but not limited to claims of property damage or personal injury) arising from DEQ review and/or oversight activities under this agreement.

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED
FEB 02 1999
NORTHWEST REGION
Cost Recovery Agreement
Page Two

This agreement is not and shall not be construed to be an admission by you of any liability under ORS 465.255 or any other law or as a waiver by you of any defense to such liability. This agreement is not and shall not be construed to be a waiver, release, or settlement of claims that DEQ may have against you or any other responsible person nor is this agreement a waiver of any enforcement authority that DEQ may have.

The DEQ Northwest Region Tanks Program will be responsible for the review and oversight of the investigation and cleanup activities associated with the property. Please refer all site-specific inquiries to them at (503) 229-5263, 2020 SW Fourth Avenue, Portland, OR 97201.

All inquiries regarding cost recovery and/or invoices should be directed to (503) 229-5812.

If the terms of this agreement are acceptable, please have it executed by an authorized officer in the space provided below. In order to more effectively schedule your project, please return this agreement within 30 days of receipt to: DEQ Northwest Region Office, Tanks Program, 2020 SW Fourth Avenue, Portland, OR 97201.

Accepted and agreed to this 1 day of FEB, 2001

By: BEN DAVIS
PRES. GRAND CENTRAL BAKERY
Title: MEMBER GCB PROPERTIES LLC

Please provide the following information as to where the invoices should be sent.

Individual Name: BEN DAVIS
Title: PRESIDENT
Company Name: GRAND CENTRAL BAKERY
Mail Address: 2230 SE HAWTHORNE BLVD
City, State, Zip: PORTLAND, OR 97214
Phone Number: 503 232-0575

FILE NAME: Grand Central BakeryLOG NO. 26 - 01 - 0005**NWR'S NFA TRACKING CHECKLIST**

ROUTE TO	ACTIVITY	RESPONSIBLE PERSON	DATE COMPLETED
	Sequent checked by project manager to make sure fees paid and tanks closed and that UST compliance issues have been resolved.	BW	3-26
	OTIS updated with soil disposal, public notice, and other applicable information by project manager.	BW	3-28
	Draft NFA prepared by Project Manager (PM) and submitted to NRS-4 Hydro or Manager for review	BW	3-28
	Draft NFA approved by NRS-4 Hydro (or Manager, if necessary) and submitted for data entry	ADL	4/2
	SEQUENT updated with final invoice request date and new green sheet information.	SP	4/4
	OPTIONAL STEP: Expedited payment request by responsible party (RP) is handled by =====>>		
	OPTIONAL STEP: Estimated Expedited Payment Amount given to RP by =====>>		
	To Administrative staff for cost recovery entries	SP	4/4
	Final invoice paid notice received from Business Office and PM informed by Manager	MP	6/7/01
	Final NFA drafted and signed by PM (and Manager, if necessary), and sent for data entry	BW	6/7/01
	SEQUENT updated with filed closed information.	SP	6-7-01
	Proofreading letter and file closure activities	Tur	6/7/1
	Copies made and mailed	SP	6-7-01

NFA PROCESS COMPLETE