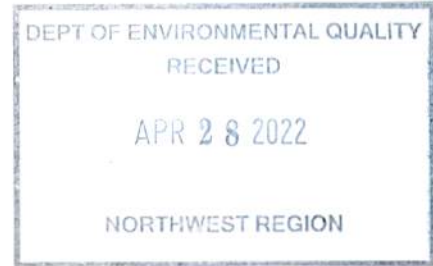




Independent Cleanup Pathway Intent to Participate Form

Oregon Department of Environmental Quality
Headquarters
700 NE Multnomah St., Suite 600
Portland OR 97232
Phone: 503-229-5696
800-452-4011
Fax: 503-229-5850
Contact: Patricia Atkins



Contact Information

Legal Name of Company: Mill Creek Residential Trust
Contact Name: Chad Encinas Phone: 909-238-5495 E-mail: cencinas@mcrtrust.com
Mailing Address: 720 SW Washington Street Suite 720, Portland, OR 97205

Identification of Site

Site Name: Modera Raleigh
Site Address: 4800 SW Western Avenue
Legal Name of Owner: MCREF III Raleigh Apartments LLC
Legal Name of Operator: MCREF III Raleigh Apartments LLC
Township: 1S Range: 1W Section: 15 Tax Lot(s): 1S115AD00100 Size (acres): 6.22
Latitude Degrees: 45 Minutes: 29 Seconds: 3.7248 Longitude Degrees: 122 Minutes: 46 Seconds: 53.0796
ECSI Identification Number, if assigned: _____

(Note: If you cannot provide a lat/long for your site, please include a 7.5 topographical map, with the site clearly marked on it, along with this form and we will determine the lat/long for you.)

Summary of Contamination Information

Please provide (or attach) the information below to the extent available.

Current site use: Active construction site
Historic site use: Multiple commercial tenants, including auto service center
Known or suspected contaminant source(s): Undocumented fill, auto service activities
Known or suspected contaminant(s): Petroleum hydrocarbons, 1,2,4-TMB, lead, arsenic

Contaminated media: Soil: Yes No Unknown
Groundwater: Yes No Unknown
Sediment: Yes No Unknown
Surface Water: Yes No Unknown
Soil Gas: Yes No Unknown
Outdoor Air: Yes No Unknown
Indoor Air: Yes No Unknown

Independent Cleanups – Site Eligibility

Please answer the questions below:

- Yes No Has your site been ranked as low or medium priority by DEQ's Site Assessment Program?
- Yes No Are free-phase products present in the groundwater?
- Yes No Has the site contamination impacted an existing drinking water source (groundwater or surface water)?
- Yes No Has the soil, groundwater or surface water contamination at the site migrated beyond the property boundary?
- Yes No Is the site in or within 1000 feet of a Sensitive Environment as defined in OAR 340-122-115(50)?
- Yes No Are contaminant odors present in any buildings, manholes or other confined spaces?

If you answered yes to the first question and/or no to all of the last five questions you are automatically eligible for the ICP. If not, please discuss the site conditions with DEQ's Environmental Cleanup Program Representative in this regional office to determine if your site may still be eligible for the ICP. DEQ may request additional site information to make the final site eligibility determination

Oversight Needed

- Is the investigation and/or cleanup already completed? Yes No
- Would you like DEQ Technical Consultation during execution of the project? Yes No
- Estimated project start date: 5/23/2022
(month/day/year)
- Estimated project completion date: 8/15/22
(month/day/year)
- Estimated date when final report, stamped by a State of Oregon Registered Geologist (RG) or professional engineer (PE), will be submitted to DEQ for review: 09/26/22
(month/day/year)

Anticipated Project Complexity

- Simple cleanup sites are those where:
(a) hazardous substances are limited to containers or to the unsaturated soil zone only;
(b) the extent and type(s) of contamination is well-defined;
(c) there are few contaminants of concern; and
(d) the selected treatment option is a conventional technology.
- Moderately complex or complex cleanup - This category includes all sites that do not meet simple cleanup criteria above.

Intent to Participate

The undersigned intends to participate in DEQ's Voluntary Cleanup Program through the Independent Cleanup Pathway, and intends to negotiate in good faith a written agreement with DEQ. However, this Intent to Participate does not constitute such an agreement, and neither DEQ nor the undersigned will be bound to proceed unless such an agreement is executed. The agreement will describe the project activities of each party and will require the undersigned to reimburse DEQ for all of its oversight costs.


If the site is placed on DEQ's waiting list, DEQ will notify the undersigned in writing when it is moved to active status and include a cost recovery agreement for signature. Following execution of a signed agreement and payment of the \$1,500 deposit the undersigned shall be prepared to submit all documentation summarizing existing conditions, activities and status at the site to DEQ for review. The undersigned understands that DEQ will move sites from the waiting list to active status based on various considerations, only one of which will be the timing of the original placement of a site on the waiting list.

With this Intent to Participate, the undersigned does not admit or assume liability for investigation or cleanup of the site. In addition, the undersigned may terminate this Intent to Participate at any time by notifying DEQ in writing.

Please execute this Intent to Participate in the space below and return to:

Department of Environmental Quality
Environmental Cleanup Program
(Regional office address from <http://www.oregon.gov/DEQ/Pages/Offices.aspx>)

Please DO NOT submit a deposit check at this time.

By:  _____ Name: Sam Rodriguez
(signature of authorized officer) (print or type)

Title: Sr. Managing Director Company: Mill Creek Residential Trust

Date: 4/25/22 Telephone: 503-517-2787