

Recording Cover Sheet

All Transactions (ORS 205.234)


**After Recording Return To:**

John Truax, Truax Corporation  
PO Box 3002  
Corvallis, OR 97339

**Mail Tax Statements To:**

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PO Box 3002  
Corvallis, OR 97339

LINN COUNTY, OREGON 2025-01937  
E-EAS  
Cnt=2 Stn=10130 COUNTER 02/25/2025 09:56:55 AM  
\$165.00 \$5.00 \$11.00 \$60.00 \$19.00 \$270.00  
00487892202500019370330338  
I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Marcie Richey - County Clerk



**1. Name / Title of Transaction (ORS 205.234 (1a))**

Easement and Equitable Servitudes

**2. Grantor / Direct Party Name (ORS 205.125 (1b), 205.160 & 205.234 (1b))**

John Truax, Truax Corporation  
PO Box 3002  
Corvallis, OR 97339

**3. Grantee / Indirect Party Name (ORS 205.125 (1b), 205.160 & 205.234 (1b))**

Oregon DEQ, Attn: Sarah Kingery  
165 East Seventh Ave Ste 100  
Eugene, OR 97401

**4. True and Actual Consideration (ORS 93.030)**

N/A

**5. If this instrument is being re-recorded, complete the following statement (ORS 205.244)**

Re-recorded at the request of \_\_\_\_\_  
to correct \_\_\_\_\_  
Previously recorded in Book \_\_\_\_\_ and page \_\_\_\_\_ or DN \_\_\_\_\_

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Space above this line for Recorder's use.

*After recording, return to: Grantee.*

**Grantee**

Oregon DEQ  
165 East Seventh Ave Ste 100  
Eugene, OR 97401  
Attention: Sarah Kingery

**Grantor**

John W. Truax  
Truax Corporation  
PO Box 3002, 4221 SW Research Way  
Corvallis, OR 97339

**EASEMENT AND EQUITABLE SERVITUDES**

This grant of Easement and acceptance of Equitable Servitudes (“EES”) is made on October 10, 2024, between John Truax (“**Grantor**”) and the State of Oregon, acting by and through the Oregon Department of Environmental Quality (“DEQ” or “Grantee”).

**RECITALS**

A. Grantor is the owner of certain real property located at 1810 Main Street, in Linn County, Oregon in Sweet Home County Tax Map 13S01E32BB, Tax Lot 00301 (the “**Property**”) the location of which is more particularly described in Exhibit A to this EES. The Property is referenced under the name Time Out Food Stop, LUST File 22-05-0885 in the files of DEQ’s Environmental Cleanup Program at Western Region office located at 165 E 7<sup>th</sup> Avenue-Suite 100, Eugene, Oregon, and telephone (800) 844-8464. Interested parties may contact the Western Region office to review a detailed description of the risks from contamination remaining at the Property and described in DEQ’s Staff Memorandum dated October 10, 2024.

B. On October 10, 2024, the Director of the Oregon Department of Environmental Quality or delegate selected the remedial action for the Property set forth in the Staff Memorandum for the Property. The remedial action selected requires, among other things: restriction of building construction for commercial or residential unless DEQ approved, requires a contaminated media management plan, and restricts the extraction of groundwater beneath the Property.

C. On June 10, 2024, Grantor entered into an Agreement with DEQ, under which Grantor agreed to implement the selected remedial action, including the required institutional controls.

D. This EES is intended to further the implementation of the selected remedial action and protect human health and the environment.

E. Nothing in this Easement and Equitable Servitude constitutes an admission by Grantor of any liability for the contamination described in the Easement and Equitable Servitude.

## 1. DEFINITIONS

- 1.1 "DEQ" means the Oregon Department of Environmental Quality, and its employees, agents, and authorized representatives. "DEQ" also means any successor or assign of DEQ under the laws of Oregon, including but not limited to any entity or instrumentality of the State of Oregon authorized to perform any of the functions or to exercise any of the powers currently performed or exercised by DEQ.
- 1.2 "Engineering control" has the meaning set forth in OAR 340-122-0115
- 1.3 "Owner" means any person or entity, including Grantor, who at any time owns, occupies, or acquires any right, title, or interest in or to any portion of the Property or a vendee's interest of record to any portion of the Property, including any successor, heir, assign or holder of title or a vendee's interest of record to any portion of the Property, but excluding any entity or person who holds such interest solely for the security for the payment of an obligation and does not possess or control use of the Property.
- 1.4 "Remedial Action" has the meaning set forth in ORS 465.200 and OAR 340-122-0115.

## 2. GENERAL DECLARATION

2.1 Grantor, in consideration of Grantee's issuance of a No Further Action letter with conditions described above, grants to DEQ an Easement for access and accepts the Equitable Servitudes described in this instrument and, in so doing, declares that the Property is now subject to and must in future be conveyed, transferred, leased, encumbered, occupied, built upon, or otherwise used or improved, in whole or in part, subject to this EES.

2.2 Each condition and restriction set forth in this EES touches and concerns the Property and the equitable servitudes granted in Section 3 and easement granted in Section 4 below, runs with the land for all purposes, is binding upon all current and future owners of the Property as set forth in this EES, and inures to the benefit of the State of Oregon. Grantor further conveys to DEQ the perpetual right to enforce the conditions and restrictions set forth in this EES.

## 3. EQUITABLE SERVITUDES (REQUIRED ACTIONS AND RESTRICTIONS ON USE)

**3.1 Groundwater Use Restrictions.** Owner may not extract through wells or by other means or use the shallow groundwater at the Property for consumption or other beneficial use. This prohibition does not apply to extraction of groundwater associated with groundwater treatment or monitoring activities approved by DEQ or to temporary dewatering activities related to construction, development, or the installation of sewer or utilities at the Property. Owner must conduct a waste determination on any groundwater that is extracted during such monitoring, treatment, or dewatering activities and handle, store and manage wastewater according to applicable laws. Owner may extract groundwater from a deeper aquifer provided: (a) the well is located at least 100 feet from the edge of the contaminated shallow groundwater; (b) the well is located hydraulically upgradient of the contaminated groundwater; and (c) the well is constructed

with a deep annulus seal. The location and construction of the well must be approved by DEQ before the well is installed.

**3.2 Contaminated Media Management Plan.** Excavation or construction at the Property is not permitted without the implementation of the contaminated media management plan included in Exhibit B.

**3.3 Vapor Barrier Engineering Control Use Restrictions.** Occupational and residential use, whether single-family residential or urban residential, is not allowed on the ground floor. An exception is that occupational and residential use is allowed if one or more of the following conditions are met: conduct additional sampling with DEQ oversight, which demonstrates the remaining levels of contaminants are acceptable; perform additional remedial action to reduce concentrations to acceptable levels; incorporate building designs that eliminate the potential for subsurface vapor migration into a future occupied structure. Additional remedial actions must be reviewed and approved by DEQ before implementation. Vapor intrusion mitigation or remediation systems, whether passive or active in nature, should follow the procedures outlined in the United States Environmental Protection Agency's OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (OSWER Publication 92002-154 dated June 2015). Other vapor mitigation guidance may be used with prior approval of the DEQ's Environmental Cleanup Program. The vapor mitigation design must incorporate DEQ-approved, professionally designed and installed vapor mitigation engineering control(s) into the building design.

**3.4 Use of the Property.** Owner may not occupy or allow other parties to occupy the Property unless the controls listed in this Section 3 are maintained.

#### **4. EASEMENT (RIGHT OF ENTRY)**

During reasonable hours and subject to reasonable security requirements, DEQ may enter upon and inspect any portion of the Property to determine whether the requirements of this EES have been or are being complied with. Except when necessary to address an imminent threat to human health or the environment, DEQ will use its best efforts to notify the Owner 72 hours before DEQ entry to the Property. DEQ may enter upon the Property at any time to abate, mitigate, or cure at the expense of the Owner the violation of any condition or restriction contained in this EES, provided DEQ first gives written notice of the violation to Owner describing what is necessary to correct the violation and Owner fails to cure the violation within the time specified in such notice. Any such entry by DEQ to evaluate compliance or to abate, mitigate, or cure a violation may not be deemed a trespass.

#### **5. RELEASE OF RESTRICTIONS**

5.1. Owner may request release of any or all of the conditions or restrictions contained in this EES by submitting such request to the DEQ in writing with evidence that the conditions or restrictions are no longer necessary to protect human health and the environment. The

decision to release any or all of the conditions or restrictions in this EES will be within the sole discretion of DEQ.

5.2. Upon a determination pursuant to Subsection 5.1, DEQ will, as appropriate, execute and deliver to Owner a release of specific conditions or restrictions, or a release of this EES in its entirety.

## 6. GENERAL PROVISIONS

6.1. **Notice of Transfer/Change of Use.** Owner must notify DEQ within 10 days after the effective date of any conveyance, grant, gift, or other transfer, in whole or in part, of Owner's interest in or occupancy of the Property. Such notice must include the full name and address of the Party to whom Owner has transferred an interest or right of occupancy. In addition, Owner must notify DEQ a minimum of 10 days before the effective date of any change in use of the Property that might expose human or ecological receptors to hazardous substances. Such notice must include complete details of any planned development activities or change in use. Notwithstanding the foregoing, Owner may not commence any development inconsistent with the conditions or restrictions in Section 3 without prior written approval from DEQ as provided in Subsection 3 of this EES or removal of the condition or restriction as provided in Subsection 5.1. This subsection does not apply to the grant or conveyance of a security interest in the Property.

6.2. **Zoning Changes.** Owner must notify DEQ no less than 30 days before Owner's petitioning for or filing of any document initiating a rezoning of the Property that would change the base zone of the Property under the Linn County zoning code or any successor code. As of the date of this EES, the base zone of the Property is Commercial Highway.

6.3. **Cost Recovery.** Owner will pay DEQ's costs for review and oversight of implementation of and compliance with the provisions in this EES, including but not limited to periodic review and tracking of actions required by this EES. This EES constitutes the binding agreement by the Owner to reimburse DEQ for all such eligible review and oversight costs. DEQ will establish a cost recovery account for tracking and invoicing DEQ project costs. DEQ will provide the Owner with a monthly statement and direct labor summary. DEQ costs will include direct and indirect costs. Direct costs include site-specific expenses and legal costs. Indirect costs are those general management and support costs of the State of Oregon and DEQ allocable to DEQ oversight of this EES and not charged as direct site-specific costs. Indirect charges are based on actual costs and are applied as a percentage of direct personal services costs.

6.4. **Reference in Deed.** A reference to this EES, including its location in the public records, must be recited in any deed conveying the Property or any portion of the Property. Each condition and restriction contained in this EES runs with the land so burdened until such time as the condition or restriction is removed by written certification from DEQ, recorded in the deed records of the County in which the Property is located, certifying that the condition or restriction is no longer required to protect human health or the environment.

6.5. **Effect of Recording.** Upon the recording of this EES, all future Owners are conclusively deemed to have consented and agreed to every condition and restriction contained

in this EES, whether or not any reference to this EES is contained in an instrument by which such person or entity occupies or acquires an interest in the Property.

6.6. **Enforcement and Remedies.** Upon any violation of any condition or restriction contained in this EES, the State of Oregon, in addition to the remedies described in Section 4, may enforce this EES as provided in the Agreement or seek available legal or equitable remedies to enforce this EES, including civil penalties as set forth in ORS 465.900.

6.7. IN WITNESS WHEREOF Grantor and Grantee have executed this Easement and Equitable Servitude as of the date and year first set forth above.

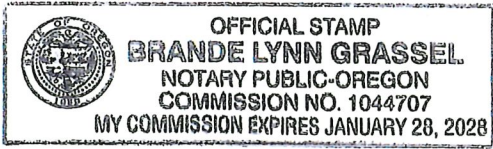
BY SIGNATURE BELOW, THE STATE OF OREGON APPROVES AND ACCEPTS THIS CONVEYANCE PURSUANT TO ORS 93.808.

GRANTOR: John W. Truax

By: John W. Truax Date: 2/4/25  
John W. Truax, President

STATE OF OREGON )  
County of Benton ) ss.

The foregoing instrument is acknowledged before me this 4 day of February, 2025, by John W. Truax of Truax Corporation, on its behalf.



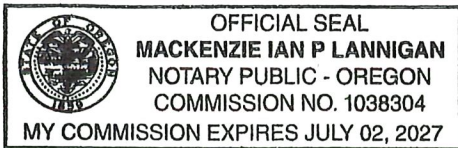
Brande Lynn Grassel  
NOTARY PUBLIC FOR OREGON  
My commission expires: 01/28/2028

GRANTEE: State of Oregon, Department of Environmental Quality

By: Brad Shultz Date: 1-31-25  
Brad Shultz, Cleanup and Emergency Response Manager, Western Region

STATE OF OREGON )  
County of Deschutes ) ss.

The foregoing instrument is acknowledged before me this 31<sup>st</sup> day of January, 2025, by Brad Shultz, Western Region Cleanup and Emergency Response Manager of the Oregon Department of Environmental Quality, on its behalf.



Mackenzie Lannigan  
NOTARY PUBLIC FOR OREGON  
My commission expires: July 02, 2027

## EXHIBIT A

### Legal Description of the Property

Beginning at the Northwest corner of Lot 7, Block 4, WEDDLE'S ADDITION TO SWEET HOME, Linn County, Oregon; thence South  $0^{\circ}11'$  West along the West line of said Lot 7, a distance of 100.90 feet to a point on the Northerly line of the relocated Santiam Highway; thence South  $77^{\circ}00'$  West along the Northerly line of said Santiam Highway, 174.55 feet to a point which is 15.00 feet North  $77^{\circ}00'$  East from the point of intersection of the Northerly line of said Santiam Highway with the East line of 18th Avenue; thence North  $41^{\circ}29'$  West 22.13 feet to a point on the East line of said 18th Avenue, which point is 20.00 feet North from the point of intersection of the East line of said 18th Avenue with the Northerly line of said Santiam Highway; thence North along the East line of said 18th Avenue, 85.17 feet, thence North  $78^{\circ}16'$  East 189.01 feet to the point of beginning.

**EXHIBIT B**

**Contaminated Media Management Plan**

CMMP begins on next page

**SOIL AND GROUNDWATER MANAGEMENT PLAN  
AND EXAMPLE SITE HEALTH AND SAFETY  
INFORMATION**

**Former Timeout Food Stop  
1810 Main Street, Sweet Home, Oregon 97386  
LUST No. 22-05-0885**

December 31, 2024

Prepared for:

Truax Corporation  
4221 SW Research Way  
Corvallis, OR 97339

**MARTIN S. BURCK ASSOCIATES, INC.**

200 North Wasco Court, Hood River, OR 97031  
Phone 541.387.4422 855.387.4422 Fax 541.387.4813  
MSBA@MSBAenvironmental.com

Geologic and Environmental Consulting Services



**MSBA**

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# SOIL AND GROUNDWATER MANAGEMENT PLAN AND EXAMPLE SITE HEALTH AND SAFETY INFORMATION

Former Timeout Food Stop  
1810 Main Street, Sweet Home, Oregon 97386  
LUST No. 22-05-0885

## 1.0 INTRODUCTION

Martin S. Burck Associates, Inc. (MSBA) has prepared this *Soil and Groundwater Management Plan and Example Site Health and Safety Information* (Management Plan) to serve as general guidance for owners, operators, contractors, city, county, and state agencies, and/or individuals (Responsible Entities) who may perform actions that penetrate the surface including but not limited to investigations, excavations, or miscellaneous subsurface disturbances, etc... (Subsurface Work) at or in proximity to the property located at 1810 Main Street, Sweet Home, Oregon (site). This Management Plan is intended for general guidance purposes only, and does not replace independent investigation and due diligence as required by any Responsible Entity overseeing or performing Subsurface Work at the site. The general site location is illustrated on Figure 1 (Appendix A).

### 1.1 Site Description

The site is currently an active service station located on Main Street (Highway 20) near the center of Sweet Home as shown on Figure 1. The tax lot number is 00301 (Map 13S01E32BB) and the site is within Section 32 of Township 13 South, Range 1 East. The site elevation is approximately 547 feet (Google Earth) and the surface topography is relatively flat. The general site features and location of the USTs are illustrated on Figure 2. The site is surrounded by commercial properties.

The site operates under DEQ UST facility number 7065 as a retail and Pacific Pride cardlock fueling facility with a convenience store. Three retail dispensers are located south of the convenience store and four cardlock dispensers are located north of the convenience store. Five USTs are located west and southwest of the convenience store (Figure 2) including a 6,000-gallon gasoline; a 4,000-gallon gasoline; a 4,000-gallon non-ethanol gasoline; a 6,000-gallon diesel; and a 4,000-gallon diesel. The UST facility database also lists a 550-gallon used oil UST as removed. MSBA was unable to obtain additional information regarding the former used oil UST, however, it may represent a UST that was decommissioned by the Oregon Department of Transportation (ODOT) in 1999 (Figure 2).

## 1.2 General Geologic Setting

The United States Department of Agriculture soil survey lists the site within the Coburg Silty Clay Loam unit. The typical soil profile for the unit is silty clay loam from the surface to 1.5 feet below surface grade (bsg) and silty clay from 1.5 feet bsg to 5 feet bsg and greater. During the subsurface investigation activities, MSBA primarily observed silty clay underlain by sand at or below the groundwater table. Shallow groundwater was encountered at depths ranging from approximately 6 to 8 feet bsg. The groundwater flow is toward the northwest based on measured groundwater levels.

## 1.3 Site History

In April 2005, EGR & Associates, Inc. (EGR) and Geo-Tech Explorations Inc. advanced five push probe borings (BH-1 through BH-5) at the site as part of a pre-purchase due diligence site assessment performed on behalf of a prospective buyer. The approximate sample locations are illustrated on Figure 2 and the soil and groundwater sample analytical results are summarized in Tables 1 and 2 (Appendix B). During this work, petroleum hydrocarbons (PHCs) were detected in the soil and groundwater at concentrations exceeding the Oregon Department of Environmental Quality (DEQ) Risk-Based Concentrations (RBCs), indicating a potential risk to human health and safety and the environment. The release was reported to DEQ and LUST number 22-05-0885 was assigned to the site.

Between April 2023 and October 2024, MSBA performed additional site investigation activities to evaluate risk to human health and safety and the environment. These activities included advancing three push probe borings (TW-3, TW-4, and TW-5) to further characterize PHCs in soil and groundwater and collecting soil vapor samples (SV-1, SV-2, SV-3, and SV-4) to evaluate vapor intrusion risk. The approximate soil, groundwater, and subslab vapor sample locations are illustrated on Figure 2 and the soil, groundwater, and subslab vapor sample analytical results are summarized in Tables 1, 2, and 3 (Appendix B).

Based on the results of this work, it has been determined by the DEQ, that the site is in compliance with applicable regulations and a conditional no-further-action (NFA) is recommended. However, naphthalene was detected in groundwater sample *TW-5* at a concentration of 740 parts per billion (ppb), which exceeds the groundwater in excavation (GWE) RBC for construction and excavation workers of 500 ppb (Table 2). Therefore, the groundwater beneath the site is not protective to human health and safety for construction workers who may potentially encounter groundwater in excavations. If at any time, PHCs, naphthalene, or any other unidentified materials or substances are encountered during Subsurface Work at the site, the assistance of a qualified environmental professional and/or DEQ should be sought immediately. Any Subsurface Work must be performed in accordance with all federal, state, and local regulations, permits, and requirements, especially as related to the remaining subsurface PHCs. Any Responsible Entity performing Subsurface Work at the site must have all required federal, state, and local licenses, training, and qualifications. All

environmental work at this site must be performed in general accordance with any/all applicable regulations and associated guidance documents including but not limited to Oregon Administrative Rules (OAR) 340-122-0205 through 340-122-0360 as presented in the current DEQ *UST Cleanup Manual* (USTCM), and *Risk-Based Decision Making for Remediation of Contaminated Sites* (RBDM).

A summary of the site history, investigations and assessment activities, corrective actions, conceptual site model, and the results of a risk-based evaluation as needed to satisfy DEQ requirements for regulatory site closure are presented in the *Site Investigation and Risk-Based Closure Report* (MSBA, May 31, 2023), *2023 Subslab Vapor Sampling - Recommendation for Closure* (MSBA - November 20, 2023), and the *March 2024 Subslab Vapor Sampling* (MSBA, May 10, 2024). To obtain copies of these reports, contact or MSBA (541-387-4422) or file a public records request with Oregon Department of Environmental Quality (<https://www.oregon.gov/deq/about-us/Pages/Request-Public-Record.aspx>).

## 2.0 SOIL AND GROUNDWATER MANAGEMENT PLAN

This Management Plan is intended to provide general guidance for possible future Subsurface Work at the site that may encounter soil and/or groundwater containing PHCs. The Inferred Regulatory Extent of PHCs in soil and groundwater is illustrated on Figure 2 included in Appendix A of this document and in the Closure Report. This Management Plan includes checklists that address general procedures and options for the handling, management, and disposal of soil and groundwater containing PHCs that may be encountered. The Management Plan also includes a document titled *Example Site Health and Safety Information* (ESHSI) (Appendix C). The ESHSI does not represent a site specific Health and Safety Plan (HASP) and may not be used as such. Responsible entities must prepare site/project specific HASPs as warranted or required.

### 2.1 Pre-Work Checklist

Prior to beginning Subsurface Work at the site, the Responsible Entity is advised to review/complete the following steps, as warranted.

- Review this document (*Soil and Groundwater Management Plan and Example Health and Safety Information*) in its entirety.
- Review the *Site Investigation and Risk-Based Closure Report* (MSBA, May 31, 2023), *2023 Subslab Vapor Sampling - Recommendation for Closure* (MSBA - November 20, 2023), and *March 2024 Subslab Vapor Sampling* (MSBA, May 10, 2024).

- Review the *Underground Storage Tank Cleanup Manual* (DEQ, current version).
- Review the *Risk-Based Decision Making for Remediation of Contaminated Sites* (DEQ, current version).
- Contact DEQ to determine if the regulatory information included in this document (*Soil and Groundwater Management Plan and Example Health and Safety Information*) is still current and applicable.
- Consult with a qualified environmental professional familiar with the criteria and requirements of the applicable DEQ regulations and site specific documents listed above.
- Obtain any/all federal, state, and/or local permits.
- Prepare a work plan and site-specific HASP consistent with the site conditions and the work to be performed. The attached ESHSI does not represent a site specific HASP and cannot be used for that purpose.
- Independently confirm the location of all utilities within the work area and adhere to required utility notification protocols. Any/all Subsurface Work requires proper notification to the Utility Notification Center (UNC). The UNC is open 24 hours a day and can be reached online at [www.callbeforeyoudig.org](http://www.callbeforeyoudig.org) or by calling 811.

## 2.2 Soil Management Protocol

The following suggested tasks should be completed in accordance with DEQ regulations and guidance to properly manage soil containing PHCs that may be encountered at the site (see Inferred Regulatory Extent of PHCs on Figure 2; Appendix A). The following presents three general management/ disposal/treatment remedies for soil containing PHCs including: 1) Direct Off-site Disposal, 2) Stockpiling and Off-site Disposal, and 3) Stockpiling and Treatment/Disposal. There are potential additional options. The selected option(s) should be based on site specific conditions and circumstances. Note that soil cannot be stockpiled onsite more than 30 days without DEQ authorization or a Solid Waste Letter of Authorization (SWLA).

- Prepare and rely on a site-specific HASP (not attached ESHSI).
- Field screen excavated soil for possible PHCs. Soil containing PHCs based on field screening should be handled, segregated, and managed in accordance with applicable DEQ regulations and guidance.
- Soil Stockpiling: Stockpiles of soil containing PHCs must adhere to specific DEQ criteria and protocols. In general, soil should be stockpiled on plastic sheeting, bermed, and covered

with plastic as warranted to prevent contact with precipitation and/or surface water (USTCM). The stockpiles should ideally be located in a relatively secure area, preferably fenced and inaccessible to the general public. An on-site stockpile is generally limited to a maximum period of 30 days unless DEQ approval is obtained. On-site stockpiles left for more than 30 days require DEQ approval and possible compliance with an approved SWLA. Small volumes of soil containing PHCs may be more cost effectively managed within containers such as 5 gal buckets, 55 gal drums, or roll-off bins, etc.

- Collect samples for laboratory analysis as required by DEQ and the selected remedy. Different landfills may have different analytical requirements that should be verified in advance.

- Appropriate laboratory analyses for PHCs include the following analytical methods:

Gasoline, Diesel, and Oil Identification using Northwest Total Petroleum Hydrocarbon Identification method (NWTPH-HCID). This laboratory test is required to identify the type(s) of petroleum hydrocarbon present in a sample unless independently verifiable evidence is available. This test is generally required at each discrete release location. Once the type of PHC is identified, the following analyses may be required as warranted by DEQ regulation/guidance and the selected remedy. DEQ analytical requirements are subject to periodic change and should be verified at the time Subsurface Work is performed.

Gasoline:

- Gasoline range hydrocarbons using Northwest Total Petroleum Hydrocarbon (NWTPH) method NWTPH-Gx;
- RBDM Volatile organic compounds (VOCs) using EPA method 8260B; and
- Total and/or leachable lead using EPA method 6020.

Diesel:

- Diesel range hydrocarbons using method NWTPH-Dx;
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) EPA method 8260B; and
- Polycyclic aromatic hydrocarbons (PAHs) using EPA method 8270D

Oil:

- Oil range hydrocarbons using NWTPH-Dx;
- Full list VOCs using EPA method 8260;
- Polycyclic aromatic hydrocarbons (PAHs) using EPA method 8270D
- Total and/or leachable lead, cadmium, and chromium using EPA method 6020; and
- Polychlorinated biphenyls (PCBs) using EPA method 8082A (as warranted).

- Select one of the following three primary remedies or an additional DEQ approved alternative.

Direct Off-site Disposal: This option consists of excavating and loading soil containing PHCs directly into a truck or container for immediate transport and disposal at a landfill (see list of potential landfills below). This option requires advance landfill disposal authorization.

Stockpiling and Off-site Disposal: This option consists of excavating and stockpiling soil containing PHCs pending implementation of the selected remedy. Soil stockpiles must adhere to specific DEQ protocols (see Soil Stockpiling below). This option also requires advance landfill disposal authorization. When the logistical criteria are favorable, the soil would be loaded into a truck or container for transport and disposal at a landfill (see list of potential landfills below).

Stockpiling and Treatment/Disposal: This option consists of excavating and stockpiling soil containing PHCs pending implementation of the selected remedy. Soil stockpiles must adhere to specific DEQ protocols (see Soil Stockpiling below). This option also requires advance DEQ approval of an SWLA. When the logistical criteria are favorable, the soil stockpile would be managed, treated, and disposed in accordance with the approved SWLA.

Potential Landfills:

- 1 - Hillsboro Landfill, Hillsboro, OR (800-963-4776)
- 2 - Wasco County Landfill, The Dalles, OR (360-566-6920)
- 3 - Riverbend Landfill, McMinnville, OR (800-685-8001)
- 4 - Other approved landfill or disposal option

### 2.3 Groundwater Management Protocol

The following suggested tasks should be completed in accordance with DEQ regulations and guidance to properly manage groundwater containing PHCs that may be encountered at the site (see Inferred Regulatory Extent of PHCs on Figure 2; Appendix A). The following presents three general management/ disposal/treatment remedies for groundwater containing PHCs including: 1) On-site 55 Gallon Drum Storage and Disposal, 2) Vacuum Truck Dewatering and Off-site Disposal, and 3) On-site Bulk Storage, Treatment, and Disposal. There are potential additional options. The selected option(s) should be based on site specific conditions and circumstances. Temporarily stored water containers should be placed where potential damage from vehicles is minimized to the extent possible.

- Prepare and rely on a site-specific HASP (not attached ESHSI).
- Collect samples for laboratory analysis as required by DEQ and the selected remedy. Different disposal facilities may have different analytical requirements that should be verified in advance. Appropriate laboratory analysis for PHCs are consistent with those discussed in Section 2.2.
- Select one of the following three primary remedies or an additional DEQ approved alternative.

On-site 55 Gallon Drum Storage and Disposal: This option consists of storing small volumes of water containing PHCs on-site in 55-gallon DOT approved drums pending authorization and disposal (see below).

Vacuum Truck Dewatering and Off-site Disposal: This option is generally best suited for relatively small to medium volumes of water and limited frequency or one-time removals. Contact a qualified vacuum truck company to arrange for removal and disposal.

On-site Bulk Storage, Treatment, and Disposal: When repeated de-watering and/or large volumes are generated, on-site storage, treatment, and disposal might be more cost effective. The water containing PHCs is generally stored on-site in tanks designed for this purpose which are available for rent or purchase. Take all necessary precautions to prevent rain or surface water from entering the excavation if dewatering and treatment will be required. Once contained on-site, one of the following treatment/disposal options should be considered:

- On-site treatment and batch disposal under an approved National Pollutant Discharge Elimination System (NPDES) permit criteria is generally most cost-effective for large volumes of water. Effective water treatment options for dissolved PHCs include aeration and/or filtration with activated carbon.
- On-site treatment and batch discharge to sanitary sewer system. This options required advance approval by the local sanitary sewer municipality.
- One time vacuum or tanker truck removal and disposal at an authorized facility.

### **3.0 EXAMPLE SITE HEALTH AND SAFETY INFORMATION AND DISCLAIMER**

An ESHSI document (Appendix B) was developed by MSBA in anticipation of possible Subsurface Work that may encounter PHCs in soil and/or groundwater at the site. The enclosed ESHSI **cannot be relied on or used by any Responsible Entity in place of a current site-specific and project-specific Health and Safety Plan or HASP**. Additionally, MSBA does not authorize the use of this ESHSI in its current form. The ESHSI was prepared and is presented as a general template for a HASP at a site with PHCs. A current site-specific and job-specific HASP must be prepared for any Subsurface Work at the site. Due to possible regulatory changes, all health and safety related data and information in the ESHSI may not be current or valid and cannot under any circumstance be relied on. All relevant health and safety information must be independently confirmed and verified immediately prior to performing Subsurface Work.

#### 4.0 REMARKS

The information/conclusions/recommendations contained in this document were arrived at in accordance with currently accepted professional geologic and environmental practices at this time and location. No warranties are intended or implied. Martin S. Burck Associates, Inc. is not responsible for the independent interpretations, conclusions, or actions of others derived from or based on the information presented herein.

Information and opinions presented in this document are based on the collection and review of data from limited portions of the site, subsurface, and surroundings. Martin S. Burck Associates, Inc. is not responsible for conditions at specific portions of the Site that were not investigated; for conditions that are not reported or properly presented; or for future activities or investigations that may alter the current condition or understanding of the Site.

S:\Project Files\Truax\Sweet Home - Main St Market (1810 Main)\MSBA Docs\CMMPTText.wpd

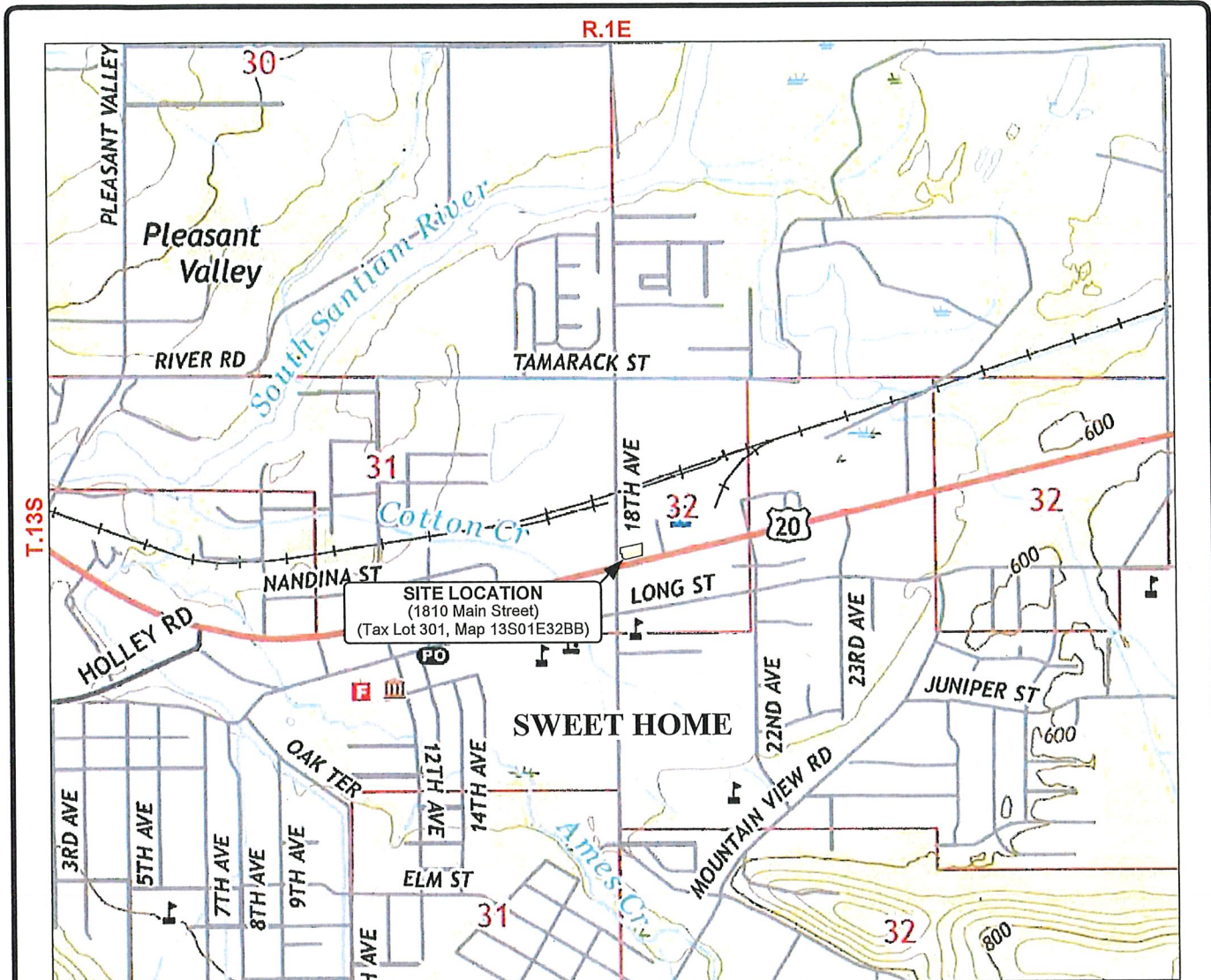
# Appendix A

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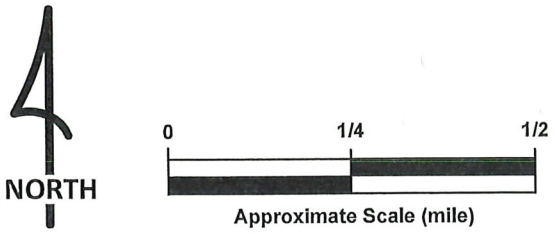
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Figure 1 Site Location Map

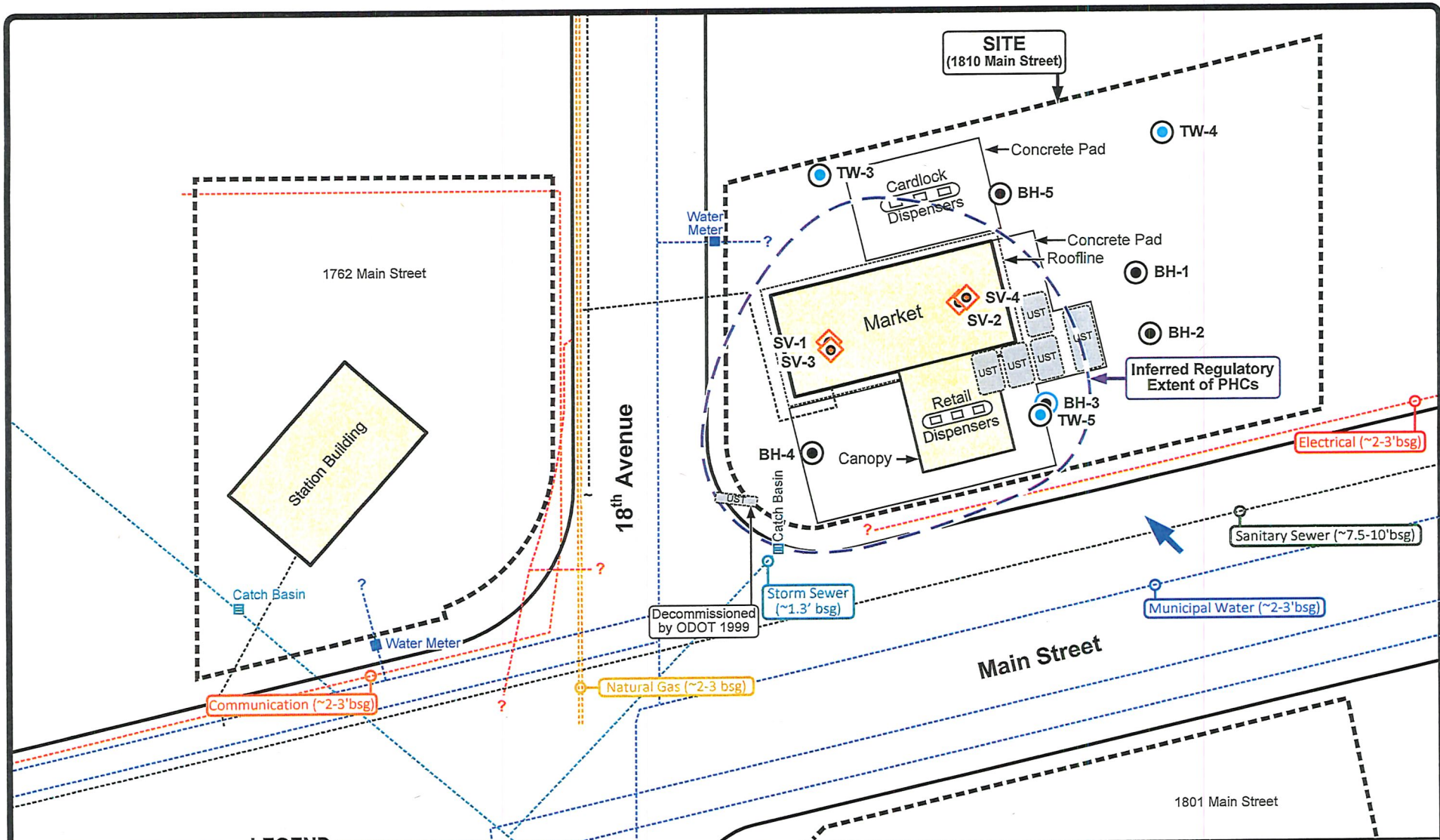
Figure 2 Inferred Regulatory Extent of PHCs



Adapted from: Sweet Home Quadrangle, Oregon – Linn County  
 USGS Topographic Map, 2020  
 7.5 Minute Series, Contour Interval 40 feet  
 North American Vertical Datum of 1988  
 Revised: 5/31/2023 12:00 PM



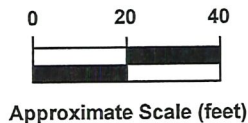
**FIGURE 1**  
**SITE LOCATION MAP**  
 Former Timeout Food Stop  
 1810 Main Street  
 Sweet Home, OR  
 DEQ LUST No. 22-05-0885



**LEGEND**

- TW-5 Soil and Groundwater Sample Location and ID (MSBA) (2023)
- BH-3 Soil and Groundwater Sample Location and ID (EGR & Associates) (2005)
- BH-1 Soil Sample Location and ID (EGR & Associates) (2005)
- SV-1 Subslab Vapor Sample Location and ID (MSBA) (2023 & 2024)
- Inferred Groundwater Flow Direction
- UST Underground Storage Tank Location

Revised: 12/31/2024 3:48 PM



**MSBA**  
Martin S. Burck Associates, Inc.  
Geologic and Environmental Consulting Services

**FIGURE 2**

**INFERRED REGULATORY EXTENT OF PHCs**

Former Timeout Food Stop  
1810 Main Street  
Sweet Home, OR  
DEQ LUST No. 22-05-0885

## Appendix B

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Table 1 Soil Sample Analytical Data

Table 2 Groundwater Sample Analytical Data

Table 3 Subslab Vapor Sample Analytical Data

**TABLE 1**  
**SOIL SAMPLE ANALYTICAL DATA**  
Former Timeout Food Stop  
1810 Main Street, Sweet Home, OR 97386  
DEQ LUST No. 22-05-0885

| Sample ID  | Sample Date         | Sample Depth (Feet bsg) <sup>a</sup> | PHCs <sup>b</sup> (ppm) <sup>c</sup> |                    |        |                     | RBDM VOCs <sup>d</sup> |         |              |         |                   |                    |                         |                  |             |                        | PAHs <sup>e</sup> (ppb) |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
|--|---------------------|--------------------------------------|--------------------------------------|--------------------|--------|---------------------|------------------------|---------|--------------|---------|-------------------|--------------------|-------------------------|------------------|-------------|------------------------|-------------------------|------------|-----------------|----------------|--------------------|----------------|----------------------|----------------------|----------------------|----------|-----------------------|--------------|----------|------------------------|-------------|--------------|----------|---------------------|---------------------|-------------------------|----|
|  |                     |                                      | HCID (G, D, O) <sup>a</sup>          | Gasoline           | Diesel | Oil                 | Benzene                | Toluene | Ethylbenzene | Xylenes | 1,2-Dibromoethane | 1,2-Dichloroethane | Methyl tert-butyl ether | Isopropylbenzene | Naphthalene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene  | Anthracene | Acenaphthene    | Acenaphthylene | Benzo(e)Anthracene | Benzo(a)Pyrene | Benzo(k)Fluoranthene | Benzo(g,h,i)Perylene | Benzo(k)Fluoranthene | Chrysene | Dibenz(a,h)Anthracene | Fluoranthene | Fluorene | Indeno(1,2,3-cd)Pyrene | Naphthalene | Phenanthrene | Pyrene   | 1-Methylnaphthalene | 2-Methylnaphthalene | Lead <sup>f</sup> (ppm) |    |
| 1999 ODOT Right-of-Way UST Samples - NWFF Environmental                |                     |                                      |                                      |                    |        |                     |                        |         |              |         |                   |                    |                         |                  |             |                        |                         |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
| N. Side of Tank  | 8/25/99             | -                                    | -                                    | 130                | 23     | < 32                | < 0.05                 | < 0.05  | < 0.05       | < 0.05  | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| S. Side of Tank  | 8/25/99             | -                                    | -                                    | < 2.4              | < 14   | < 28                | < 0.05                 | < 0.05  | < 0.05       | < 0.05  | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| 2005 Geoprobe Investigation Sample - EGR and Associates                |                     |                                      |                                      |                    |        |                     |                        |         |              |         |                   |                    |                         |                  |             |                        |                         |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
| BH-1-7   | 4/13/05             | 7                                    | nd                                   | -                  | -      | -                   | -                      | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| BH-2-7   | 4/13/05             | 7                                    | nd                                   | -                  | -      | -                   | -                      | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| BH-3-9   | 4/13/05             | 9                                    | G, D                                 | 643 <sup>l,j</sup> | 22.3   | < 72.0 <sup>k</sup> | -                      | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| BH-4-7   | 4/13/05             | 7                                    | G, D                                 | 485                | 61.3   | < 107               | -                      | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -          | -               | -              | -                  | -              | -                    | -                    | -                    | -        | -                     | -            | -        | -                      | -           | -            | -        | -                   | -                   | -                       |    |
| 2023 Geoprobe Investigation Samples - MSBA                             |                     |                                      |                                      |                    |        |                     |                        |         |              |         |                   |                    |                         |                  |             |                        |                         |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
| TW3-8  | 4/13/23             | 8                                    | -                                    | < 2.5              | < 5.5  | < 6.6               | < 0.014                | < 0.019 | < 0.023      | < 0.072 | < 0.047           | < 0.0098           | < 0.042                 | < 0.045          | < 0.039     | < 0.033                | < 0.045                 | < 0.0027   | < 0.0034        | < 0.0044       | < 0.0028           | < 0.0056       | < 0.0047             | < 0.0031             | < 0.0033             | < 0.0020 | < 0.0038              | < 0.0033     | < 0.0029 | < 0.0039               | < 0.0029    | < 0.0048     | < 0.0051 | < 0.0029            | < 0.0041            | < 12                    |    |
| TW4-8.5  | 4/13/23             | 8.5                                  | -                                    | < 2.5              | < 5.5  | < 6.6               | < 0.014                | < 0.019 | < 0.023      | < 0.072 | < 0.047           | < 0.0099           | < 0.042                 | < 0.043          | < 0.039     | < 0.033                | < 0.045                 | < 0.0028   | < 0.0033        | < 0.0043       | < 0.0027           | < 0.0054       | < 0.0045             | < 0.0030             | < 0.0032             | < 0.0020 | < 0.0036              | < 0.0032     | < 0.0028 | < 0.0038               | < 0.0028    | < 0.0047     | < 0.0049 | < 0.0029            | < 0.0040            | < 13                    |    |
| TW5-7.5  | 4/14/23             | 7.5                                  | -                                    | 810                | 82     | < 7.3               | < 0.018                | < 0.024 | 1.2          | 1.75    | < 0.061           | < 0.013            | < 0.055                 | 0.58             | 2.3         | 16                     | 2.4                     | 0.012      | 0.014           | < 0.0048       | < 0.0030           | < 0.0061       | < 0.0050             | < 0.0034             | < 0.0036             | 0.0029   | < 0.0041              | 0.0068       | 0.015    | < 0.0043               | 0.540       | 0.034        | 0.012    | 0.590               | 1.300               | 14                      |    |
| TW5-10   | 4/14/23             | 10                                   | -                                    | 990                | 150    | 8.2                 | 0.061                  | 0.19    | 9.6          | 64.5    | < 0.066           | < 0.014            | < 0.059                 | 1.0              | 9.1         | 63                     | 19                      | 0.0059     | 0.0090          | < 0.0037       | < 0.0024           | < 0.0047       | < 0.0039             | < 0.0026             | < 0.0028             | 0.0017   | < 0.0032              | 0.0036       | 0.0095   | < 0.0033               | 2.000       | 0.017        | 0.0059   | 0.810               | 1.800               | < 9.8                   |    |
| 2023 Off-Site Geoprobe Investigation Samples (1762 Main Street) - MSBA |                     |                                      |                                      |                    |        |                     |                        |         |              |         |                   |                    |                         |                  |             |                        |                         |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
| TW1-7.5  | 4/13/23             | 7.5                                  | -                                    | 17                 | 2,600  | 49                  | < 0.013                | < 0.018 | < 0.022      | < 0.069 | < 0.045           | < 0.0093           | < 0.040                 | 0.14             | 1.3         | < 0.031                | < 0.043                 | 0.110      | 0.630           | 0.140          | 0.0025             | < 0.0049       | < 0.0041             | < 0.0027             | < 0.0029             | 0.0032   | < 0.0033              | 0.0048       | 1.200    | < 0.0034               | 0.400       | 0.75         | 0.012    | 2.900               | 1.800               | -                       |    |
| TW2-7.5  | 4/13/23             | 7.5                                  | -                                    | 0.24               | < 5.3  | 6.3                 | < 0.014                | < 0.019 | < 0.023      | < 0.075 | < 0.049           | < 0.010            | < 0.043                 | < 0.045          | 0.14        | < 0.034                | < 0.046                 | < 0.0025   | < 0.0031        | < 0.0041       | < 0.0028           | < 0.0053       | < 0.0044             | < 0.0029             | < 0.0031             | < 0.0019 | < 0.0035              | < 0.0031     | < 0.0027 | < 0.0037               | < 0.0027    | < 0.0045     | < 0.0047 | < 0.0028            | < 0.0039            | -                       |    |
| DEQ Soil Risk-Based Concentrations (RBCs) - Revised May 2018           |                     |                                      |                                      |                    |        |                     |                        |         |              |         |                   |                    |                         |                  |             |                        |                         |            |                 |                |                    |                |                      |                      |                      |          |                       |              |          |                        |             |              |          |                     |                     |                         |    |
| LGW <sup>1</sup>   | Occupational        | -                                    | 130                                  | > MAX <sup>m</sup> | > MAX  | 0.10                | 490                    | 0.90    | 100          | 0.00056 | 0.013             | 0.54               | > Csat <sup>n</sup>     | 0.34             | 48          | 53                     | > Csat                  | > Csat     | -- <sup>o</sup> | > Csat         | > Csat             | > Csat         | --                   | > Csat               | > Csat               | > Csat   | > Csat                | > Csat       | > Csat   | > Csat                 | > Csat      | 0.34         | --       | > Csat              | --                  | --                      | 30 |
| SIDCI <sup>p</sup>   | Occupational        | -                                    | 20,000                               | 14,000             | 14,000 | 37                  | 88,000                 | 150     | 25,000       | 0.73    | 16                | 1,100              | 57,000                  | 23               | 6,900       | 6,900                  | 350,000                 | 70,000     | --              | 21             | 2.1                | 21             | --                   | 210                  | 2,100                | 2.1      | 30,000                | 47,000       | 21       | 23                     | --          | 23,000       | --       | --                  | --                  | 800                     |    |
|  | Construction Worker | -                                    | 9,700                                | 4,600              | 4,600  | 380                 | 28,000                 | 1,700   | 20,000       | 9.0     | 200               | 12,000             | 27,000                  | 580              | 2,900       | 2,900                  | 110,000                 | 21,000     | --              | 170            | 17                 | 170            | --                   | 1,700                | 17,000               | 17       | 10,000                | 14,000       | 170      | 580                    | --          | 7,500        | --       | --                  | --                  | 800                     |    |
| VIB <sup>q</sup>   | Occupational        | -                                    | > MAX                                | > MAX              | > MAX  | 11,000              | 770,000                | 49,000  | 560,000      | 250     | 5,600             | 320,000            | 750,000                 | 16,000           | 81,000      | 81,000                 | > Max <sup>r</sup>      | 590,000    | --              | 4,800          | 490                | 4,900          | --                   | 49,000               | 490,000              | 490      | 280,000               | 390,000      | 4,800    | 16,000                 | --          | 210,000      | --       | --                  | --                  | NV                      |    |
|  | Occupational        | -                                    | > MAX                                | > MAX              | > MAX  | 2.1                 | > Csat                 | 17      | > Csat       | 0.16    | 1.0               | 110                | > Csat                  | 83               | > Csat      | > Csat                 | > Max                   | > Max      | --              | > Csat         | NV <sup>r</sup>    | NV             | --                   | NV                   | NV                   | NV       | NV                    | > Max        | NV       | 83                     | --          | > Max        | --       | --                  | --                  | NV                      |    |
| VOA <sup>s</sup>   | Occupational        | -                                    | 69,000                               | > MAX              | > MAX  | 50                  | > Csat                 | 160     | > Csat       | 0.65    | 15                | 1,500              | > Csat                  | 83               | > Csat      | > Csat                 | > Max                   | > Max      | --              | > Csat         | NV                 | NV             | --                   | NV                   | NV                   | NV       | NV                    | > Max        | NV       | 83                     | --          | > Max        | --       | --                  | --                  | NV                      |    |

<sup>a</sup> Depth of sample in feet below surface grade (bsg)  
<sup>b</sup> Petroleum hydrocarbons (PHCs) were analyzed using Department of Environmental Quality (DEQ) NWTPH methods Gx (gasoline) and Dx (diesel and oil)  
<sup>c</sup> Analytical results reported in parts per million (ppm)  
<sup>d</sup> Risk-Based Decision Making (RBDM) volatile organic compounds (VOCs) were analyzed using EPA method 8260D  
<sup>e</sup> Polycyclic Aromatic Hydrocarbons (PAHs) were analyzed using EPA method 8270E-SIM  
<sup>f</sup> Total lead was analyzed using EPA Method 6010D  
<sup>g</sup> Hydrocarbon Identification analyzed using NWTPH method HCID. "G" denotes gasoline hydrocarbon detection, "D" denotes diesel hydrocarbon detection, "O" denotes heavy oil hydrocarbon detection, and "nd" indicates PHCs were not detected  
<sup>h</sup> (-) Not analyzed/not available/not applicable  
<sup>i</sup> Bold value indicates analyte concentration exceeded laboratory reporting limit  
<sup>j</sup> Yellow shading indicates analyte concentration (or one-half the laboratory reporting limit, which was raised due to dilution) exceeds an RBC. The exceeded level is also shaded  
<sup>k</sup> (<) Analyte concentration not detected above the method detection limit (MDL), as listed  
<sup>l</sup> Leaching to groundwater (LGW) RBCs for the occupational receptor  
<sup>m</sup> (> MAX) "The constituent RBC for this pathway is calculated as greater than 1,000,000 mg/kg or 1,000,000 mg/L. Therefore, these substances are not expected to pose risks in the scenario shown" (Appendix A, RBDM, 2018)  
<sup>n</sup> (> Csat) "This soil RBC exceeds the limit of three-phase equilibrium partitioning" (Appendix A, RBDM, 2018)  
<sup>o</sup> (--) Not Available (Oregon DEQ has not established a cleanup level for the respective analyte)  
<sup>p</sup> Soil ingestion, dermal contact, and inhalation (SIDCI) RBCs for the occupational, construction, and excavation worker receptors  
<sup>q</sup> Vapor intrusion into buildings (VIB) RBCs for the occupational worker receptor  
<sup>r</sup> (NV) "This chemical is considered "nonvolatile" for the purposes of the exposure calculations" (Appendix A, RBDM, 2018)  
<sup>s</sup> Volatilization to outdoor air (VOA) RBCs for the occupational worker receptor

**TABLE 2  
GROUNDWATER SAMPLE ANALYTICAL DATA**

Former Timeout Food Stop  
1810 Main Street, Sweet Home, OR 97386  
DEQ LUST No. 22-05-0885

| Sample ID  | Sample Date             | PHCs <sup>a</sup> (ppb) <sup>b</sup> |        |                     | RBDM VOCs <sup>c</sup> (ppb) |         |              |         |                   |                    |                         |                  |             |                        | PAHs <sup>d</sup> (ppb) |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        | Lead <sup>e</sup> |             |              |        |                     |                     |        |        |   |
|--|-------------------------|--------------------------------------|--------|---------------------|------------------------------|---------|--------------|---------|-------------------|--------------------|-------------------------|------------------|-------------|------------------------|-------------------------|-----------------|--------------|----------------|-------------------|-----------------|---------------------|---------------------|---------------------|----------|-----------------------|--------------|----------|------------------------|-------------------|-------------|--------------|--------|---------------------|---------------------|--------|--------|---|
|  |                         | Gasoline                             | Diesel | Oil                 | Benzene                      | Toluene | Ethylbenzene | Xylenes | 1,2-Dibromoethane | 1,2-Dichloroethane | Methyl tert-butyl ether | Isopropylbenzene | Naphthalene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene  | Anthracene      | Acenaphthene | Acenaphthylene | Benz(e)anthracene | Benz(c)pyrene   | Benz(o)fluoranthene | Benz(a,h,i)perylene | Benz(k)fluoranthene | Chrysene | Dibenz(a,h)anthracene | Fluoranthene | Fluorene | Indeno(1,2,3-cd)pyrene |                   | Naphthalene | Phenanthrene | Pyrene | 1-Methylnaphthalene | 2-Methylnaphthalene |        |        |   |
| 2005 Geoprobe Investigation Sample - EGR and Associates                |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| BH-3-W   | 4/13/05                 | 60,500 <sup>g</sup>                  | 91,900 | <2,720 <sup>h</sup> | -                            | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -               | -            | -              | -                 | -               | -                   | -                   | -                   | -        | -                     | -            | -        | -                      | -                 | -           | -            | -      | -                   | -                   | -      |        |   |
| 2023 Geoprobe Investigation Samples - MSBA                             |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| TW-3   | 4/14/23                 | <31                                  | <110   | <120                | <0.093                       | <0.31   | <0.20        | <0.44   | <0.20             | <0.31              | <0.16                   | <0.24            | <0.63       | <0.31                  | <0.32                   | <0.026          | <0.023       | <0.016         | 0.015             | 0.013           | <0.026              | <0.022              | <0.015              | <0.010   | <0.013                | 0.028        | <0.016   | <0.023                 | <0.054            | <0.058      | <0.027       | <0.024 | <0.045              | <5.1                |        |        |   |
| TW-4   | 4/13/23                 | <31                                  | <110   | <120                | <0.093                       | <0.31   | <0.20        | <0.44   | <0.20             | <0.31              | <0.16                   | <0.24            | <0.63       | <0.31                  | <0.32                   | 0.057           | 0.045        | 0.021          | 0.047             | 0.036           | 0.041               | 0.040               | 0.032               | 0.052    | 0.042                 | 0.061        | 0.075    | 0.035                  | <0.052            | 0.063       | 0.046        | 0.16   | 0.052               | <5.1                |        |        |   |
| TW-5 <sup>l</sup>  | 4/14/23                 | 44,000                               | 6,200  | <140                | 100                          | 130     | 2,100        | 11,500  | <0.20             | <0.31              | <0.16                   | 120              | 740         | 4,000                  | 1,100                   | 0.1             | 0.20         | 0.088          | 0.058             | 0.038           | 0.042               | 0.046               | 0.035               | 0.061    | 0.045                 | 0.073        | 0.20     | 0.039                  | 500               | 0.21        | 0.069        | 39     | 82                  | 0.0096              |        |        |   |
|  |                         | 47,000                               | 6,100  | 220                 | 46                           | 30      | 230          | 1,240   | <0.20             | <0.31              | <0.16                   | 7.7              | 280         | 360                    | 87                      | 0.034           | 0.16         | 0.047          | <0.012            | <0.012          | <0.026              | <0.022              | <0.015              | <0.010   | <0.013                | 0.023        | 0.15     | <0.023                 | 490               | 0.17        | 0.027        | 40     | 82                  | 0.010               |        |        |   |
| 2022 Offsite Monitoring Well Samples (1762 Main Street) - MSBA         |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| MW-1   | 12/16/23                | 1,050                                | 2,820  | <250                | 2.99                         | 0.616   | 0.875        | 1.66    | <0.500            | <0.500             | <0.500                  | 8.35             | <2.50       | <0.500                 | <0.500                  | <0.0500         | 1.38         | <0.0500        | <0.0500           | <0.0500         | <0.0500             | <0.0500             | <0.0500             | <0.0500  | <0.0500               | <0.0500      | <0.0500  | <0.0500                | <0.100            | 2.88        | <0.0500      | 1.93   | 1.32                | <0.0500             | 32.9   | 26.9   | - |
| MW-2   | 12/16/23                | 123                                  | 201    | <250                | 0.505                        | <0.500  | 1.21         | <1.50   | <0.500            | <0.500             | <0.500                  | <0.500           | <2.50       | 0.835                  | <0.500                  | <0.0500         | <0.0500      | <0.0500        | <0.0500           | <0.0500         | <0.0500             | <0.0500             | <0.0500             | <0.0500  | <0.0500               | <0.0500      | <0.0500  | <0.0500                | <0.100            | <0.0500     | <0.0500      | <0.250 | <0.0500             | <0.0500             | <0.250 | <0.250 | - |
| 2023 Off-Site Geoprobe Investigation Samples (1762 Main Street) - MSBA |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| TW-1 <sup>l</sup>  | 4/14/23                 | 700                                  | 1,700  | <120                | 0.54                         | 0.34    | <0.20        | 0.25    | <0.20             | <0.31              | <0.16                   | 13               | 0.95        | <0.31                  | <0.32                   | <0.025          | 1.6          | 0.42           | <0.012            | <0.012          | <0.025              | <0.021              | <0.015              | <0.010   | <0.013                | 0.023        | 3.9      | <0.022                 | 1.8               | 1.2         | <0.026       | 70     | 11                  | -                   |        |        |   |
|  |                         | 880                                  | 1,800  | <120                | 0.72                         | <0.31   | <0.20        | 0.69    | <0.20             | <0.31              | <0.16                   | 16               | 1.7         | <0.31                  | <0.32                   | <0.025          | 1.7          | 0.38           | <0.012            | <0.012          | <0.025              | <0.021              | <0.015              | <0.010   | <0.013                | <0.017       | 3.8      | <0.022                 | 1.7               | 1.1         | <0.026       | 66     | 9.9                 | -                   |        |        |   |
| TW-2   | 4/13/23                 | <31                                  | <110   | <120                | <0.093                       | <0.31   | <0.20        | <0.44   | <0.20             | <0.31              | <0.16                   | <0.24            | <0.63       | <0.31                  | <0.32                   | <0.025          | <0.022       | <0.016         | <0.012            | <0.012          | <0.025              | <0.021              | <0.015              | <0.0099  | <0.013                | <0.017       | <0.016   | <0.022                 | <0.052            | <0.055      | <0.026       | 0.029  | <0.043              | -                   |        |        |   |
| Equipment and Trip Blank Samples                                       |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| EB-GW  | 4/14/23                 | <31                                  | <110   | <120                | -                            | -       | -            | -       | -                 | -                  | -                       | -                | -           | -                      | -                       | -               | -            | -              | -                 | -               | -                   | -                   | -                   | -        | -                     | -            | -        | -                      | -                 | -           | -            | -      | -                   | -                   | -      |        |   |
| Trip Blank   | 4/13/23                 | -                                    | -      | -                   | <0.093                       | <0.31   | <0.20        | <0.44   | -                 | -                  | -                       | -                | -           | -                      | -                       | -               | -            | -              | -                 | -               | -                   | -                   | -                   | -        | -                     | -            | -        | -                      | -                 | -           | -            | -      | -                   | -                   | -      |        |   |
| DEQ Soil Risk-Based Concentrations (RBCs) - Revised May 2018           |                         |                                      |        |                     |                              |         |              |         |                   |                    |                         |                  |             |                        |                         |                 |              |                |                   |                 |                     |                     |                     |          |                       |              |          |                        |                   |             |              |        |                     |                     |        |        |   |
| IIT <sup>k</sup>   | Occupational            | 450                                  | 430    | 430                 | 2.1                          | 6,300   | 6.4          | 830     | 0.034             | 0.78               | 68                      | 2,000            | 0.72        | 250                    | 280                     | >S <sup>l</sup> | 2,500        | --             | 0.38              | 0.47            | >S                  | --                  | >S                  | >S       | 0.47                  | >S           | 1,300    | >S                     | 0.72              | --          | >S           | --     | --                  | 15                  |        |        |   |
| VIB <sup>m</sup>   | Occupational            | >S                                   | >S     | >S                  | 2,800                        | >S      | 8,200        | >S      | 590               | 3,900              | 870,000                 | >S               | 11,000      | >S                     | >S                      | >S              | >S           | --             | >S                | NV <sup>n</sup> | NV                  | --                  | NV                  | NV       | NV                    | NV           | >S       | NV                     | 11,000            | --          | >S           | --     | --                  | NV                  |        |        |   |
| VOA <sup>o</sup>   | Occupational            | >S                                   | >S     | >S                  | 14,000                       | >S      | 43,000       | >S      | 790               | 9,000              | 1.5E+06                 | >S               | 16,000      | >S                     | >S                      | >S              | >S           | --             | >S                | NV              | NV                  | --                  | NV                  | NV       | NV                    | NV           | >S       | NV                     | 16,000            | --          | >S           | --     | --                  | NV                  |        |        |   |
| GRE <sup>p</sup>   | Construction Excavation | 14,000                               | >S     | >S                  | 1,800                        | 220,000 | 4,500        | 23,000  | 27                | 630                | 63,000                  | 51,000           | 500         | 63,000                 | 7,500                   | >S              | >S           | --             | >S                | >S              | >S                  | --                  | >S                  | >S       | >S                    | >S           | >S       | >S                     | >S                | >S          | >S           | >S     | >S                  | >S                  |        |        |   |

a Petroleum hydrocarbons (PHCs) were analyzed using Department of Environmental Quality (DEQ) NWTPH methods Gx (gasoline) and Dx (diesel and oil)  
b Analytical results reported in parts per billion (ppb)  
c Risk-Based Decision Making (RBDM) volatile organic compounds (VOCs) were analyzed using EPA method 8250D  
d Polycyclic Aromatic Hydrocarbons (PAHs) were analyzed using EPA method 8270E SIM  
e Total Lead was analyzed using EPA method 6010D  
f Bold value indicates analyte concentration exceeded laboratory reporting limit  
g Yellow shading indicates analyte concentration (or one-half the laboratory reporting limit, which was raised due to dilution) exceeds an RBC. The exceeded level is also shaded  
h (<) Analyte concentration not detected above the method detection limit (MDL), as listed  
i (-) Not analyzed/not applicable  
j A field duplicate sample was collected for quality assurance/quality control purposes. The first set of results represent the initial sample and the second set of results represent the field duplicate.  
k Ingestion and Inhalation from Tapwater (IIT) RBCs for the occupational receptor  
l (>S) "This groundwater RBC exceeds the solubility limit" (Appendix A, RBDM, 2018)  
m Vapor Intrusion into Buildings (VIB) RBCs for the occupational receptor  
n (NV) "This chemical is considered "nonvolatile" for the purposes of the exposure calculations" (Appendix A, RBDM, 2018)  
o Volatilization to Outdoor Air (VOA) RBCs for the occupational receptor  
p Groundwater In Excavation (GRE) RBCs for the construction and excavation worker receptor

**TABLE 3**  
**SUBSLAB VAPOR SAMPLE ANALYTICAL DATA**  
Former Timeout Food Stop  
1810 Main Street, Sweet Home, OR 97386  
DEQ LUST No. 22-05-0885

| Sample ID   | Sample Date  | Sample Type         | PHCs and RBDM VOCs <sup>a</sup><br>( $\mu\text{g}/\text{m}^3$ ) <sup>b</sup> |                           |                      |              |             |              |             |                        |                    |                         |              |                  |                        | Fixed Gases <sup>c</sup><br>( $\mu\text{g}/\text{m}^3$ ) |                 |                | Leak Test Results <sup>d</sup><br>( $\mu\text{g}/\text{m}^3$ ) |            |            |
|---|--------------|---------------------|--|---------------------------|----------------------|--------------|-------------|--------------|-------------|------------------------|--------------------|-------------------------|--------------|------------------|------------------------|--|-----------------|----------------|--|------------|------------|
|   |              |                     | TO-17  |                           | TO-15                |              |             |              |             |                        |                    |                         |              |                  |                        | 3C   |                 |                | TO-15  | TO-17      |            |
|   |              |                     | Diesel   | Gasoline                  | Diesel               | Benzene      | Toluene     | Ethylbenzene | Xylenes     | 1,2-Dibromoethane      | 1,2-Dichloroethane | Methyl tert-butyl ether | Naphthalene  | Isopropylbenzene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene                                   | Oxygen          | Carbon Dioxide | Methane  | 2-Propanol |            |
| <b>Subslab Vapor and Leak Test Shroud Air Samples</b>           |              |                     |  |                           |                      |              |             |              |             |                        |                    |                         |              |                  |                        |  |                 |                |  |            |            |
| <i>SV-1</i>   | 10/13/23     | Subslab             | < 3,300 <sup>f</sup>   | <b>2,300</b> <sup>e</sup> | < 3,300 <sup>f</sup> | <b>2.5</b>   | < 7.8       | <b>3.2</b>   | <b>14.2</b> | < 1.6 <sup>g</sup>     | < 0.84             | < 0.75                  | <b>2.1</b>   | <b>1.6</b>       | <b>1.6</b>             | < 1.0  | - <sup>h</sup>  | -              | -  | 150        | <b>240</b> |
| <i>SV1-Shroud</i>   |              | Shroud <sup>i</sup> | -  | -                         | -                    | -            | -           | -            | -           | -                      | -                  | -                       | -            | -                | -                      | -  | -               | -              | -  | -          | 210,000    |
| <i>SV-2</i>   | 10/13/23     | Subslab             | < 3,300  | <b>4,100</b>              | < 3,300              | <b>10</b>    | <b>19</b>   | <b>28</b>    | <b>106</b>  | < 1.6 <sup>g</sup>     | < 0.82             | < 0.73                  | < 2.1        | <b>44</b>        | <b>7.3</b>             | <b>2.9</b>   | -               | -              | -  | 28         | < 170      |
| <i>SV2-Shroud</i>   |              | Shroud              | -  | -                         | -                    | -            | -           | -            | -           | -                      | -                  | -                       | -            | -                | -                      | -  | -               | -              | -  | -          | 260,000    |
| <i>SV-3</i>   | 3/19/24      | Subslab             | < 3,300  | <b>732</b>                | < 3,300              | <b>0.312</b> | < 3.01      | < 2.61       | < 6.95      | < 0.00612 <sup>j</sup> | < 0.162            | < 0.721                 | <b>0.521</b> | < 1.97           | < 2.95                 | < 1.97   | <b>19.5</b>     | <b>3.71</b>    | < 0.0500   | 39         | < 170      |
| <i>SV3-Shroud</i>   |              | Shroud              | -  | -                         | -                    | -            | -           | -            | -           | -                      | -                  | -                       | -            | -                | -                      | -  | -               | -              | -  | -          | 340,000    |
| <i>SV-4</i>   | 3/19/24      | Subslab             | < 3,300  | <b>8,730</b>              | < 3,300              | <b>1.96</b>  | <b>4.74</b> | <b>6.68</b>  | <b>32.9</b> | < 0.00612 <sup>j</sup> | < 0.162            | < 0.721                 | <b>0.836</b> | <b>13.2</b>      | <b>3.70</b>            | < 1.97   | <b>21.2</b>     | <b>1.62</b>    | < 0.0500   | 37.1       | < 170      |
| <i>SV4-Shroud</i>   |              | Shroud              | -  | -                         | -                    | -            | -           | -            | -           | -                      | -                  | -                       | -            | -                | -                      | -  | -               | -              | -  | -          | 490,000    |
| <b>DEQ Risk-Based Concentrations (RBCs) - Updated June 2023</b> |              |                     |  |                           |                      |              |             |              |             |                        |                    |                         |              |                  |                        |  |                 |                |  |            |            |
| Soil Vapor  | Occupational |                     | 14,000   | 40,000                    | 14,000               | 52           | 730,000     | 160          | 15,000      | 0.68                   | 16                 | 1,600                   | 12           | 58,000           | 8,800                  | 8,800  | -- <sup>k</sup> | --             | --   | 29,000     |            |

a Petroleum hydrocarbons (PHCs) and risk-based decision making (RBDM) volatile organic compounds (VOCs) analyzed by method TO-15 or TO-17.  
b Analytical results reported in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )  
c Fixed gases analyzed by EPA method 3C  
d Leak test compound 2-propanol analyzed using method TO-15 or TO-17  
e Bold value indicates analyte concentration exceeds the laboratory reporting limit  
f (<) Analyte concentration not detected above the laboratory reporting limit, as listed  
g One-half the reporting limit exceeds the RBC, however, EDB has not been detected in any soil, groundwater, or soil vapor samples above the commonly achievable reporting limit and it is not considered an exceedance  
h (-) Not analyzed  
i Represents the shroud placed around the sample that was spiked with 2-propanol for leak testing  
j Laboratory narrative: Reporting Limit noted is the Method Detection Limit (MDL)  
k (-) Not available (Oregon DEQ has not established an RBC value for the respective analyte)

# Appendix C

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## Example Site Health and Safety Information

# MARTIN S. BURCK ASSOCIATES, INC.

200 North Wasco Court, Hood River, OR 97031  
Phone 541.387.4422 855.387.4422 Fax 541.387.4813  
MSBA@MSBAenvironmental.com



Geologic and Environmental Consulting Services

## EXAMPLE SITE HEALTH AND SAFETY INFORMATION

### A. GENERAL INFORMATION

Project Name: Truax Sweet Home Project Number: \_\_\_\_\_  
Location: 1810 Main Street, Sweet Home, Oregon  
Client: Truax Corporation  
Plan Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_  
Plan Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Project Start Date: \_\_\_\_\_

### B. SITE DESCRIPTION

Facility History: Soil and groundwater containing petroleum hydrocarbons (PHCs) from underground storage tanks (USTs) have been documented at the Site.

General Site Description: The Site is located in Sweet Home, Oregon at 1810 Main St. The location of the Site is on the northeast corner of the intersection of Main Street and 18th Avenue. The Site is an active gas station and convenience store.

### C. PROJECT OBJECTIVE (S)

Characterize soil and groundwater at the site with respect to petroleum.

Work Activities Planned: Advance soil borings and collect samples for analysis.

**D. PROJECT ORGANIZATION**

| Team Member | Responsibility  | Training  |
|-------------|-----------------|---|
| Marty Burck | Supervisor      | OSHA 40-Hour HAZWOPER and 8-hour Refresher, First Aid and CPR, DEQ UST and HOT Decommissioning Supervisor |
| Jon White   | Project Manager | OSHA 40-Hour HAZWOPER and 8-hour Refresher, First Aid and CPR, DEQ UST and HOT Decommissioning Supervisor |

**E. CHEMICAL HAZARD ANALYSIS**

| Contaminant  | PEL            | IDLH           | LEL/UEL    | Flash Point | Routes of Exposure   |
|--------------|----------------|----------------|------------|-------------|--|
| Gasoline     | Not applicable | Not applicable | 1.4 / 7.6% | - 45 F      | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |
| Benzene      | 1 ppm          | 500 ppm        | 1.2 / 7.8% | 12 F        | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |
| Toluene      | 200 ppm        | 500 ppm        | 1.1 / 7.1% | 40 F        | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |
| Ethylbenzene | 100 ppm        | 800 ppm        | 1.2 / 6.8% | 59 F        | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |
| Xylenes      | 100 ppm        | 900 ppm        | 0.9 / 7.0% | 81 F        | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |
| Naphthalene  | 10 ppm         | 250 ppm        | 0.9 / 5.9% | 174 F       | Inhalation, Absorption, Ingestion, Direct Contact (dermal) |

**F. OTHER HAZARDS**

**Heat Stress:**      Yes      No

**Cold Stress:**      Yes      No

Dress warmly, bring waterproof clothing and gloves/hat

**Excessive Noise:**      Yes      No

Wear ear plugs if necessary

**Confined Space of Entry:**      Yes      No

**Open Excavation:**      Yes      No

**Welding/Cutting:**      Yes      No

**Heavy Equipment Operation:**      Yes      No

Stay alert. Always wear safety vest/hard hat and make eye contact with driller when entering work area

**Slip, Trip, Fall Hazards:**      Yes      No

Stay alert. Keep a clean work area and keep unused tools properly stored

**Overhead Utilities:**      Yes      No

Inspect work area for presence of overhead utilities prior to using heavy equipment.

**Underground Utilities:**      Natural gas, storm/sanitary sewers, electric, fiber optic and water lines

Utility Location Service:      Utility Notification Center

Name of Contact:      \_\_\_\_\_

Phone Number:      1.800.332.2344

Precautions to be taken      \_\_\_\_\_

**G. PERSONAL PROTECTIVE EQUIPMENT**

The following PPE will be utilized or available for use:

- Safety Glasses
- Hard Hat
- Steel-Toed Boots
- Ear Plugs
- Gloves
- Respirator
- Other

**H. DECONTAMINATION**

The decontamination procedures for personnel will include washing with soap and water.

The decontamination procedure for sampling equipment will include washing with Liquinox detergent followed by two rinses with tap water and a final rinse with deionized water.

**I. AMBIENT AIR MONITORING**

| Activity       | Instruments | Action Level | Frequency |
|----------------|-------------|--------------|-----------|
| Not Applicable |             |              |           |
|                |             |              |           |
|                |             |              |           |
|                |             |              |           |

**J. PERSONNEL AIR MONITORING (1910.120(h))**

| Activity/Location | Contaminants | NIOSH/OSHA PROTOCOL |
|-------------------|--------------|---------------------|
| Not Applicable    |              |                     |
|                   |              |                     |
|                   |              |                     |

**K. CONTINGENCY PLAN**

Emergency Equipment on Site: (Location)

- First Aid Kit: Vehicle
- Fire Extinguishers: Vehicle
- Telephone: Vehicle (cell)
- Eye Wash/Safety Shower Site Bathroom
- Other: \_\_\_\_\_

**L. SIGN-OFF**

All personnel have read the above plan and are familiar with its provisions. All personnel have received appropriate (OSHA) hazardous materials training to provide adequate safety to each individual commensurate with the work to be performed.

| Name (Please Print) | Signature |
|---------------------|-----------|
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |
| _____               | _____     |

**M. LOCAL EMERGENCY NUMBERS (To be determined at site) :**

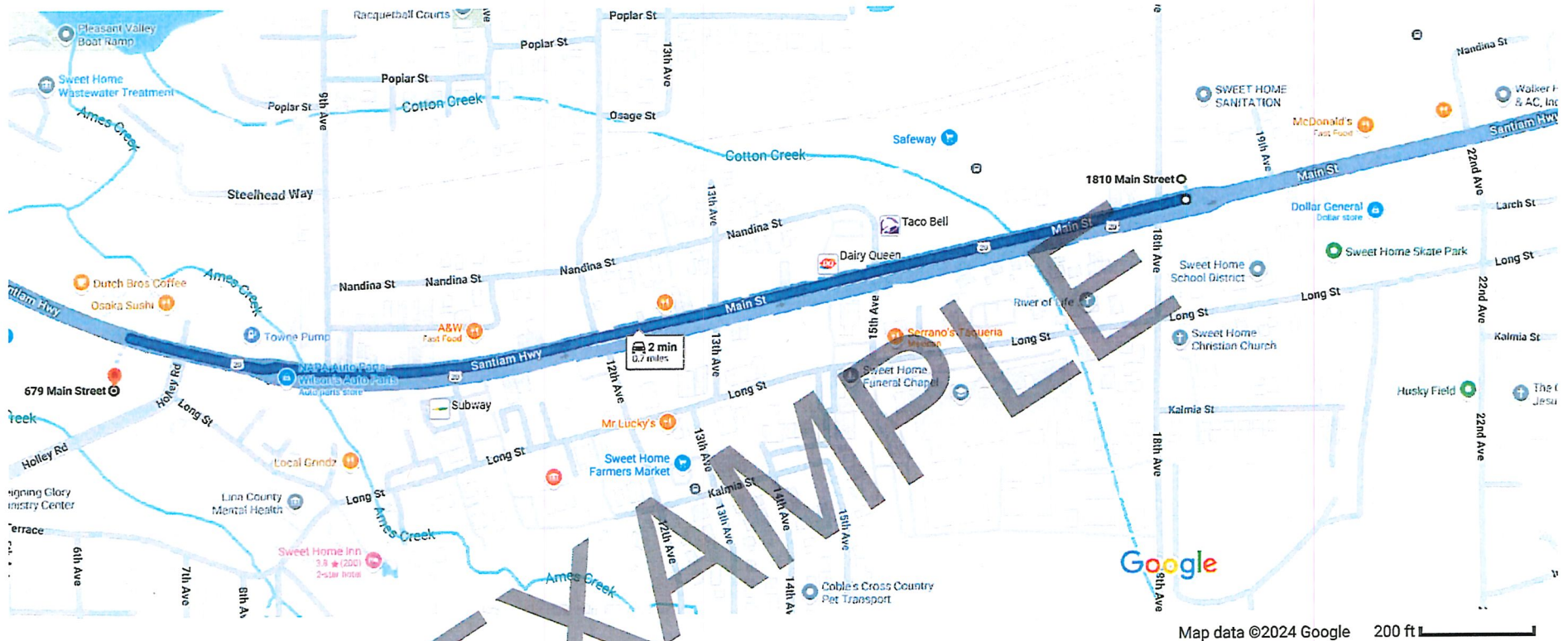
|                     |               |   |
|---------------------|---------------|---|
| <b>HOSPITAL</b>     | Name:         | Good Samaritan Regional Medical Center              |
|                     | Address:      | 679 Main Street                                     |
|                     |               | Sweet Home, Oregon 97386                            |
|                     | Phone:        | 541.367.5158  |
|                     | Travel Time:  | 2 minutes   |
|                     | Directions:   | Head west on Main Street, Hospital 0.4 mile on left |
|                     | Map Attached: | Yes   |
| <b>PARAMEDICS</b>   | Name:         | Sweet Home Fire & Ambulance District                |
|                     | Phone:        | Call 911 (emergency)                                |
| <b>FIRE DEPT</b>    | Name:         | Sweet Home Fire & Ambulance District                |
|                     | Phone:        | 911 (emergency)                                     |
| <b>LOCAL POLICE</b> | Name:         | Sweet Home Police Department                        |
|                     | Phone:        | 911 (emergency) or (541) 367-5181                   |
| <b>UTILITIES</b>    | Electric:     | Unknown   |
|                     | Water:        | 541-367-6243  |

S:\Project Files\Truax\Sweet Home - Main St Market (1810 Main)\MSBA Docs\CMM\PA\Att B\H & S Plan - 1810 Main St.xls\Plan



1810 Main St, Sweet Home, OR 97386 to 679 Main St, Sweet Home, OR 97386

Drive 0.7 mile, 2 min



1810 Main St  
Sweet Home, OR 97386

- ↑ 1. Head west on Main St toward 18th Ave
- ⓘ Pass by A&W (on the right in 0.5 mi)
- ⓘ Destination will be on the left

0.7 mi

679 Main St  
Sweet Home, OR 97386