

6/13/96  
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ORIGINAL

ENVIRONMENTAL SITE ASSESSMENT

OF THE

2737 NW NELA-BUILDING D

PORTLAND, OREGON

PREPARED FOR

LONGVIEW CITY LAUNDRY & CLEANERS, INC.

31875 SW OLD FARM RD.

WILSONVILLE, OR 97070

PREPARED BY

PROFESSIONAL SERVICE INDUSTRIES, INC.

PITTSBURGH TESTING LABORATORY DIVISION

MARCH 29, 1991

PSI File Number 709-10004

ESAI

LCL+C  
Site

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## INTRODUCTION

### General

This report presents the findings and conclusions of the Environmental Site Assessment of 2737 NW Nela St.-Building D, Portland, Oregon, conducted for Longview City Laundry & Cleaners, Inc.

### Authorization

Authorization to perform this assessment was given in the form of a signed acceptance copy of PSI's proposal, No. 709004, dated March 4, 1991, received on March 11, 1991.

### Purpose

The purpose of the assessment was to provide general information regarding the presence of, or the potential for, hazardous materials at the site for use in your evaluation of the property.

### Warranty

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general environmental assessment of this property. PSI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental engineering methods, only for the site described in this report.

These environmental methods have been developed to provide the client with information regarding apparent indications of existing or potential environmental conditions relating to the subject property and are necessarily limited to the conditions observed at the time of the site visit and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to PSI following the report, it will be forwarded to the client in the form received for evaluation by the client. There is a distinct possibility that

conditions may exist which could not be identified within the scope of the assessment or which were not apparent during the site visit. PSI believes that the information obtained from others during the record review of public information and interviews concerning the property is reliable; however, PSI cannot warrant or guarantee that the information provided is complete or accurate. No other warranties are implied or expressed.

## SCOPE OF SERVICES

### Research

The research consisted of obtaining information from sources including governmental agencies, public utilities and the current property owner. Where available, additional information was obtained from interviews with people with knowledge of the site which might reveal a significant potential for contamination of the property. The general categories of research included:

- NPL (Superfund) List
- CERCLIS List
- State Priority List
- Landfill/Solid Waste Facilities
- Underground Storage Tanks Facility Information
- Hazardous Waste Handlers/Generators Records
- Domestic Waste Facilities
- Facilities Index System (FINDS)
- Resource Conservation and Recovery Act (RCRA)
- RCRA Major Violators
- Municipal/Industrial Pre-Treatment Facilities
- Emergency Response Notification System (ERNS)
- Consolidated Docket Database Information
- Misidentified Records Search
- Corps of Engineers (Review of Aerial Photography)

An Environmental Questionnaire and Disclosure Statement was submitted to the client to obtain pertinent environmental information regarding the present and past use of the property. Federal, state, and local government records were reviewed to identify reports of environmental conditions on the subject and adjacent properties that may affect the subject property.

Interviews were conducted with the owner who may have specific knowledge of previous activities on the property.

Previous use of, or activities on the property, were further explored by conducting interviews with previous tenants.

### Site Reconnaissance

A visual reconnaissance was conducted during the site visit on March 7, 1991 in general accordance with the proposed scope of work and PSI's standard environmental assessment procedures. This reconnaissance consisted of systematically walking the property to provide an overlapping field of view and noting potential environmental hazards or adverse site conditions, if encountered. Photographic documentation of pertinent hazardous conditions, improvements, and adjacent properties was made and is included in the appendix of this report.

The reconnaissance of the site was performed by walking the perimeter of the site and observing the readily accessible areas bordering or adjacent to roadways, and noting potential environmental hazards.

The presence of dense vegetation and rubbish prohibited the extreme eastern perimeter of the site from being fully observed. The close proximity of the building neighboring the subject property to the west prohibited the examination of the site perimeter for 130 feet.

The visual reconnaissance included observations of the interior and around the exterior of the on-site structures which consisted of the warehouse structure and offices within and the attached office space to the rear of the warehouse. The scope of work does not include sampling of items such as soil and groundwater, surface water, contents of drums, tanks, and other containers, etc., for chemical laboratory analysis.

## FINDINGS

Site Records Research

A review of the available environmental information disclosed the following data related to reports or incidents of contamination or storage of hazardous or toxic substances on the subject property. (Details of the research are presented in the appendix.)

- |   |     |     |      |    |
|---|-----|-----|------|----|
| - Incidents of a CERCLA investigation on the subject property.                        | Yes | ___ | None | X  |
| - Identification of Superfund site on the subject property.                           | Yes | ___ | None | X  |
| - Incidents of State sites investigations located on the subject property.            | Yes | ___ | None | X  |
| - Incidents of ERNS Spill Reporting on the subject property.                          | Yes | ___ | None | X  |
| - The subject property identified as a sanitary landfill.                             | Yes | ___ | None | X  |
| - The subject property identified as a waste recovery facility.                       | Yes | ___ | None | X  |
| - Reported underground storage tanks located on the subject property.                 | Yes | ___ | None | X  |
| - Known hazardous waste handlers and/or generators operating on the subject property. | Yes | ___ | None | X  |
| - Domestic waste facilities located on the subject property.                          | Yes | ___ | None | X  |
| - Transformers located on the subject property.                                       | Yes | ___ | None | X* |

\* Large electrical capacitors were identified immediately adjacent to the subject property.

### Surrounding Sites Research

The review of the available environmental information also included those properties or incident reports within approximately one-quarter mile of the subject property. The off-site review indicates the following:

Facilities Index System (FINDS): 21 sites were identified within one-quarter mile of the subject property. They are as follows, and more detailed information about these properties can be found in the EAI report in the appendix:

American Bank Stationary Co  
American Cyanamid Distribution  
Ashland Chemical Co.-Portland  
Carboline  
Darworth Co  
Foam Specialties Inc  
General Electric Co- NW 29th A  
General Electric Co- NW 28th A  
General Electric Co- Portland  
Hercules Inc  
Liquid Air Inc- Portland  
Mercer Industries Inc  
Mogul Corp- NW 31st Ave  
Nudelman S J & Son Inc  
Sherwin-Williams Co  
Sinclair & Valentine Co Inc  
William Volker & Co WA  
Marathon US Realities Inc  
Richardson Ink Co  
Medallion Industries Inc  
Volvo White Trucking Corp

CERCLIS List: 4 sites were identified were identified within one-quarter mile of the subject property. They are as follows, and more detailed information can be found in the EAI report in the appendix:

Hercules Inc  
Marathon U.S. Realities, Inc.  
Mogul Corp  
Nudelman and Son, Inc.

Resource Conservation and Recovery Act (RCRA): 24 sites were identified within one-quarter mile of the subject property. They are as follows, and more detailed information can be found in the EAI report in the appendix:

Richardson Ink Co  
Sherwin-Williams Co-NW Yeon Ave  
American Cyanamid Distribution Center  
General Electric Co- 2727 NW 29th Ave  
Mercer Industries Inc  
Foam Specialties Inc  
Hercules Inc  
Westcoast Wire Rope & Rigging, Inc  
Mogul Corp- NW 31st Ave  
Liquid Air Inc- Portland  
Medallion Industries Inc  
Sinclair & Valentine Co Inc- NW 29th  
American Bank Stationary Co  
Volvo White Truck Corp  
Carboline  
General Electric Co- NW 28th Ave  
Darworth Co  
Northwest Architectural Specialties Inc  
Ink System Inc  
Beltservice Corporation  
General Electric Co- 3259 NW 29th Ave  
Ashland Chemical Co- Portland  
Griffith Rubber Mills  
Dieter Franck Inc

Emergency Response Notification System (ERNS): 2 sites were identified within one-quarter mile of the subject property. They are as follows, and more detailed information can be found in the EAI report in the appendix:

2535 Northwest 28th Avenue  
2929 NW 29

State Priority List: 4 sites were identified within one-quarter mile of the subject property. They are as follows, and more detailed information can be found in the EAI report in the appendix:

Marathon-N.W. Industrial St. Properties  
Mercer Industries - Portland  
Hercules, Inc.  
Nudelman & Son, Inc.

Underground Storage Tanks Facility Information: 11 sites were identified within one-quarter mile of the subject property. They are as follows, and more detailed information can be found in the EAI report in the appendix:

Columbia Distributing Co.  
Fred N. Bay News Co.  
General Electric Company  
Grinnell Corp.  
Hercules, Inc.  
Merritt Truax, Inc.  
Schmitt Forge Inc.  
Schnitzer Investment Corp.  
Transcon Lines  
United Beer Distributing  
White GMC Trucks of Portland, Inc

#### Adjacent Properties

The area surrounding the site and the site itself are used for heavy industrial purposes. The warehouses to the north, south, and west of the property appear to be in good condition. No obviously questionable environmental activities are presently occurring on these properties. The scrap iron yard to the east of the subject property poses a potential hazard with some of its contents being environmentally questionable.

#### Specifics

A description of the properties adjacent to the subject site is outlined below:

North - Industrial property occupied by Medallion Industries, a manufacturer of building products lies to the north of the subject property. The structure is concrete construction with tilt-up panel walls similar to that of the subject property's warehouse.

East - To the east of the subject site is a scrap iron and metals yard operated by S. J. Nudelman & Son. The bulk of the valuable scrap lies within a fenced area. Other building material debris occupies the near side of the fence just off the paved area and immediately adjacent to the subject site. Some of the items

pose potential hazards to the subject property. Some of the items in question are a quantity of discarded drums of which at least one appears to have released a portion of its contents onto the ground as indicated by stained soil. There are also some large industrial capacitors which contain dilute quantities of polychlorinated biphenyls (PCBs), a dielectric compound that at one time was widely used in electrical equipment. The EPA considers PCBs environmentally adverse. Other various discarded material lies in disarray on the near side of the fence.

South - Another industrial property lies to the south of the subject property. Kelly Goodwin Company operates out of a concrete structure similar to that of the subject property warehouse. This property did not surface on any of the research records reviewed.

West - Cushman & Wakefield lists this property as being operated by Bushnell Public Warehouse. A sign above the nearest door facing the street indicates that B & D Sales, a furniture manufacturer and distributor operates out of this building. This concrete structure lies just inches west of the subject site building.

#### Air Photos

Aerial photographs were reviewed from the years 1986, 1983, 1980, 1977, 1972, 1967, 1957, and 1940. A current black and white photograph was available in the promotion brochure by Cushman & Wakefield.

In the 1940 photograph the property site and all adjacent sites were completely vacant. The site the building now occupies appeared to contain a small pond. The actual site of the current building is difficult to determine in this old photograph because no landmarks are available.

The subject property warehouse along with neighboring buildings to the north, south, and west were present in the 1957 aerial photo. A truck turn-around was present on the adjacent property to the east of the subject property.

Trucking activity was occurring on the property adjacent to

the east in 1967.

The attached office space to the rear of the warehouse is not visible in the 1977 photograph, but could have been shadowed out by the warehouse building.

The large building to the east of the subject site was constructed between 1977 and 1980.

#### Prior Activities

Interviews with the previous tenant regarding prior activities on the subject property, indicated that hazardous materials were stored on the property. The inspector contacted David Hopping, Sales Representative of Harcros Chemicals Inc. Mr. Hopping indicated in a telephone conversation that Harcros Chemicals supplied paint and finish manufacturers with some of the components of these materials. Hopping also stated that a large portion of the chemicals transported to and from the site were in the solid/powder state which would make them less susceptible to spilling or release. During the site visit, the interior of the warehouse appeared to be very clean.

#### Chain-of-Title

A chain-of-title was not provided by the client for review.

#### Environmental Questionnaire

The Environmental Questionnaire and Disclosure Statement which was provided in our proposal was returned by the owner and was reviewed under the scope of this report. The information obtained from that statement indicated that no potential adverse conditions exist on the property to the knowledge of the current owner.

#### Site Topography

The site is fairly level, sloping slightly down towards the east, there being some estimated three feet difference in elevation between the highest paved elevation and the lowest paved elevation on the property. The area encompassed by this reconnaissance is a

tract measuring approximately 256 feet by 140 feet, comprising 0.8 acres.

#### Existing Facilities

Structures on the property consist of a 15,500 square foot tilt-up concrete warehouse. The warehouse has 1500 square feet of office space constructed in the southwest corner of its shell. There is 620 square feet of office space attached to the warehouse building to the north.

Utilities consisting of underground power lines, underground telephone lines, sewer lines, and gas lines were observed on the site. These utilities all service the subject site.

#### Surface Water Observations

There was no surface water other than standing or temporary ponding observed on the property.

#### Storage Tanks

There was no above ground or evidence of underground storage tanks found on the property.

#### Drums

Drums were observed immediately adjacent to the site in the area of the rubbish pile to the east. One drum was stored standing on end upon a wooden pallet. Others were located at various locations among the discarded debris. The pallet stored drum was labeled Pep Set I-1600, manufactured by Ashland Chemical. Another smaller drum had a painted label that indicated it had once contained automatic transmission fluid. The labels on the other drums were not legible or not visible due to their location in the pile. There was evidence of leaks as indicated by dark stains on the soil surrounding the drums. Material Safety Data Sheets which contain vital information about Pep Set I-1600 are contained in the appendix of the report. Jerry Wilson, of the Northwest Division of the DEQ indicated that Pep Set I-1600 did not pose an extreme

environmental hazard.

### Transformers

A search for electrical equipment on the property did not reveal the presence of any transformers. However, the perimeter walk revealed the presence of several large capacitors located on the property adjacent to the east. The capacitors were all similar and some of the capacitors were stored in wooden crates; others were exposed. It appeared that the capacitors had been occupying the property for some time and many were in poor condition with the ceramic insulators broken apart. Marvin Nudelman, one of the operators of the property, indicated that the capacitors once belonged to the Bonneville Power Administration, and that they had occupied the site for approximately ten years. One of the capacitors bore a metal identification label with the identification number 72/451 160. A sticker indicating the absence or presence of PCB containing fluids was not found. Access to the capacitors was not secured.

The inspector contacted the scrap yard for information about the drums and capacitors on the property's boundary. The personnel at the yard indicated that during a state investigation, the DEQ had given them a "clean bill of health". Jerry Wilson, with the Northwest Division of the Department of Environmental Quality, was contacted for information about the capacitors. He indicated that 2 to 3 years ago transformers from that site were removed and that the capacitors occupying it now contained PCBs at 1 ppm, less than the EPA's 50 ppm recognition as hazardous.

Observation did not indicate any leakage, spills or corrosion.

### Evidence of Waste Disposal

There was evidence of current waste disposal on property immediately adjacent to the east as indicated by debris covering an area of 150' x 15'. Discoloration of the soil and missing vegetation around this area indicate the possibility of chemical wastes in this area.

Wells

No wells were seen on site.

Treatment Plants

There were no treatment plants found on the property.

### CONCLUSIONS

The following conclusions are based upon the information obtained as of this date:

On the basis of the findings from the environmental site assessment, no indications of environmental hazards or conditions were observed at or disclosed on the site. However, evidence of potential environmental hazards or conditions were noted within the one quarter-mile radius of the subject site. These locations are noted in the surrounding sites research section of the report, and are denoted by red stars in the EAI report in the appendix of this report.

Several indications of adjacent property environmental hazards or conditions were observed or disclosed. These conditions should be further evaluated by performing site sampling and testing and conducting further interviews to help determine if PCB material or contaminants associated with Pep Set I-1600 or other chemicals are present in the soil or groundwater as a result of the observed evidence of electrical capacitors and leaking drums. Professional Service Industries, Inc., can provide such services, and we would be pleased to provide a proposal for such work.

As previously described in this report, drums and capacitors were observed in the rubbish pile immediately adjacent to the subject site and appeared to be releasing some material. It is strongly recommended that appropriate responsible parties determine that all Federal, State and local regulations pertaining to registration, storage, use and disposal of these materials are in compliance. To ensure that no adverse environmental conditions exist in the future, these materials should be properly removed and disposed under the supervision of governing regulatory agencies.

As noted in the warranty section above, this report is limited to the information available or known to PSI as of the date of the report; and if any additional information becomes available, it will be forwarded to you for your evaluation.