

October 23, 1996

MONTE HANES
PLATT ELECTRIC SUPPLY
10605 SW ALLEN BOULEVARD
BEAVERTON OREGON 97005

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

Re: Platt Electric Supply
File No. 34-96-0543

Dear Mr. Hanes:

The Department of Environmental Quality has completed its review of the information submitted to date concerning the underground storage tank (UST) decommissioning and cleanup conducted at 10605 SW Allen Boulevard in Beaverton, Oregon. The Department has determined that the cleanup appears to have met the requirements of Oregon Administrative Rules (OAR) 340-122-205 through 340-122-360 and that no further action is required at this time.

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

1. One 10,000 gallon diesel UST was decommissioned at this location. The tank was recycled at Cliff Koppe Metals in Vancouver, Washington.
2. Diesel contamination was discovered during the decommissioning. Approximately 105 tons of contaminated soil were removed from the excavation and taken to TPS Technologies for treatment.
3. After cleanup was complete, a maximum of 121 parts per million (ppm) total petroleum hydrocarbons (TPH) remained in the soil. This is below the 500 ppm diesel cleanup level established for the site. No benzene, ethylbenzene, toluene, and xylenes (BETX) were detected in the excavation.
4. Groundwater was encountered in the excavation. No BETX or TPH were detected in the groundwater.

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

John A. Kitzhaber
Governor



2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

Monte Hanes
October 23, 1996
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Please note that pursuant to OAR 340-122-360(2), a copy of your report must be retained until ten (10) years after the first transfer of the property. We recommend that a copy of this information be kept with the permanent facility records.

Your efforts to comply with the regulations to ensure that your facility has been adequately cleaned up have been appreciated. If you have any questions, please feel free to contact me at (503) 229-5474.

Sincerely,

A handwritten signature in cursive script that reads "Andree Pollock". The signature is written in black ink and is positioned above the printed name and title.

Andree Pollock
UST Cleanup Specialist

cc: Paul Jackman
Northwest Envirocon
7410 Delaware Lane
Vancouver, Washington 98664

(avp:AVP)

Northwest Envirocon, Inc.

Date: 10/18/96

Time: 9:00 am

From: Jeff Sackman

For: Andre Pillack

Fax Number: (503) 229-6945

Fax Cover Sheet

Number of pages including cover sheet: 4

Re: Platt Electric UST Closure @ 10605 SW Allen

Comments: _____

Please let me know if you need anything else

Thanks

Jeff

Northwest Envirocon, Inc.
7410 Delaware Lane
Vancouver, WA 98664



Attention: _____
(360) 699-4015 (503) 230-0702
Fax: (360) 699-5223

4100 HAWAII AVE II
VALE CENTER, WA 97064
PHONE (503) 299-0800
FAX (503) 299-0200

October 18, 1996



Monte Hanes
Platt Electric
10605 SW Allen Blvd.
Beaverton, Oregon

UNRECORDED
TELETYPE

Dear Mr. Hanes:

Corrections for the UST Closure Report for the property at 10605 SW Allen Blvd. are as follows:

UNRECORDED
TELETYPE

The eighth sentence on page 3 should read "All five clearance samples were below the cleanup level for diesel hydrocarbons in soil (500 parts per million) for a Level 2 Matrix site."

UNRECORDED
TELETYPE

Please find enclosed the Oregon Department of Environmental Quality Matrix Checklist and Matrix Score Sheet. This site received a matrix score of 34 which is defined as a level 2 site with a cleanup level of 500 parts per million.

UNRECORDED
TELETYPE

Please attach this letter and the Matrix information to your copy of the report. I apologize for the error and hope that you have not been greatly inconvenienced.

Sincerely,

UNRECORDED
TELETYPE

Jeff Jackman
Senior Environmental Assessor

UNRECORDED
TELETYPE

UNRECORDED
TELETYPE

cc: Andree Pollack (Oregon DEQ) and Mark Kost (Lorentz Bruun Construction)

MATRIX CHECKLIST

1. The release of petroleum has been reported to the Department of Environmental Quality (220).
2. The Matrix Score Sheet has been completed for this site, unless the site is cleaned up to the most stringent cleanup level (320).
3. The required hydrocarbon identification test (TPH-HCID) has been performed (335(3)), and, if detectable levels were found, the appropriate analytical method or methods have been used to measure the levels of contamination (350).
4. A sketch has been made of this site (345(1)) which clearly shows:
- a. The location of all buildings and other key features, both man-made and natural;
 - b. The names of adjacent streets and properties;
 - c. The location of all excavations including those that were for the removal of tanks and associated piping as well as those that were strictly for the removal of contaminated soils;
 - d. The location of all product storage tanks, lines and dispensers, including those that were decommissioned as well as those that remain on the site; and
 - e. All soil and water sample locations.
5. If any contaminated soil in excess of matrix limits has been left on site, the reason for leaving this soil has been explained and the requirements of 355(4) have been met.
6. If water was present in the tank pit, the Department was notified, the water was pumped from the pit, and the requirements of 340(4) have been met.
7. All soil and/or water samples have been collected, coded, stored and shipped as specified in the rules, and proper chain-of-custody forms have been filled out (345).
8. If a release from a waste oil tank was discovered, at least one sample has been analyzed by the methods specified in 350(5).
9. If a tank was decommissioned in place, the Department gave prior approval for a site-specific sampling plan (340(5)).
10. A report has been prepared which includes a detailed description of everything that was observed and performed at the site, contains all of the information required by the rules (360), and presents findings and recommendations which are consistent with Departmental regulations.

MATRIX SCORE SHEET

<p>1. Depth to Groundwater</p> <p>< 25 feet (10)</p> <p>25 - 50 feet (7)</p> <p>51 - 100 feet (4)</p> <p>> 100 feet (1)</p>	<p>Observed at 14'</p> <p>10</p>
<p>2. Mean Annual Precipitation</p> <p>>45 inches (10)</p> <p>20 - 45 inches (5)</p> <p><20 inches (1)</p>	<p>37.08 National Weather Service Benton Station 1984-1995</p> <p>5</p>
<p>3. Native Soil Type</p> <p>Coarse sands, gravels (10)</p> <p>Silts, fine sands (5)</p> <p>Clays (1)</p>	<p>Silt loam and Silty clay loam observed</p> <p>5</p>
<p>4. Sensitivity of Uppermost Aquifer</p> <p>Sole Source (10)</p> <p>Current Potable (7)</p> <p>Future Potable (4)</p> <p>Non-potable (1)</p>	<p>Washington Co. Watermaster</p> <p>4</p>
<p>5. Potential Receptors</p> <p>Many, near (10)</p> <p>Medium (5)</p> <p>Few, far (1)</p>	<p>Unknown</p> <p>10</p>
<p>TOTAL SCORE =</p>	<p>34</p>

Matrix Score	Cleanup Level in ppm TPH	
	Gasoline	Diesel
Level 1: > 40 pts.	40	100
Level 2: 25 - 40 pts.	80	500
Level 3: < 25 pts.	130	1000

October 3, 1996

F
Oregon

MONTE HANES
PLATT ELECTRIC SUPPLY INC
10605 SW ALLEN BLVD
BEAVERTON OR 97005

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

Re: Platt Electric Supply Inc.
File No.: 34-96-0543

Dear Mr. Hanes:

On October 1, 1996, we received the signed Cost Recovery Agreement which indicated your interest in participating in the Underground Storage Tank Cleanup Voluntary Cost Recovery Program.

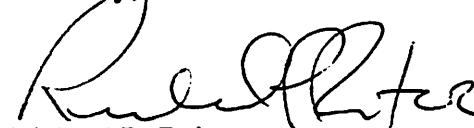
At the current time, we have a backlog of projects which have signed up for Departmental oversight through this program, and these are currently being assigned on a first come, first serve, basis. As additional staff resources become available, your project will be assigned to a project manager.

You will be notified as soon as your project has been assigned and provided the name and phone number of the project manager who will be working with you. Your status on the waiting list will not delay processing of a soil treatment application, if you propose to conduct soil treatment and have applied for a letter of authorization.

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

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

Sincerely,



Richard P. Reiter
UST Section Manager

John A. Kitzhaber
Governor



2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

UST CLEANUP TELEPHONE USE REPORT

CALL FROM/TO: Jeff Sackman DATE: 10-1-96
WITH: NW Envirocon TIME: 1025
TELEPHONE NO: (360) 921-9083
REGARDING: Platt Electric
FILE NO: 34-96-543

SUMMARY OF CALL

All water samples ND - pumping pit
one more time - Soil matrix samples
for interface ND - all other soil
samples below matrix - Backfill
permission given

J. Mearns
Staff Signature

INITIAL (TWENTY DAY) REPORT FORM FOR UST CLEANUP PROJECTS

Note: This report is due twenty (20) days from the date of the release.

DEQ File No.: 34 - 96 - 0543

DEQ Facility Id. No.: _____

Site Name: Platt Electric Supply

Site Address: 10605 SW Allen Blvd.
Beaverton, OR 97005

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

OCT 1 1996

NORTHWEST REGION

INITIAL CLEANUP INFORMATION

Type of contamination (check all that apply):

Gasoline Diesel Waste Oil Heating Oil
 Other (specify) _____

Y N Do you believe that this cleanup project can be conducted under the requirements for an UST Cleanup Matrix site?

Y N Did groundwater enter the excavation? If yes, please identify the depth to groundwater in feet below ground surface 16 FT.

Note: If groundwater is encountered, soil samples from the soil/water interface must be collected and analyzed for BETX and the appropriate TPH method.

Y N Was a sheen or odor observed on any water in the excavation?

Y N Did groundwater recharge within 24 hours after pumping the accumulated water from the excavation? Please describe the disposal option selected for the excavation water: PERMITTED (BY CITY OF BEAVERTON SANITARY) DISPOSAL INTO SEWER SYSTEM.

Y N Are/were there any vapors present in building or utility corridors? If yes, are you continuing to monitor and mitigate any additional fire and safety hazards posed by vapors and free product? Explain: _____

SOIL MANAGEMENT

Y N Will the level of contamination detected require removal of contaminated soil for treatment or disposal?

All contaminated soil temporarily stockpiled onsite prior to treatment or disposal must be contained within a bermed area, kept covered, and the entire area secured to prevent unauthorized access by the public. If you haven't done this, please explain why: _____

If contaminated soil is currently stockpiled onsite, please indicate when disposal will occur or when treatment will begin: _____

Note: Contaminated soil cannot be stockpiled onsite for more than thirty (30) days without applying for a Special Letter of Authorization

Estimated volume of contaminated soil (tons or cubic yards): 40 YDS.

Intended disposition of soils (please check one):

Onsite treatment, Solid Waste Letter Authorization Permit Application attached.

Offsite treatment, Solid Waste Letter Authorization Permit Application attached.

Note: Offsite treatment is banned within the Portland Metro boundaries (see enclosed fact sheet).

Thermal treatment offsite at an authorized facility.

Facility name: TPS TECHNOLOGIES

Thermal treatment onsite with a mobil treatment unit, permit required from DEQ.

Company name: _____

Landfill disposal. Name of Landfill: _____

Note: Please attach additional information as necessary to explain any unusual circumstances associated with this project.

This initial report is intended to provide the Department with the basic initial information about activities associated with the release. Future reports must be much more detailed and provide a complete picture of the cleanup project.

THIS REPORT WAS PREPARED BY:

Individual: Monte Hanes Phone: 503-526-2320
Company: PLATT ELECTRIC SUPPLY
Address: 10605 SW Allen Blvd, Beaverton, OR 97005

Please return this form to: DEQ - NORTHWEST REGION
UST Section
2020 SW Fourth Avenue, Suite 400
Portland, Oregon 97201

If you have questions, call (503) 229-5489 and ask for the underground storage tank (UST) Duty Officer.

REMINDER: Submit UST Decommissioning/Change-in-Service Report forms and UST Decommissioning Checklists DIRECTLY to:

DEQ - UST Compliance Program Phone (503) 229-5759
811 SW 6th
Portland, OR 97204

Failure to do so can result in delays to your project and may result in continued billing for the tank permit fees.

Please be aware that a DEQ permit/authorization is required for the following activities:

- 1) Soil aeration, bioremediation (onsite or offsite) or onsite thermal treatment.
- 2) Water discharges to a stream/storm drain from the excavation or treatment tank.

If these activities will be included in your cleanup project, contact the regional DEQ office for the appropriate application forms, information on permit fees and guidance documents.

Note: If there will be emissions from pollution control equipment (e.g. air strippers, vapor extraction systems, etc.), notify the DEQ by phone before installation. Have actual or estimated emissions calculated before calling.

KEEP A COPY OF THIS REPORT FOR YOUR FACILITY RECORDS

UST CLEANUP TELEPHONE USE REPORT

CALL FROM/TO: Jeff Tachman DATE: 9/25/96
WITH: Northwest Environmental TIME: _____
TELEPHONE NO: () 230-0702
REGARDING: Platt Electric
FILE NO: 26-96-543

SUMMARY OF CALL

They will pump water from pit. If water returns, they will test for BTEX + TPH-D. If TPH-D over 0.5 ppm, they will also run PAHs.

I also advised that if water returns to the excavation, test soil ~~for~~ / water interface for BTEX. Two samples at the contaminated end of the pit will suffice.

Shule A. Morris
Staff Signature

September 20, 1996

F
Oregon

RESPONSIBLE PARTY
PLATT ELECTRIC SUPPLY INC
10605 SW ALLEN BLVD
BEAVERTON OR 97005

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

NORTHWEST REGION

RE: Platt Electric Supply Inc.
File No. 34-96-0543

Dear Responsible Party:

On September 18, 1996, a release was reported from an underground storage tank (UST) system at your facility located at 10605 SW Allen Blvd. in Beaverton, Oregon. As the responsible party for the facility, you are required to clean up the release according to OAR 340-122-201 through 340-122-360.

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

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

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

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

John A. Kitzhaber
Governor



2020 SW Fourth Avenue
Suite 400
Portland, OR 97201-4987
(503) 229-5263 Voice
TTY (503) 229-5471
DEQ-1

Responsible Party
September 20, 1996
Page Two


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

Not entering into the Agreement does not release you from responsibility for investigation and/or cleanup of the contamination; nor does it mean that you are exempt from paying for DEQ oversight costs. Please be aware that there may be a waiting list for assignment to the next available project manager, and that these projects are assigned on a first come, first served basis. Please read the attached information on the cost recovery and invoice process. We have also included information about the Responsible Party Priority Site Program and an agreement, if you are interested in expediting review of your project. You may contact the Underground Storage Tank Cleanup Program at (503) 229-5527 if you have questions about cost recovery.

Thank you for your cooperation and continued efforts to comply with the regulations. If you have any questions about the regulations and/or your cleanup please call (503) 229-5527 and ask to speak to the Underground Storage Tank Duty Officer.

Sincerely,



 Jim Maresh
Duty Officer
Underground Storage Tanks
Northwest Region

Enclosures

(RESPONSIBLE PARTY:VCB)

Oregon Department of Environmental Quality
UNDERGROUND STORAGE TANK DECOMMISSIONING/CHANGE-IN-SERVICE 30 DAY NOTICE

FACILITY (Location of Tank)
 Name: PLATT ELECTRIC SUPPLY
 Address: 10605 SW ALLEN BLVD
BEAVERTON, OR 97005
 Phone: (503-526-2320)

TANK OWNER
 Name: Platt Electric Supply
 Address: 10605 SW Allen Blvd
Beaverton, OR 97005
 Phone: 503-526-2320

DEQ Facility I.D. Number: 4408
 Work to be performed by: GLOBAL INCORPORATED License # 14203
 Phone: 503-737-1794 Mobile Phone: _____

FORM MUST BE SUBMITTED BY TANK OWNER OR OPERATOR 30 DAYS BEFORE START OF WORK

YOU MUST CONTACT YOUR LOCAL DEQ REGIONAL OFFICE 3-DAYS BEFORE STARTING ANY DECOMMISSIONING WORK. (Phone numbers are listed on reverse)

Will tank removal or potential cleanup affect adjacent property or Right-of-Way property? Yes ___ No

Date decommissioning is scheduled to begin: 9/16/96

Tank #	DEQ ID#	Tank Size to (Gallons)	Product: Gasoline, Diesel, used Oil, other		Closure or Service Change?			Tank to be Replaced?	
			Present	New	Tank Removal	Closure/Inplace	Other Use	Yes	No
1	ACAF6	10,000	DIESEL		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>

• If decommissioned tank(s) are to be replaced by new underground storage tanks you must submit a new permit application containing information on the new tanks 30 days before placing them in service.

• Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if 1) tank is to be decommissioned in-place, 2) tank contents are changed to a non-regulated substance, 3) tank contains a regulated substance other than petroleum, or 4) tank changed to non-regulated use.

Signature: [Signature] Date: 9-16-96
 (Owner or Operator)

Global Fax Cover Sheet

Date: 9/13/96

Time: _____

Fax Number: 503-229-6945

To: JIM MARESH



Number of pages including the cover sheet: 2

Subject: PLATT ELECTRIC TANK

Comments:

FOLLOWING IS THE 30 DAY NOTIFICATION WE THOUGHT HAD BEEN SUBMITTED TO ODEQ ON THE 14TH OF AUGUST.

I WILL CALL YOU SHORTLY TO DETERMINE WHEN WE CAN START WORK.

DENNIS HUDSON

PETROLEUM RELEASE FORM

Please Check All That Apply

UPDATES:

10-3-96
10-23-96

INCIDENT INFORMATION

LOG NBR: 34-96-543 RECEIVED BY: SAM

REGULATED UST

UST FAC NBR: 4408 DATE REPORTED: 18 / sep / 96

NON-REGULATED UST

SITE NAME: Platt Electric Supply Inc.

HEATING OIL TANK

SITE ADDRESS: 10605 SW Allen Blvd

SITE CITY: Beaverton ZIP: 97005

FUNDING

SITE COUNTY: Wash PHONE: _____

LUST
 OHC

HSRAF
 FINANCIAL ASST

PROJECT MANAGER: _____

INVOICE START

INVOICE STOP

NFA SENT

10-1-96

MAIL CONTACTS

REPORTED BY

NAME: Paul Sackmeyer

COMPANY: NW Energy

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: 204-6683

RESPONSIBLE PARTY

NAME: MONTE HANES

COMPANY: Platt Electric Supply Inc

ADDRESS: 10605 SW Allen Blvd

CITY: Beaverton ZIP: 97005

STATE: OR PHONE: 503-526-2320

INVOICE CONTACT

NAME: RP

COMPANY: _____

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: _____

OTHER CONTACT(S)

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ ZIP: _____

STATE: _____ PHONE: _____

SITE ASSESSMENT

DATE DISCOVERED: 18 / sep / 96

EMERGENCY RESP.

ENFORCEMENT

FURTHER CLEANUP REQ.

NO FURTHER CLEANUP REQ.

OFFSITE MIGRATION

____ L.I.P.S. SCORE (Region)

CONFIRMATION:

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

DISCOVERY:

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

CAUSE:

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

* 10-23-96 *

This Space Provided For Regional Use

NOTES/COMMENTS:



FINAL DISPOSITION OF SOIL:

- LANDFILL
- ONSITE

AMOUNT OF SOIL (yds 3) DISPOSED OF: 105

TREATED

UNTREATED

AMOUNT OF SOIL (yds 3) TREATED OFF SITE: 105 tons

AMOUNT OF SOIL (yds 3) TREATED ON SITE: 1

TREATMENT METHOD:

- AREATION
- THERMAL
- BIOLOGICAL
- OTHER

SWLA PERMIT NUMBER:

DATE ISSUED: / /

CLEANUP STARTED: 18 Sep 96

NO FURTHER ACTION: 10, 23, 96

RELEASE STOPPED: 18 Sep 96

REMEDIATION COMPLETED: 10, 21, 96

-----SITE - SOIL MANAGEMENT-----

- UNLEADED GASOLINE
- LEADED GASOLINE
- MISC. GASOLINE
- DIESEL
- FUEL OIL
- WASTE OIL
- LUBRICANT

CONTAMINANTS:

- SOLVENT
- BUNKER FUEL
- OTHER PET. DIST.
- CHEMICAL
- HEATING OIL
- UNKNOWN
- OTHER

- SOIL
- GROUNDWATER
- SURFACE WATER
- DRINKING WATER
- VAPOR
- FACILITY (FREE PROD.)

MEDIA/IMPACT:

-----CONTAMINANTS - IMPACTS-----

COST RECOVERY AGREEMENT

OCT 1 1996

NORTHWEST REGION

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

Facility Name: Platt Electric Supply
Address: 10605 SW Allen Blvd
City, Zip: Beaverton, OR 97005
File/Log #: 34-96-0543

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

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

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

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

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

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

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

This agreement is not and shall not be construed as an admission by you of any liability under ORS 465.255 or any other law or as a waiver by you of any defense such as liability. This agreement is not and shall not be construed as a waiver, release or settlement of claims DEQ may have.

OCT 1 1996

The DEQ Regional Office will be responsible for the review and oversight of the investigation and cleanup activities associated with the property. Please refer all site specific inquiries to that office.

Inquiries regarding Cost Recovery should be directed to the Underground Storage Tank Cleanup Program at (503) 229-5527. Questions regarding invoicing should be directed to Tina Leppaluoto at (503) 229-5812.

If the terms of this agreement are acceptable, please have it executed by an authorized officer in the space provided below. In order to more effectively schedule your project, please return this agreement within thirty (30) days of receipt to: UST Duty Officer, Department of Environmental Quality, Northwest Region Office, 2020 SW Fourth Avenue, Portland Oregon 97201.

Accepted and agreed to this 30 day of Sept., 19 96

By: Monte Hanes [Signature] NP-CFO
(signature)

Title: Fleet and Equipment Manager

Please provide the following information on where the invoices should be sent.

Individual Name: Monte Hanes Title: _____

Company: Platt Electric Supply

Mail Address: 10605 SW Allen Blvd

City, State, Zip: Beaverton, OR 97005

Phone Number: 503-526-2320

UST CLOSURE REPORT

**10605 SW ALLEN BOULEVARD
BEAVERTON, OREGON**

96-543

prepared for:

Platt Electric
10605 SW Allen Boulevard
Beaverton, Oregon 97005

prepared by:

Jeff Jackman

NORTHWEST ENVIROCON, INC.
7410 Delaware Lane
Vancouver, Washington
98664

(360) 699-4015
**Platt Electric
Beaverton, Oregon**

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

OCT 7 1996

NORTHWEST REGION

**Platt Electric
Beaverton, Oregon
UST CLOSURE REPORT**

This report serves to document for legal verification the decommissioning of one underground storage tank at the Platt Electric facility at 10605 SW Allen Boulevard in Portland, Oregon. The Oregon Department of Environmental Quality (DEQ) facility identification number is 4408, tank capacity was 10,000 gallons, and the tank contained diesel fuel. The DEQ Decommissioning checklist and Decommissioning/ Service Change Report are included in Appendix B.

Introduction

On September 18, 1996, overburden was excavated from the tank location and the vessel was removed by Matt Frketich (UST Decommissioning Supervisor license #13475 working under NW Envirocon's Service Providers License #11592). The tank was cut open, cleaned, and triple-rinsed and was disposed, along with all associated piping, at Cliff Koppe Metals in Vancouver, Washington. The receipt documenting the acceptance of the tank is contained in Appendix E of this report.

The following tasks were completed as per the standard guidance for UST decommissioning as required by the State of Oregon Department of Environmental Quality under OAR 340-150-001 through 150:

- Oregon DEQ notification
- Excavation of surrounding soil
- Triple rinsing of inside of tanks and disposal of said rinsate
- Inerting of flammable atmosphere with CO2 (dry ice)
- Plugging holes to prevent reoxygenation
- Removal of tank and lines
- Soil sampling of the excavated area (HCID and TPH-418.1)
- Inspection of the tank for evidence of leakage

Monitoring of safe atmosphere

Transportation of tank as scrap

Evidence of soil contamination was encountered in the west end of the excavation (near the fill pipe) during the decommissioning process, and was confirmed upon receipt of the laboratory results (see sample number 2 in Appendix A of this report). This contamination was reported to Mr. Jim Maresh of the DEQ (release report log number: 26-96-0543). Approximately 105 tons of contaminated soil were removed from the site and taken to TPS Technologies in Portland, Oregon. The excavated area was approximately 18 feet wide by 35 feet long and ranged in depth from 12 to 16 feet. Copies of the soil disposal records are contained in Appendix E of this report. After soil removal, a total of five soil samples (sample numbers 1, 3, 4, 5, and 6) were collected from the excavation and analyzed for Total Petroleum Hydrocarbons Method 418.1. These samples were collected by Jeff Jackman of Northwest Envirocon (Soil Matrix Supervisor License #12666) and were analyzed at Wy'East Environmental Laboratory. All five clearance samples were below the maximum allowable level for diesel range hydrocarbons in soil (200 parts per million). In addition to the six samples described above, two samples (sample numbers C-1 and C-2) were collected from the stockpiled overburden in order to confirm that it could be reused as backfill. Laboratory results and a sample location diagram are included in Appendix A and Appendix C.

Water was observed in the west end of the excavation at approximately 14 feet below ground surface on September 23, 1996. As per DEQ regulations, the water was removed from the excavation in order to determine whether it originated from precipitation or from ground water infiltration. Prior to removing the excavation water, a sample was collected and analyzed for BTEX, Total Lead, and Flashpoint (sample number W-2). Upon receipt of these results, a Temporary Discharge Permit was obtained from the Unified Sewerage Agency and the water was pumped into the sanitary sewer system. Because the water returned to the excavation within 24 hours and the area had experienced no precipitation, it was determined that ground water had been contacted. One ground water sample (sample # GW-1) was then collected and analyzed for BTEX and TPH-418.1 and two soil samples (sample numbers SWI-1 and SWI-2) were collected from the soil-water interface and were analyzed for BTEX. All three of these samples were below laboratory detection limits for each constituent. After receipt of these latest laboratory results, permission was given by Jim Maresh of the DEQ to backfill the excavation. At the request of the client, fill material was taken from an undeveloped grassy slope approximately 100 yards southeast of the excavation. Prior to backfilling, the water was again pumped from the excavation into the sanitary sewer system under a second Temporary Discharge Permit. Copies of both Temporary Discharge Permits Have been included in Appendix F.

Site and Tank Background

According to DEQ records, the tank was registered with the DEQ at the time of the decommissioning (UST Permit #ACAFE) and was installed in approximately 1974. Upon being retained on behalf of Platt Electric, Northwest Envirocon-Global proceeded to file a 30 day notice followed by a 3 day notice to the DEQ informing the Department of NWE's intent to decommission the tank by removal. The UST and associated piping were removed on September 18, 1996.

The site around the tank area is generally flat and stable and traffic areas are covered with asphalt. The soil at the subject site is classified as Urban land by the US Soil Conservation Service. This soil classification consists of areas that have been heavily altered by urban works and structures. Identification of soil types in this area was not considered feasible for the US Soil Conservation Service survey. Soils observed during the excavation, however, consisted of silt loam and silty clay loam.

The contamination observed was likely the result of tank overflow.

Sample Methodology

A total of ten soil samples and two ground water samples were collected by Jeff Jackman (Soil Matrix Supervisor License #12666) of NW Envirocon from the bottom and sides of the excavation. Two of the soil samples (sample numbers 1 and 2) were taken immediately after the tank was removed in order to determine the contaminant (TPH-HCID) as well as the level of contamination in the soil (TPH-418.1) to be removed from the site. Four additional soil samples were then collected (after further excavation) to determine if the site had been successfully remediated. Two soil samples (sample numbers C-1 and C-2) were collected from the stockpiled overburden in order to confirm that it could be reused as backfill. The remaining two soil samples were collected from the soil water interface after it was determined that ground water had been contacted. A water sample (sample number W-2) was collected from the excavation when water was first observed, and a second sample (sample number GW-1) was collected after the excavation had been purged of water and had recharged within 24 hours. The soil samples were placed in glass jars with teflon-lined lids and the water samples were collected in 40 milliliter VOA vials and liter bottles supplied by the laboratory. All samples were chilled to approximately 4 degrees Centigrade prior to analysis. Analysis took place on September 19, 24, and 27, 1996 at Wy'East Environmental Sciences. Chain of Custody forms, sample locations, and laboratory results are contained in the appendices of this report.

Sample Findings

All closure soil samples were below the maximum allowable level of 200 parts per million for diesel range hydrocarbons in soil. All water samples were below the laboratory detection limit for each constituent.

Conclusions

Based upon the laboratory results and visual observations of the personnel performing this UST decommissioning and soil cleanup; it is the position of NWE that this site has been successfully remediated so that no hydrocarbon contamination remains which is at or above Oregon DEQ maximum allowable levels.


Limitations

This report has been limited in scope, and has been performed for the exclusive use Platt Electric or agents specified by Platt Electric concerning the property located at 10605 SW Allen Boulevard in Beaverton, Oregon.

The conclusions and recommendations stated in this report are based upon observations made by employees of Northwest Envirocon, Inc. and also upon information provided by others. We have no reason to suspect or believe that the information provided is inaccurate. However, we cannot be held responsible for the accuracy of the information provided to us by others. Therefore, the data obtained is clear and accurate only to the degree implied by the sources and methods used. The observations contained within this report are based upon site conditions readily visible and present at the time of our site inspection. This report does not attempt to forecast future site conditions.

This decommissioning oversight has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the report. All services have been performed employing that degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this, or similar localities. No other warranty or guarantee, expressed or implied, is made or offered.

Signature of Environmental Professional:


Jeff S. Jackman
Senior Environmental Assessor

APPENDIX

- A** **Laboratory Results**
 Chain of Custody Forms

- B** **Oregon DEQ Decommissioning Checklist**
 Oregon DEQ Decommissioning/Service Change Report
 Oregon DEQ Decommissioning 30-Day Notice

- C** **Site Map Sample Locations**
 Sample Location Diagram

- D** **Site Photographs**

- E** **Disposal Records (soil, tank, and tank contents)**

- F** **Fire Marshal Permit**
 Unified Sewerage Agency Temporary Discharge Permits

Appendix A

Wy'East*Wy'East Environmental Sciences, Inc.***LABORATORY REPORT**Northwest Envirocon
7410 Deleware Lane
Vancouver WA 98664PROJECT NAME/SITE: Platt Elec.
PROJECT NUMBER:
EXTRACTION DATE: 9-18-96REPORT NUMBER: 17400
REPORT DATE: 9-20-96
PAGES: 1 of 1**OREGON DEQ TPH-HCID**

Analyte: Petroleum Hydrocarbon Identification (Gasoline, Petroleum, Heavy Oil)

Field ID	Lab ID	Identification			Surrogate Recovery (%)
		Gasoline	Diesel	Heavy Oil	
1 East bottom	28252	ND	ND	ND	97
2 West bottom - 14'	28253	ND	detected	ND	*
3 North wall bottom	28254	ND	detected	ND	108
4 West bottom - 16'	28255	ND	ND	ND	99
5 South wall bottom	28256	ND	detected	ND	106
6 West wall bottom	28257	ND	detected	ND	102
C-1	28258	ND	detected	ND	101
C-2	28259	ND	ND	ND	101
BI.ANK	-	ND	ND	ND	-
Reporting Limits (mg/Kg)	-	20	50	50	-

* Surrogate peak not discernible on chromatogram from analyte peak
Surrogate is Chlorooctane
ND = Not Detected (below reporting limit or detection limit)

OREGON DEQ TPH-418.1 MODIFIED

Analyte: Total Heavy Oils / Diesel Quantification for soil

Field ID	Lab ID	mg/Kg (ppm)
2 West bottom - 14'	28253	5,250
3 North wall bottom	28254	121
5 South wall bottom	28256	104
6 West wall bottom	28257	52
C-1	28258	50
BLANK	-	ND
Detection Limit	-	10

ND = Not Detected (below reporting limit or detection limit)

Wy'East*Wy'East Environmental Sciences, Inc.***LABORATORY REPORT**

Northwest Envirocon
7410 Deleware Lane
Vancouver WA 98664

PROJECT NAME/SITE: Platt Electric **REPORT NUMBER:** 17431
PROJECT NUMBER: 38-000201 **REPORT DATE:** 9-25-96
EXTRACTION DATE: 9-24-96 **PAGES:** 1 of 1

EPA 8020

Analyte: BTEX for water (Benzene, Toluene, Ethylbenzene, Xylenes)

Field ID	Lab ID	Identification & Quantification µg/L (ppb)				Surrogate Recovery (%)
		Benzene	Toluene	Ethyl-Benzene	Xylenes	
W-2	28371	ND	ND	ND	ND	94
BLANK	-	ND	ND	ND	ND	-
Quantification Limits	-	2	2	2	2	-

Surrogate is p-Bromofluorobenzene

ND = Not Detected (below reporting limit or detection limit)

EPA 1010 FLASHPOINT

Temperature Combustion Occurs

Field ID	Lab ID	Flashpoint
W-2	28371	Above 71°C

EPA 3020/7421

Analyte: Total Lead (Pb) in water Quantification

Field ID	Lab ID	Quantification µg/L (ppb)
W-2	28371	ND
BLANK	-	ND
Detection Limit	-	5

ND = Not Detected (below reporting limit or detection limit)

Wy'East*Wy'East Environmental Sciences, Inc.***LABORATORY REPORT**

Jeff Jackman
 Northwest Envirocon
 7410 Deleware Lane
 Vancouver WA 98664

PROJECT NAME/SITE: Platt Electric
PROJECT NUMBER: 38-000201
EXTRACTION DATE: 9-27-96

REPORT NUMBER: 17468
REPORT DATE: 9-27-96
PAGE: 1 of 1

EPA 8020

Analyte: BTEX for soil (Benzene, Toluene, Ethylbenzene, Xylenes)

Field ID	Lab ID	Identification & Quantification mg/Kg (ppm)				Surrogate Recovery (%)
		Benzene	Toluene	Ethyl-Benzene	Xylenes	
SWI-1 (end)	28490	ND	ND	ND	ND	104
SW-2 (side near end)	28491	ND	ND	ND	ND	81
BLANK	-	ND	ND	ND	ND	-
Quantification Limits	-	0.1	0.1	0.1	0.1	-

Surrogate is p-Bromofluorobenzene

ND = Not Detected (below reporting limit or detection limit)

EPA 8020

Analyte: BTEX for water (Benzene, Toluene, Ethylbenzene, Xylenes)

Field ID	Lab ID	Identification & Quantification µg/L (ppb)				Surrogate Recovery (%)
		Benzene	Toluene	Ethyl-Benzene	Xylenes	
GW-1	28492	ND	ND	ND	ND	66
BLANK	-	ND	ND	ND	ND	-
Quantification Limits	-	2	2	2	2	-

Surrogate is p-Bromofluorobenzene

ND = Not Detected (below reporting limit or detection limit)

EPA 418.1

Analyte: Total Petroleum Hydrocarbon Quantification for water

Field ID	Lab ID	mg/L (ppm)
GW-1	28492	ND

BLANK - ND

Detection Limit - 0.5

ND - Not Detected (below reporting limit or detection limit)



Report Number: _____

17400
Research, Laboratory, and Consulting Services

CHAIN OF CUSTODY

2415 SE 11th Ave. • Portland, Oregon 97214 • (503) 231-9320 • FAX (503) 231-9344

PROJECT #	PROJECT NAME / SITE Plat ELEC	STATE OR	PURCHASE ORDER # P9648006 (605J)
COMPANY NWE	REPORT ATTENTION Jeff	PHONE NUMBER 360 699 4015	FAX NUMBER 360 699 5223
SAMPLES COLLECTED BY Jackman	DATE COLLECTED 9/18/96	TIME COLLECTED 3:00 - 4:00 pm	SAMPLES CHILLED TO 4° C? yes
PRESERVATIVE USED? (HCl, etc.)			

FIELD ID	MEDIA	CONTAINER	VOLUME ETC.	ANALYSIS REQUIRED	LAB ID
1 East bottom	So. 1	Jar	4.2	HCl +	28252
2 West bottom - 14'	↓	↓	↓	↓	28253
3 North wall bottom	↓	↓	↓	↓	28254
4 West bottom - 10'	↓	↓	↓	↓	28255
5 South wall bottom	↓	↓	↓	↓	28256
6 West wall bottom	↓	↓	↓	↓	28257
C-1	↓	↓	↓	↓	28258
C-2	↓	↓	↓	↓	28259

RELINQUISHED BY <i>Jeff S. Jackman</i>	DATE / TIME 9/18/96 5:00 pm	RECEIVED BY <i>Jim Nungesser</i>	DATE / TIME 9-18-96 5 PM
RELINQUISHED BY	DATE / TIME	RECEIVED BY LAB	DATE / TIME
REMARKS	SHIPPED BY		

Wy'East will return white copy to client with laboratory report and keep yellow copy for files. Client keeps pink copy.

Appendix B

Oregon Department of Environmental Quality
UNDERGROUND STORAGE TANK DECOMMISSIONING CHECKLIST

DEQ FACILITY NUMBER: 4408 DATE: 10-3-96
 FACILITY NAME: Platt Electric
 FACILITY ADDRESS: 10605 SW Allen Blvd.
Beaverton, OR
 PHONE: (503) 641-6121

A. SAFETY EQUIPMENT ON JOB SITE:

Fire Extinguisher: Type/Size: Halon 25# Recharge Date: 9/1/96
 Combustible Gas Detector: Model: GT 202 Calibration Date: 9/1/96
 Oxygen Analyzer: Model: GT 202 Calibration Date: 9/1/96

B. DECOMMISSIONING: All Tanks: (Unk. = Unknown, N/A = Not Applicable)
 (Check Appropriate Box)

1. All electrical equipment grounded and explosion proof?
2. Safety equipment on job site?
3. Overhead electrical lines located?
4. Subsurface electrical lines off or disconnected?
5. Natural gas lines off or disconnected?
6. No open fires or smoking material in area?
7. Vehicle and pedestrian traffic controlled?
8. Excavation material area cleared?
9. Rainwater runoff directed to treatment area?
10. Drained and collected product from lines?
11. Removed product and residual from tank?
12. Cleaned tank?
13. Excavated to top of tank?
14. Removed tank fixtures? (pumps, leak detection equip.
15. Removed product, fill and vent lines?

Received
 10/7/96
 JFS

Yes	No	Unk	N/A
X			
X			
X			
			X
			X
	X		
X			
X			
			X
X			
X			
X			
X			
X			
X			

C. TANK ABANDONMENT IN-PLACE:

16. Sampling plan approved by DEQ?
 Date: _____ DEQ Staff: _____

			X
--	--	--	---

**B. DECOMMISSIONING: All Tanks: (Unk. = Unknown, N/A = Not Applicable)
(Check Appropriate Box)**

Yes	No	Unk	N/A
X			

17. Contamination concerns fully resolved?

18. Fill Material? Type: Borrow material from on site

D. TANK REMOVAL:

19. Tank placement area cleared, chocks placed?

20. Purged or ventilated tank to prevent explosion?

Method used: CO₂ Meter reading: 4% LEL

21. No chains or steel cables wrapped around tank for removal? No chains, no cables

22. Tank removed, set on ground, blocked to prevent movement?

23. Tank set on truck and secured with strap(s)?

24. Tank labeled before leaving site?

X			
X			
X			
X			
X			

E. SITE ASSESSMENT:

25. Site assessed for contamination? See OAR 340-122-340

26. Soil samples taken and analyzed?

27. Decommissioning/Change-in-Service report sent to DEQ?

28. Was contamination found? Date/Time: 9/18/96 9:00 am

29. Was contamination reported to DEQ? By: Jeff Jackman
Date/Time: 9/18/96 3:00 pm DEQ Staff: Jim Marsh

30. Was hazardous waste determination made for tank contents (Liquids/sludges)?

X			
X			
X			
X			
X			
X			

31. Disposal location of tank(s) contents.

Name: Oil Re-refining Co. Date: 9/16/96

Address: 701 Bozarth St.
Woodland, WA

Attach disposal receipt.

32. Disposal or recycling location of removed tank(s) and associated piping.

Name: Cliff Koppe Metals Date: 9/28/96

Address: 1701 West Fourth Place
Vancouver, WA 98660

Attach disposal receipt.

33. If tank(s) are intended to be reused, identify new tank site.

Name: N/A Date: _____

Address: _____

Purpose of Reuse: _____

F. WORK PERFORMED BY:

DEQ Service Provider's License #: 11592/14312

Name: NW Environon-Global / 3 Kings Environmental

Telephone: 360 699-4015 / 360 887-5464

DEQ Decommissioning Supervisor's License #: 14714

Name: Matt Frketch

Telephone: 360-887-5464

E. CHECKLIST FILING:

1. Provide copy of checklist to the UST owner and operator.
2. Send completed checklist to the DEQ headquarters within 30 days after the excavation is backfilled.

NOTE: If contamination was found during decommissioning and reported to DEQ regional office, this report may be submitted with either the first interim cleanup report or the final cleanup report, whichever is first.

Send Completed and Signed Form to: Department of Environmental Quality
UST Program - Decommissioning Checklist
811 S.W. Sixth Ave.
Portland, Oregon 97204

Or FAX Completed and Signed Form to: (503) 229-6954

I have personally reviewed this decommissioning checklist and find it to be true and complete.

Signature: Matt Frketch Date: 10/3/96
(Licensed Supervisor)

Signature: Marty Hansen Date: 10/7/96
(Owner or Operator)

For information: (503) 229-5733 or Toll Free in Oregon UST HELPLINE 1-800-742-7878



Oregon Department of Environmental Quality
UNDERGROUND STORAGE TANK DECOMMISSIONING/SERVICE CHANGE REPORT

DEQ FACILITY NUMBER: 4408

DATE: 10-3-96

FACILITY NAME: Platt Electric

FACILITY ADDRESS: 10605 SW Allen Blvd.
Beaverton, OR

PHONE: (503) 641-6121

The following information **MUST** be submitted by the underground storage tank owner, operator or licensed DEQ Supervisor within 30 days following completion of the tank decommissioning or changing tank contents to a non-regulated substance. (OAR 340-150-001 through -150)

The attached supplemental checklist should be prepared by the person performing the decommissioning or service change. The checklist should be provided to DEQ and the tank owner to demonstrate that all required practices were followed.

Ordinarily the checklist is filled out by the DEQ licensed Service Provider or Supervisor. Owners who wish to personally decommission a tank or change service must follow all DEQ and other applicable standards. The owner should contact the DEQ Regional Office prior to starting the work to receive current copies of underground storage tank regulations.

A. DATES:

Decommissioning/Service Change Notice - Date Submitted: 8/16/96 (30 days before work starts)
 Work Start Telephone Notice - Date Submitted: 9/13/96 (3 working days before work starts)
 DEQ Person Notified: Jim Maresk
 Date Work Started: 9/18/96
 Date Work Completed: 10/4/96

Note: Provide the following information if any soil or water contamination is found during the decommissioning or service change. Contamination must be reported by the UST owner or operator within 24 hours. The licensed service provider must report contamination within 72 hours after discovery unless previously reported.

Date Contamination Reported: 9/18/96 By: Jeff Jackman
 DEQ Person Notified: Jim Maresk
 Backfill Telephone Notice - Date Called: 10/1/96 (before backfilling)
 DEQ Person Notified: Jim Maresk

*Received
 10/7/96
 JFS*

B. PERMITS:

Note: DEQ permits or an addendum to the UST permit(s) may be needed where soil or water cleanup is required.

DEQ Water Discharge Permit #: _____ Date: _____

Disposed to (Location): _____

DEQ Solid Waste Disposal Permit #: _____ Date: _____

B. PERMITS (Continued)

UST Soil Treatment Permit Addendum Type: _____ Date: _____

Soil Disposal or Treatment Location: _____

C. TANK INFORMATION:

Tank #	DEQ UST Permit	Tank Size in (Gallons)	Product: Gasoline, Diesel, Used Oil, Other?		Closure or Service Change?			Tank to be Replaced?	
			Present	New	Tank Removal	Closure [∞] Inplace	Other [∞] Use	Yes*	No
1	ACAFE	10,000	Diesel		✓				✓

* Where decommissioned tank(s) are replaced by new underground storage tanks the UST owner or operator must submit a new permit application containing information on the new tanks 30 days before placing them in service.

∞ Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if 1) tank is to be decommissioned in-place, 2) tank contents are changed to a non-regulated substance, 3) tank contains a regulated substance other than petroleum, or 4) tank changed to non-regulated use.

D. DISPOSAL INFORMATION:

Tank #	Tank & Piping Disposal Method				Disposal Location of Tank Contents *	
	Scrap	Land-fill	Other	Identify Location & Property Owner	Liquids	Sludges
	X			Cliff Koppe Metals Vancouver, WA	Oil Re-Refining Co. 701 Bozarth St Woodland, WA	Harbor Oil, Inc. 11535 N. Force Ave. Portland, OR 97217

* Note: The tank contents, the tank and the piping may be subject to the requirements of Hazardous Waste regulations. If you have questions, contact the DEQ Hazardous Waste Section at (503) 229-5913 or DEQ regional office hazardous waste staff.

E. CONTAMINATION INFORMATION:

Tank #	Ground* water in pit?	Product odor in soil?	Product stains in soil?	Number of Samples	Laboratory (Name, City, State, Phone)
1	yes	yes	yes	12	Wy East, Portland OR (503) 231-9320

* Note: Sampling is required if groundwater is encountered. See cleanup rules.

F. SITE SKETCH:

(Show location of adjacent roads, property lines, structures, dispenser, & all USTs) (Show North, general direction of ground slope and soil sample locations. Sketch does not need to be drawn to scale. You may attach a separate drawing.)

attached

G. WORK PERFORMED BY:

DEQ Service Provider's License #: 11592/14312 Construction Contractors License #: 102504

Name: NW ENVUDCON-Global/3 KMGs Environmental

Telephone: 360 699-4015 / 360 887-5464

DEQ Decommissioning Supervisor's License #: 14714

Name: Matt FrKetch

Telephone: 360 887-5464

DEQ Soil Matrix Service Provider's License #: 14408 (If applicable)

Name: NW ENVUDCON-Global

Telephone: 360 699-4015

DEQ Soil Matrix Supervisor's License #: 12666 (If applicable)

Name: Jeff Jackman

Telephone: 360 699-4015

H. ATTACHMENTS TO THIS REPORT:

1. Attach a copy of the laboratory report showing the results of all tests on all soil and water samples. The laboratory report must identify sample collection methods, sample location, sample depth, sample type (soil or water), type of sample container, sample temperature during transportation, types of tests, and copies of analytical laboratory reports, including QA/QL information. Include laboratory name, address and copies of chain-of-custody forms.

2. If contamination is detected and a Level 2 or Level 3 soil matrix cleanup standard is selected attach a copy of the soil matrix analysis for the site including methods of determining soil type, depth to groundwater, and sensitivity of uppermost aquifer.

I. REPORT FILING:

This report, signed by the tank owner or operator, complete with all applicable attachments must be filed with DEQ headquarters within 30 days after the excavation is backfilled or change-in-service is complete. Contact the DEQ regional office prior to filing this report where special circumstances exist at the site (such as water in pit, remaining pockets or contamination, etc.).

NOTE: If contamination was found during site assessment at decommissioning or change-in-service and reported to DEQ regional office, this report may be submitted with either the first interim cleanup report or the final cleanup report, whichever is first.

Return Completed and Signed Form to: Department of Environmental Quality
UST Program - Decommissioning Report
811 S.W. Sixth Ave.
Portland, Oregon 97204

Or FAX Completed and Signed Form to: (503) 229-6954

I have personally reviewed this report and the attachments and find them to be true and complete.

Signature: Monte Hanes Date: 10/7/96
(Owner or Operator)

For information: (503) 229-5733 or Toll Free in Oregon UST HELPLINE 1-800-742-7878

Oregon Department of Environmental Quality
UNDERGROUND STORAGE TANK DECOMMISSIONING/CHANGE-IN-SERVICE 30 DAY NOTICE

FACILITY (Location of Tank)
 Name: Platt Electric Supply
 Address: 10605 SW ALLEN BLVD
BEAVERTON, OR 97005
 Phone: (503) 526-2320

TANK OWNER
 Name: Platt Electric Supply
 Address: 10605 SW Allen Blvd
Beaverton, OR 97005
 Phone: 503-526-2320

DEQ Facility I.D. Number: 4408
 Work To be Performed By: GLOBAL INCORPORATED
(Owner or Licensed Service Provider) License # 14203
 Phone: 503-737-1794 Mobile Phone: _____

FORM MUST BE SUBMITTED BY UST OWNER OR OPERATOR 30 DAYS BEFORE START OF WORK
YOU MUST CONTACT YOUR LOCAL DEQ REGIONAL OFFICE 3-DAYS BEFORE STARTING ANY
DECOMMISSIONING WORK. (Phone numbers are listed on reverse)

Will tank removal or potential cleanup affect adjacent property or Right-of-Way property? Yes ___ No

Date decommissioning is scheduled to begin: 9/16/96

Tank #	DEQ UST Permit #	Tank Size in (Gallons)	Product: Gasoline, Diesel, Used Oil, Other?		Closure or Service Change?			Tank to be Replaced?	
			Present	Wear	Tank Removal	Closure-Inplace	Others Use	Yes*	No
1	ACAFE	10,000	DIESEL		✓				✓

* If decommissioned tank(s) are to be replaced by new underground storage tanks you must submit a new permit application containing information on the new tanks 30 days before placing them in service.

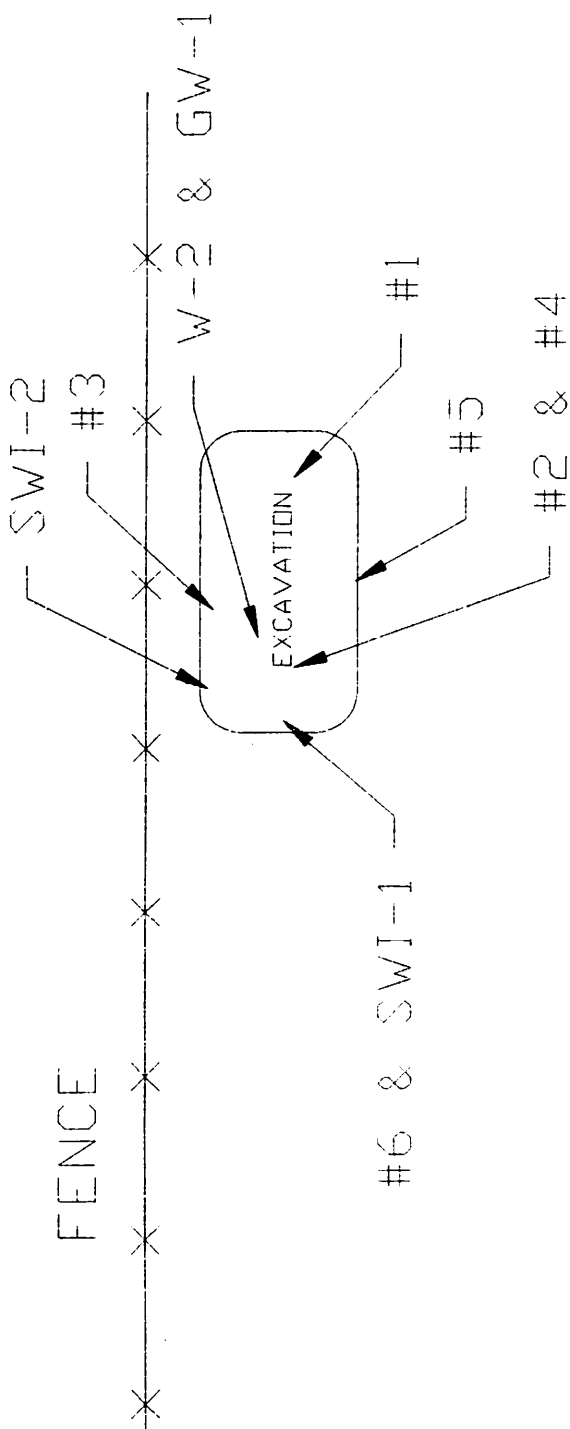
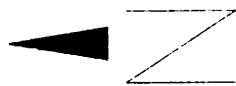
Submit a soil sampling plan to the DEQ regional office and receive plan approval prior to starting work if 1) tank is to be decommissioned in-place, 2) tank contents are changed to a non-regulated substance, 3) tank contains a regulated substance other than petroleum, or 4) tank changed to non-regulated use.

Signature: [Signature] Date: 9-16-96
(Owner or Operator)

*Received
10/7/96
DJS*

Appendix C

DEAD END



PLATT
WAREHOUSE

SAMPLE#	DEPTH
1	12'
2	14'
3	12'
4	16'
5	14'
6	14'
SWI-1	14'
SWI-2	14'
W-2	14'
GW-1	14'

NOT TO SCALE

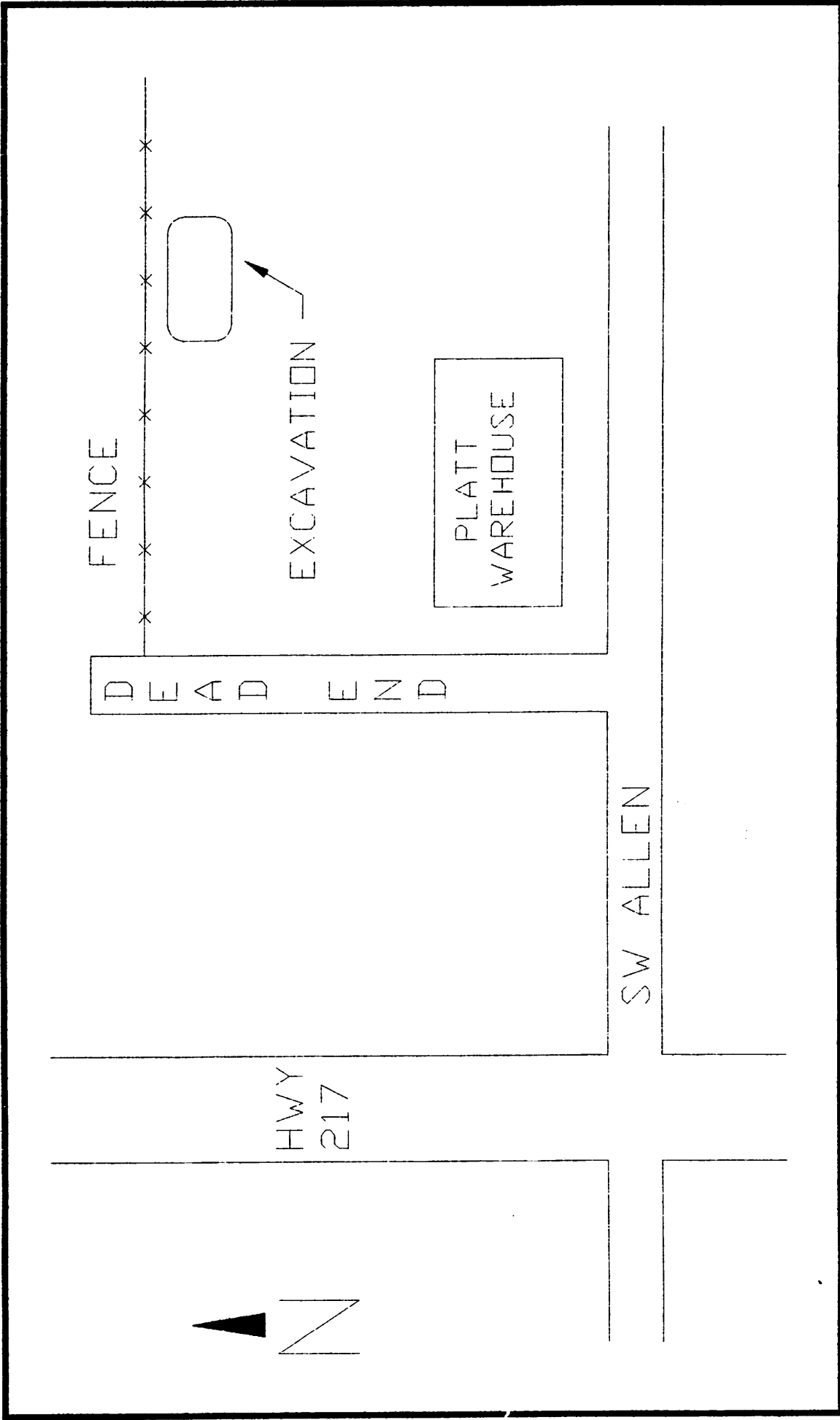
PROJECT PLATT ELECTRIC SURVEY AREA SITE PLAN

SITE PLAN - PLATT ELECTRIC UST DECOMMISSIONING

DRAWING # 38-201 SP

DATE 10-4-96

DRAWN BY E.C.



NOT TO SCALE	SITE PLAN - P-ATT ELECTRIC UST DECOMMISSIONING		DRAWING #
	PROJECT	SURVEY AREA	38-201 SP
	PLATT ELECTRIC		DATE
DRAWN BY E.C.		10-4-96	

Appendix D



East end of tank prior to removal



Tank temporarily placed at west end of excavation



Bottom of excavation prior to removal of contaminated soil



Bottom of excavation after contaminated soil removal



Bottom of excavation immediately after purging water



Bottom of excavation 24 hours after purging water

Appendix E

Portland, Oregon
Soil Recycling Facility

ORIGON HYDROCARBON INC.
(a TPA Technologies Inc. company)
SOIL DATA AND CERTIFICATION SHEET

Date 9/23/96

Generator and/or Client:

Platt Electric
10605 SW Allen
Beaverton, OR

Consultant/Engineering Firm:

MW ENVIROCON
7410 Delaware Lane
Vancouver, WA 98664

Testing Laboratory (Include contact person and phone #):

WyEast Environmental Sciences
2415 SE 110 Ave
PHD, OR 97214
Cory Chan (503) 231-9320

Sampling procedures and location (attach add'l sheets and maps)

TPH-HCID
TPH - 418.1

See attached sketch

Site History (Site address, describe contamination type, contamination source, how contamination was found, past activities at site - Attach additional sheets if necessary)

Platt Elec. @ 10605 SW Allen. Discarded, dirtying diesel UST removed. Diesel used to store diesel for motor fuel.

Estimated Qty (Tons)

50

Site Classification

OR

Please check appropriate box below and attach all required analytical reports, including test methodologies used. Unless otherwise noted, composite samples should be collected with the following frequency: One (1) sample for 200 tons or less; two (2) samples for 200 tons or less and one (1) additional sample for each 200 additional tons.

I/We certify that the soil referenced herein is contaminated solely by virgin petroleum products from leaking underground storage tanks.

Attach analysis for the following:

1. Total Petroleum Hydrocarbons (TPH) test (Method TPH-HCID)
2. If Method TPH-HCID shows gasoline is present, perform a Total Petroleum Hydrocarbons test for gasoline (Method TPH-G or EPA Method 8160)
3. If Method TPH-HCID shows that diesel, heating oil, motor fuel or oil present, perform a Total Petroleum Hydrocarbons test for fuel oils (EPA Method 418.1 Modified)
4. If Method TPH-HCID shows that both gasoline and diesel or heating oils are present, two test types of TPH tests must be performed.

I/We certify that none or all of the constituents in the soil referenced herein is waste oil, or some other non-virgin petroleum product or virgin petroleum from something other than a leaking underground storage tank.

Attach analysis for the following:

1. Total Petroleum Hydrocarbons (TPH) test (Method TPH-HCID)
2. If Method TPH-HCID shows gasoline is present, perform a Total Petroleum Hydrocarbons test for gasoline (Method TPH-G or EPA Method 8160)
3. If Method TPH-HCID shows that diesel, heating oil, motor fuel or oil present, perform a Total Petroleum Hydrocarbons test for fuel oils (EPA Method 418.1 Modified)
4. If Method TPH-HCID shows that both gasoline and diesel or heating oils are present, two test types of TPH tests must be performed.
5. Polynuclear Aromatic Hydrocarbons (PAH) Method 8160
6. PCBs and Halogenated Pesticides (EPA Method 8160)
7. TCLP (EPA Method 131) to verify concentration for a) through f):

a) metals	b) asbestos	c) lead	d) asbestos
e) herbicides	f) cyanides	g) mercury	h) other

 - If elevated hazardous levels are detected, an additional TCLP hazardous test may be required in an underground cell or tank storage.

The soils referenced herein may be delivered until the foregoing certificate is received and approved by ORE, and ORE issues certificate and assigns a delivery date. If any soils delivered to ORE are found to be "hazardous waste" pursuant to Federal or state regulations, Client shall be solely responsible for their removal. If Client fails to so remove such soils, ORE, acting as ORE's agent, may arrange for such removal at ORE's expense.

This is a complete and accurate description of the soil referenced herein; no deliberate or willful omissions have been made and all known or suspected hazards have been disclosed herein. I/We further hereby certify that the soil is not "hazardous" as defined by U.S. Department of Transportation (DOT), U.S. Environmental Protection Agency (EPA), State or local regulations. All required analysis reports are attached.

Generator's Authorized Signatory:

Monte Hanes

Date: 9-23-96

Print Name: Monte Hanes

Title: Fleet/Equipment Manager

Engineer/Environmental Firm Authorized Signatory:

Jeff Jackson

Date: 9/23/96

Print Name: Jeff Jackson

Title: Senior Environmental Engineer

Soil Master (c)

TPS Technologies, Inc.

Customer Job Report

Gross & Tare Weight Codes: M=Manual; S=Scale; T=Trk File

Job Number	Name	SiteAddress	SiteCity	State	ZipCode
A09 -	01816 PLATT ELECTRIC	10605 SW ALLEN BLVD	BEAVERTON	OR	97005

Load #	Date & Time Out	Transporter #	Truck & Trailer Number	Gross (lb)	Tare (lb)	Net (lb)	Net Wt (tons)
6	09/24/96 12:34			85,680M	29,920M	55,760	27.88
2	09/24/96 14:42			79,500M	29,820M	49,680	24.84
1	10/03/96 09:01			25,320M	12,480M	12,840	6.42
3	10/03/96 11:28			25,920M	12,400M	13,520	6.76
4	10/03/96 14:15			29,380M	12,340M	17,040	8.52
5	10/04/96 08:42			29,560M	12,300M	17,260	8.63
7	10/04/96 10:27			27,920M	12,320M	15,600	7.80
8	10/04/96 12:31			34,480M	12,680M	21,800	10.90
9	10/04/96 13:50			18,080M	12,240M	5,840	2.92

Completed Loads	Manifests Received	Completed Weight	Estimated Weight	TOTAL Net Wt:
90.00%	9	209.30%	50.00(tons)	104.67(tons)



CLIFF KOPPE METALS Inc.
RECYCLING

1701 WEST FOURTH PLAIN • VANCOUVER, WA 98660
Mail To: P.O. BOX 1887 - VANCOUVER, WA 98666
(360) 695-6850

Date 9/28/96

PURCHASE TICKET 05178

ON
DRIVER OFF

NOT RESPONSIBLE FOR
ACCIDENTS WHILE
LOADING OR UNLOADING

ADJUSTMENTS OF TICKET
NOT VALID AFTER 10 DAYS

**FERROUS SCRAP
AND CODES**

- #1 PREP. 5101
- #1 UN PREP. 5102 **48240 lb**
- #2 PREP. 5103
- #2 UN PREP. 5104 **40200 lb**
- M/B 5202 **8040**
- CAST 5202
- R/R PREP. 5003 **PPTS 46**
- UN PREP. R/R 5004
- TURNINGS 5301
- TIN 5302
- AUTO BODIES 5303

- > lbs. GROSS**
- > lbs. TARE**
- > lbs. NET**

CASH CHECK

CASH 184.96 CHECK # _____

[Signature]
PAYMENT RECEIVED IN FULL BY:

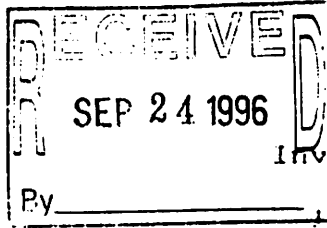
SELLER	NAME	<u>3 King Row Hill</u>	
	ADDRESS	CITY/STATE	
VEHICLE	LICENSE NUMBER	STATE	
	DESCRIPTION		
	COLOR		

I REPRESENT AND WARRANT THAT THIS MATERIAL DOES NOT CONTAIN A HAZARDOUS SUBSTANCE AS DEFINED BY FEDERAL OR STATE LAW, AND I AGREE TO INDEMNIFY CLIFF KOPPE METALS, INC. AGAINST ALL CLAIMS.

FURTHER, IF YOU SELL US CAR BODIES, REFRIGERATORS, AIR CONDITIONERS OR OTHER MANUFACTURED ITEMS THAT CONTAIN CFC'S OR FREONS, YOU CERTIFY THAT THE CFC'S OR FREONS HAVE BEEN REMOVED IN ACCORDANCE WITH THE CLEAN AIR ACT, AND, THAT "SEALED UNITS", TRANSMISSIONS AND ENGINES, AND COMPRESSORS HAVE BEEN EMPTIED OF ALL OIL OR OIL PRODUCTS.

BILL OF SALE: I hereby state that I am the lawful owner of the material described hereon, that I have a right to sell same and that for payment received in full, hereby acknowledged, I sell and convey title of same to CLIFF KOPPE METALS, INC.

OIL RE-REFINING COMPANY
 701 BOZARTH STREET
 P.O. BOX 1407
 WOODLAND, WA 98674
 PHONE 503-286-8352
 EPA #WAD980986012



.....
 * INVOICE *

Invoice Number: 105203
 Invoice Date: 09/20/96

Page: 1

Sold Global Inc
 To: PO Box 91098
 Portland, OR
 97291

Ship Platt Electric
 To: 10605 Allen Blvd
 Beaverton, OR
 97291

Ship Via.: ORPCO
 Ship Date: 09/16/96
 Due Date.: 09/30/96
 Terms.....: NET 10 DAYS

Cust. I.D.....: 5472
 P.O. Number...: 381182
 P.O. Date.....: 09/16/96
 Job/Order No.: 35541
 Salesperson...:

Item I.D./Desc.	Ordered	Shipped	Unit	Price	Net	TX
2 Waste Fuel	620.00	620.00	GAL.	0.1	62.00	E
1 Truck & Driver 2 HPS	2.00	2.00	HPS	65.0000	130.00	E
15% Credit per Dave Keck					28.80	E



Accounts Payable Coding		Company <u>LWBR</u>				Acctg Date
P.O.#	Job #	Extra	Phase	Company	Prefix	Amount
/	38-1192-A		20100	013		\$ 163.20
	38-1192-A					\$ _____
						\$ _____
						\$ _____
						\$ _____
TOTAL INVOICE						\$ 163.20

Approved by:
 Date: 9-26-96

Subtotal: 163.20
 Tax.....: 0.00
 Payments: 0.00
 Total....: 163.20

Appendix F

FIRE MARSHAL'S OFFICE
APPLICATION AND PERMIT

BEAVERTON:

TVF&R:

Business:

Name: GLOBAL INCORPORATED
Address: 7410 DELAWARE LANE
Phone: 360-699-4015 / 503-232-0702
City/County: VANCOUVER/CLATSOP WA
Permit Location: _____

Business Owner:

Name: PLATTE ELECTRIC SUPPLY
Address: 10605 ALLEN BLVD
Signature: [Signature] FOR PLATTE
City: BEAVERTON, OR 97005

FMZ#: 5688D-210-000
AMOUNT RECEIVED: _____

(Completed by Fire Marshal's Office)

PERMIT:

- Carnivals & fairs, \$70.00
- Explosives (use & handling), \$50.00
- Flammable gases (LPG Tank, see below), \$30.00
- Tank (flammable or combustible liquids) installation, \$50.00 (Additional tanks \$5.00)
- Tank repair or tank replacement of piping, \$39.00
- Pyrotechnical special effects material, \$39.00
- Tents or temporary membrane structures (in excess of 200 square feet), \$39.00
- Canopies (in excess of 400 square feet), \$39.00
- Haunted house, \$15.00

PLANS REVIEW:

- Plan review fees of commercial buildings shall be 40% of the permit fee. (Minimum \$39.00)
- Medical gas systems (\$39.00)

Describe: REMOVE ONE 10,000 GALLON DIESEL
UNDERGROUND STORAGE TANK & PUMP
ISLAND.
SCHEDULED FOR 9/17/96

Notice of Installation of Liquefied Petroleum Gas Tank

Make of Tank _____ Type of Installation _____ Year Built _____

Flow Rate Relief Valve (CFM) _____ Water Capacity _____ Container Serial No. _____

Name of ^{REMOVAL} Installer (Co.) GLOBAL INC Date Tank ^{REMOVED} Installed 9/17/96

[Signature]
Installer's Signature, Title & License No.
REMOVAL

PERMIT NO. NA

This application is approved
 not approved
Insofar as Fire Codes are concerned.

[Signature]
(Inspector)

526-2469

White - Fire Marshal's Office
Yellow - Finance
Pink - Applicant
Gold - File



USA Source Control Division
2550 SW Hillsboro Highway
Hillsboro, OR 97123-9379
503-844-8931
503-844-8937 FAX

Unified Sewerage Agency

TEMPORARY DISCHARGE PERMIT

This permit certifies that:

Name of Firm - Northwest Envirocon Inc.

Address of Firm- 7410 Delaware Lane

City/Zip - Vancouver, Washington 98664

Phone Number - (360) 669-4015 (503) 230-0702

Contact Person - Jeff Jackman, Northwest Envirocon

Has contacted the **Unified Sewerage Agency Source Control Section**, and has received a site inspection and has received approval to discharge wastewater from:

Site Address - 10605 SW Allen

City/Zip - Beaverton, OR 97005

Region # - #3

USA Technician - Pete Gayeska

Signature - Pete Gayeska

Effective Date - September 26, 1996

Estimated Permit Duration - 24 Jpirs

Expiration Date - September 27, 1996



TEMPORARY DISCHARGE PERMIT

This permit certifies that:

Name of Firm - Northwest Envirocon Inc.

Address of Firm- 7410 Delaware Lane

City/Zip - Vancouver, Washington 98664

Phone Number - (360) 669-4015 (503) 230-0702

Contact Person - Jeff Jackman, Northwest Envirocon

Has contacted the **Unified Sewerage Agency Source Control Section**, and has received a site inspection and has received approval to discharge wastewater from:

Site Address - 10605 SW Allen

City/Zip - Beaverton, OR 97005

Region # - 3

USA Technician - Pete Gayeska

Signature - Pete Gayeska

Effective Date - October 1, 1996

Estimated Permit Duration - 24 hrs.

Expiration Date - October 2, 1996