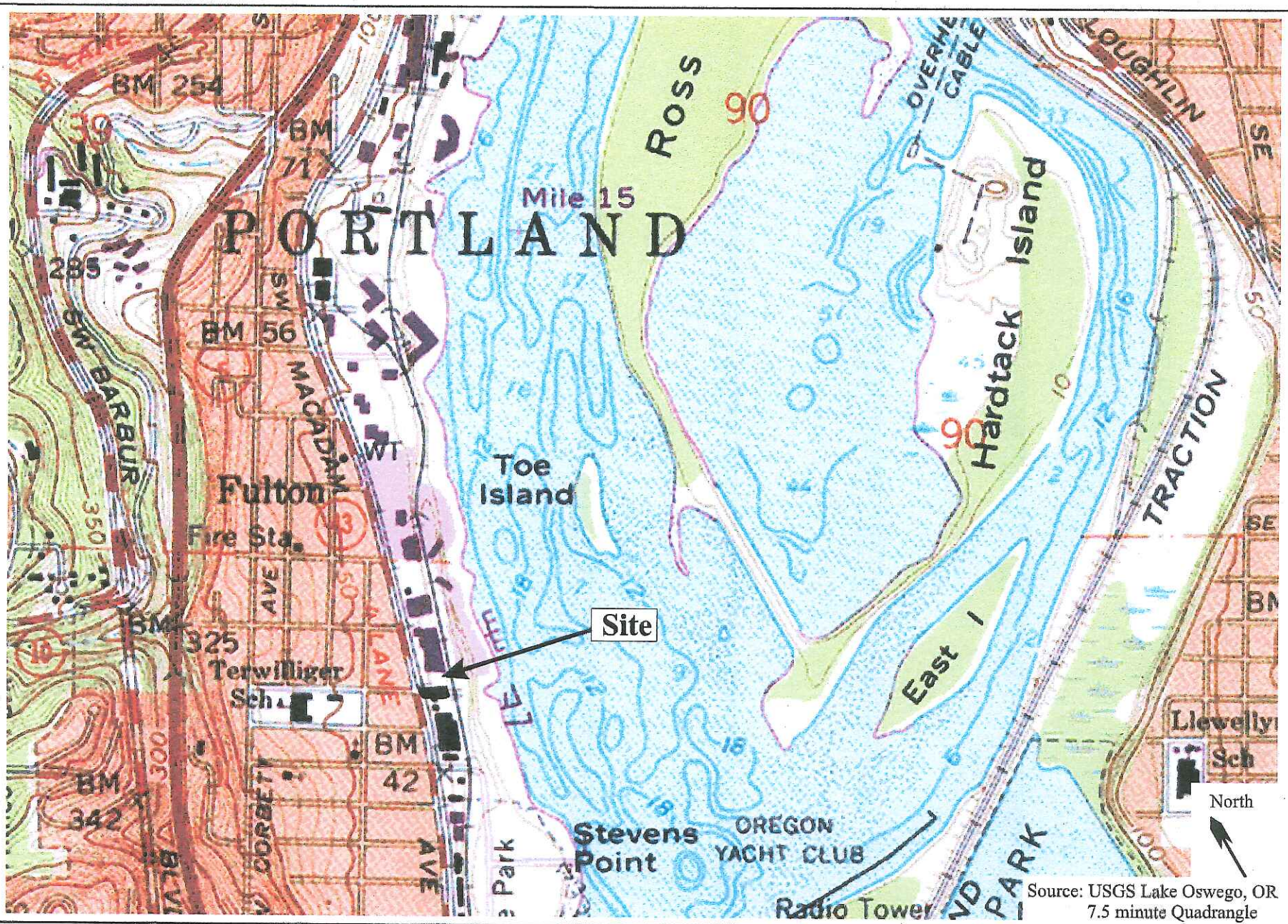
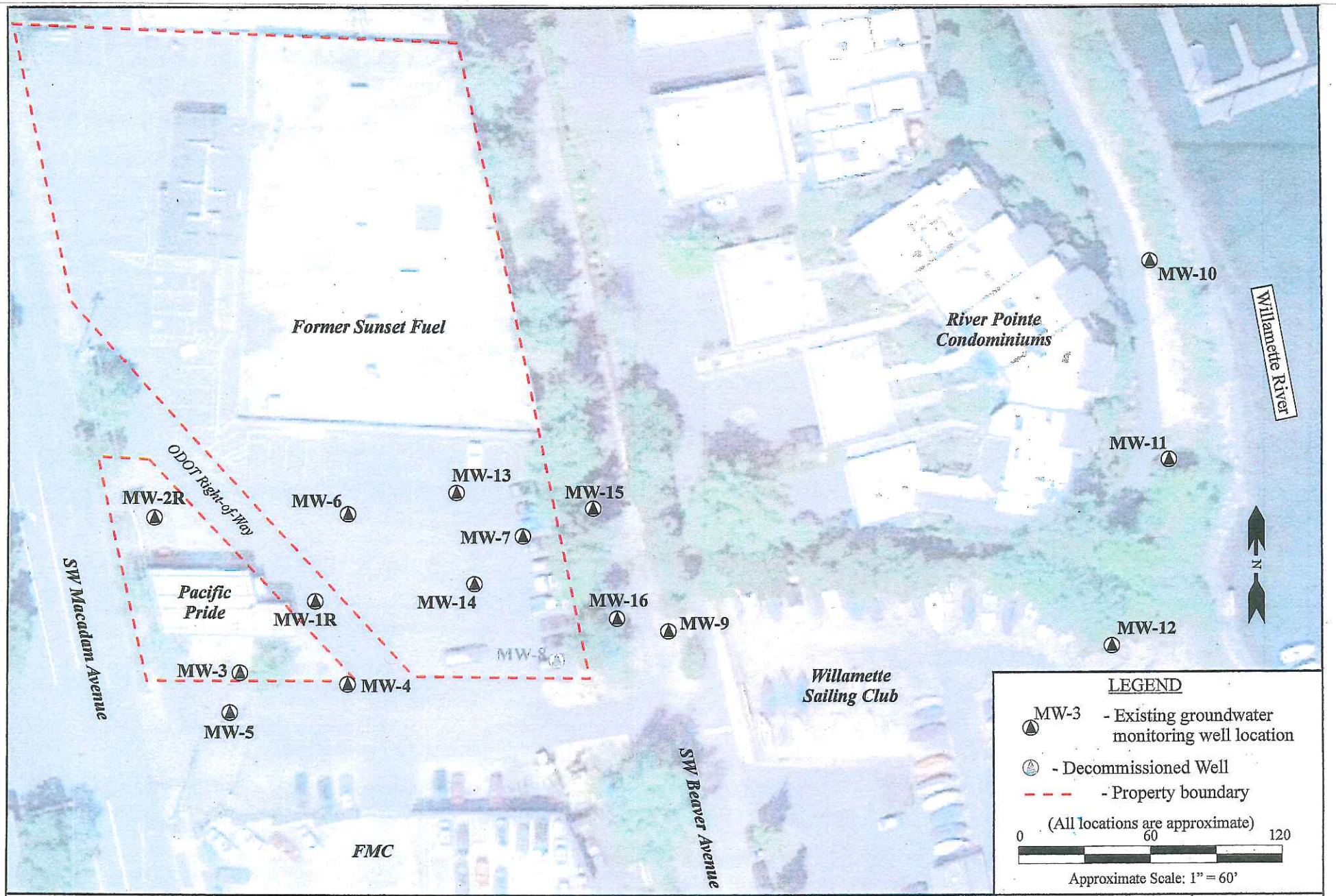


Feige & Associates, Inc. 27001 NW St. Helens Rd. Scappoose, Oregon 97056 Phone: (503) 543-9700 Fax: (503) 543-8757	Former Sunset Fuel/Pacific Pride 6140 and 6230 SW Macadam Ave. Portland, Oregon	Site Location Map	Figure 1



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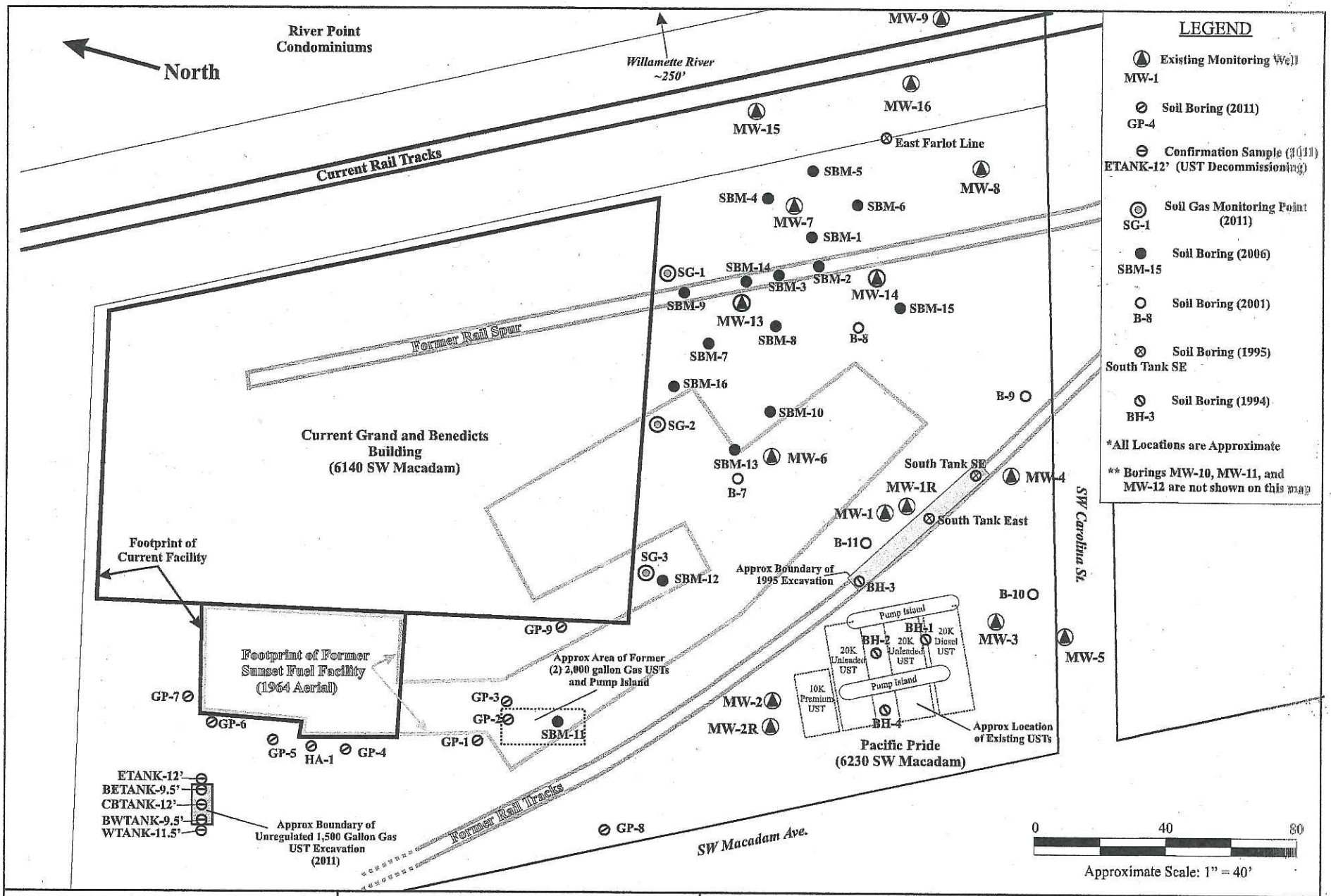
Former Sunset Fuel/Pacific Pride
6140 and 6230 SW Macadam Ave.
Portland, Oregon

Site Features and Groundwater Monitoring Well Location Map

Figure 2



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Former Sunset Fuel/Pacific Pride
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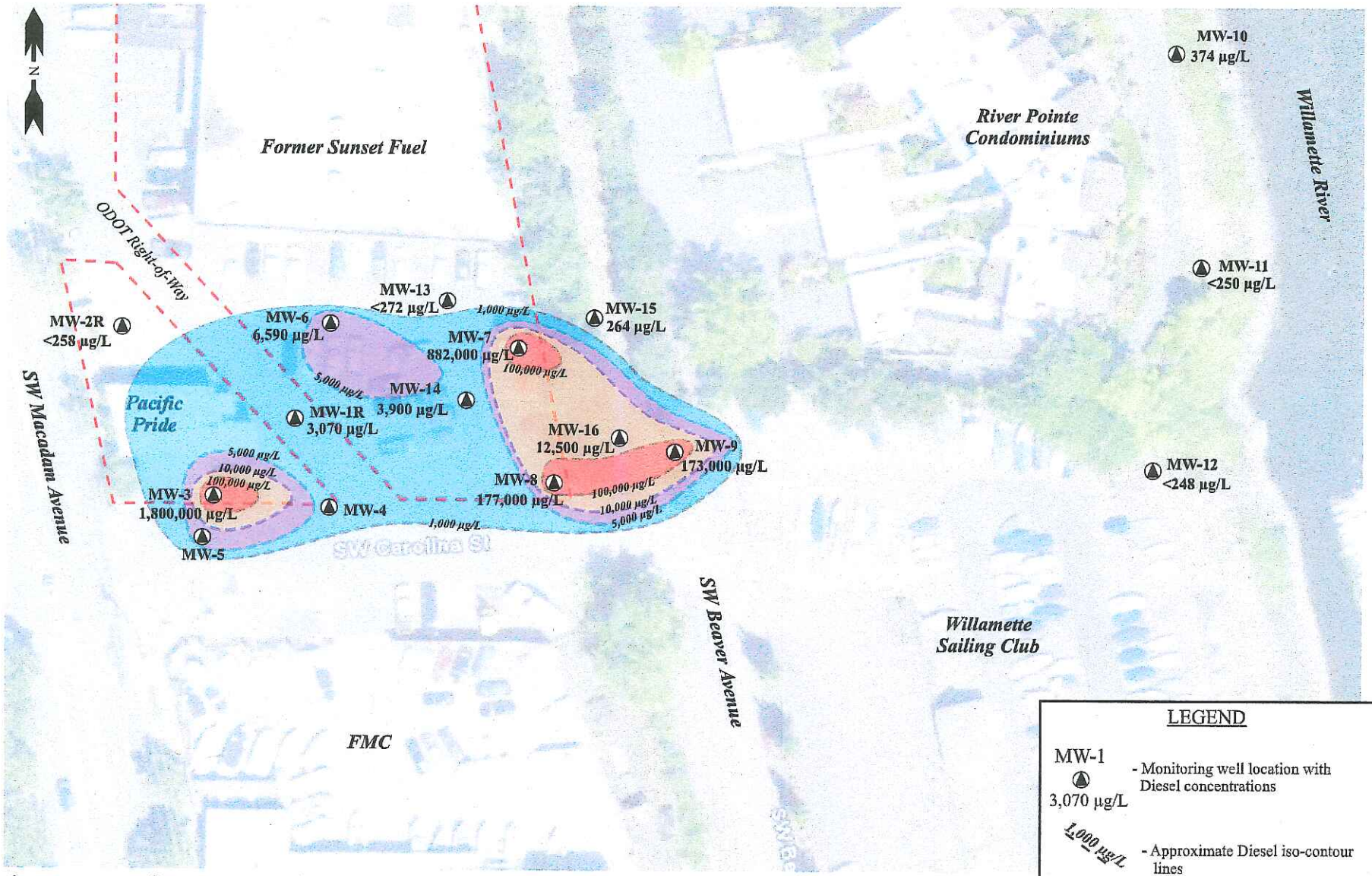
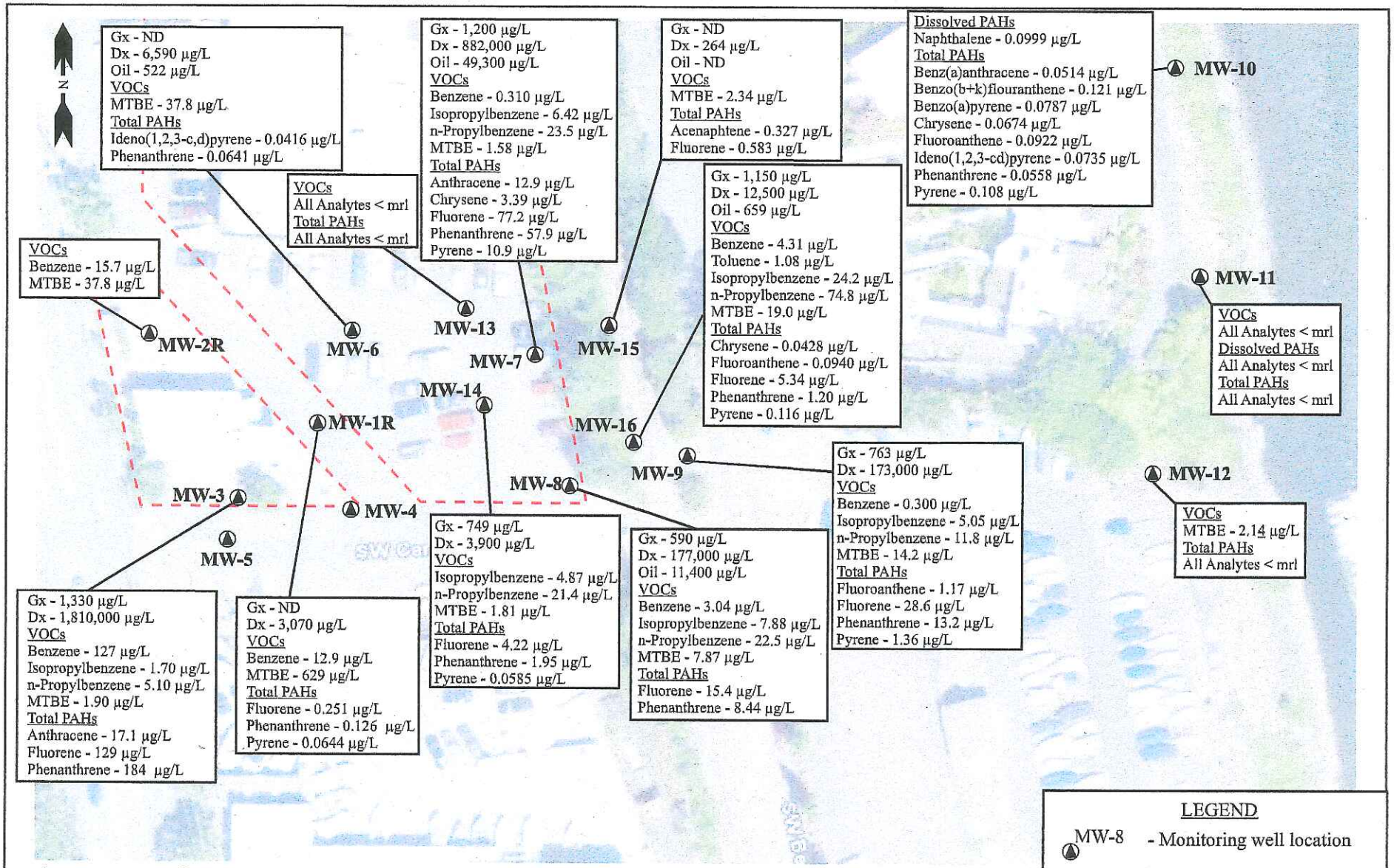
Portland, Oregon

Historic Investigation Locations - Current Site Map with Overlay of 1964 Site Facility Features

Figure 3



Feige & Associates, Inc. 27001 NW St. Helens Rd. Phone: (503) 543-9700 Scappoose, Oregon 97056 Fax: (503) 543-8757	Former Sunset Fuel/Pacific Pride 6140 and 6230 SW Macadam Ave. Portland, Oregon	March 2011 Diesel Isoconcentration Map	Figure 4



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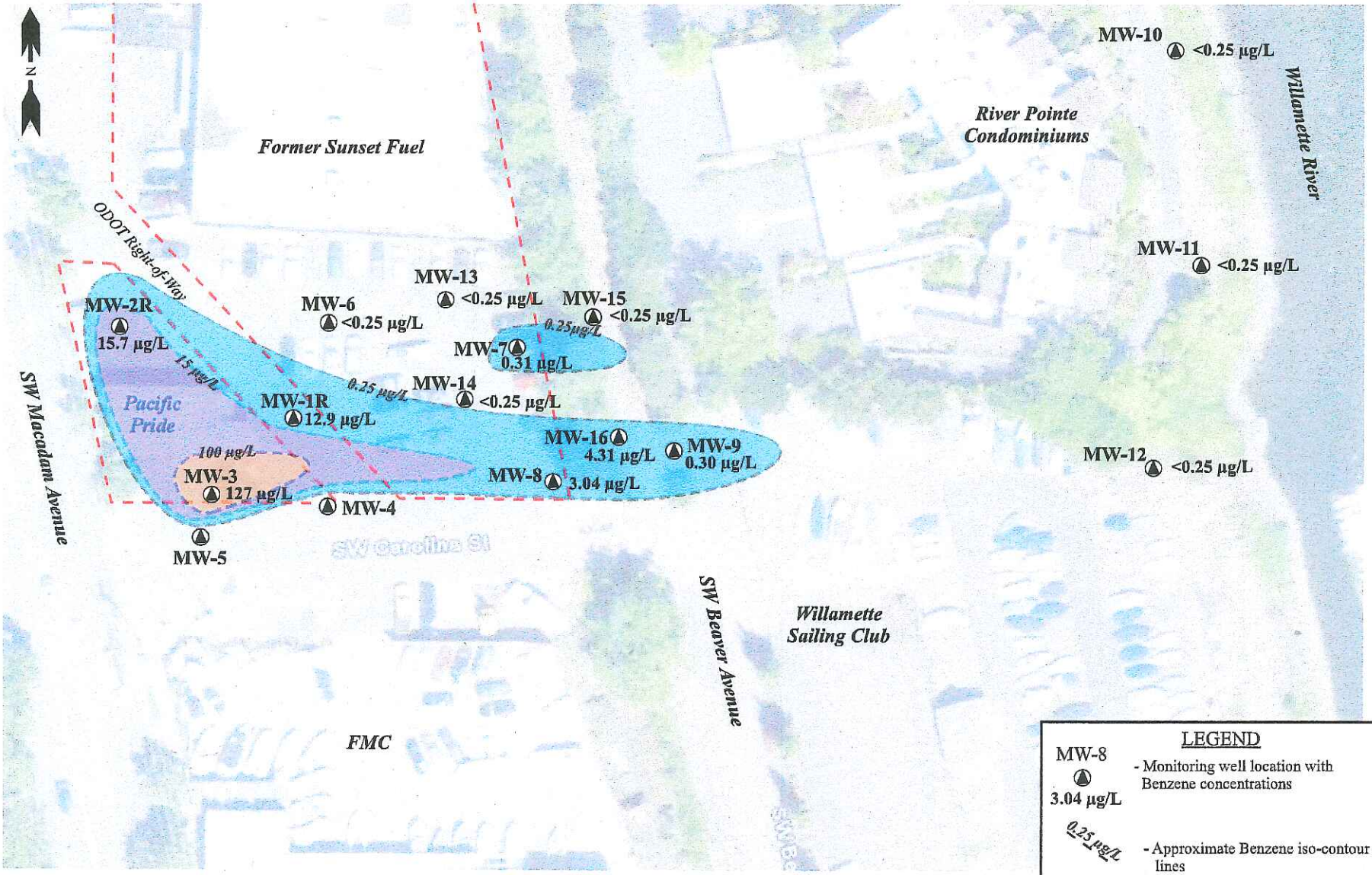
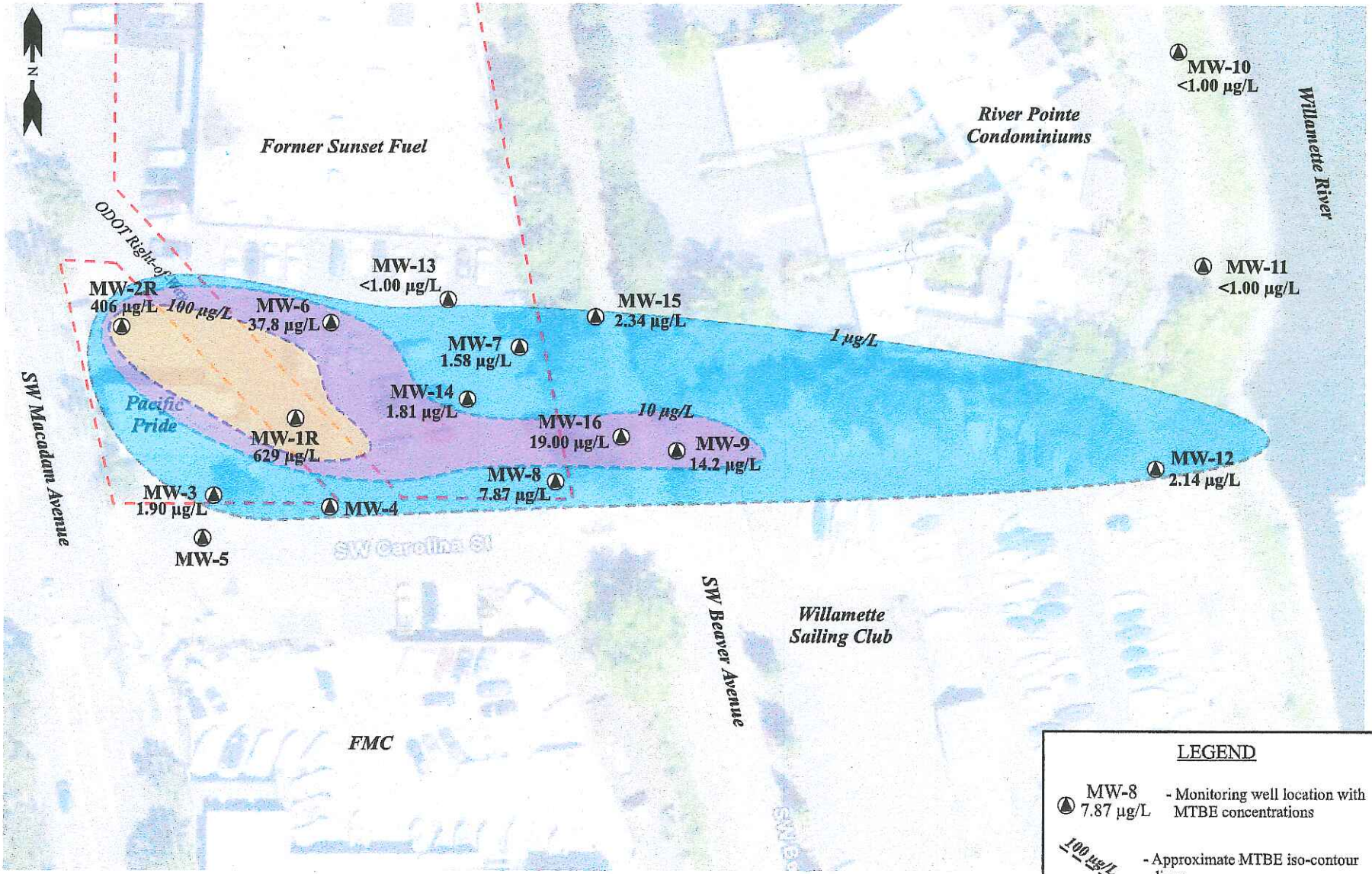
Former Sunset Fuel/Pacific Pride
6140 and 6230 SW Macadam Ave.
Portland, Oregon

March 2011 Groundwater Analytical Results Map

Figure 5



Feige & Associates, Inc. 27001 NW St. Helens Rd. Phone: (503) 543-9700 Scappoose, Oregon 97056 Fax: (503) 543-8757	Former Sunset Fuel/Pacific Pride 6140 and 6230 SW Macadam Ave. Portland, Oregon	March 2011 Benzene Isoconcentration Map	Figure 6



Feige & Associates, Inc. 27001 NW St. Helens Rd. Phone: (503) 543-9700 Scappoose, Oregon 97056 Fax: (503) 543-8757	Former Sunset Fuel/Pacific Pride 6140 and 6230 SW Macadam Ave. Portland, Oregon	March 2011 MTBE Isoconcentration Map	Figure 7

Oregon
John A. Kitzhaber, MD, Governor

Department of Environmental Quality
Northwest Region Portland Office
2020 SW 4th Avenue, Suite 400
Portland, OR 97201-4987
(503) 229-5263
FAX (503) 229-5471
TTY 711

November 18, 2013

Jerry Miesen
2858 Lakeview, Blvd.
Lake Oswego, OR 97035

RE: DEQ Notice to Neighbors of No Further Action determination for 6140 and 6230, SW Macadam Ave. Portland Oregon.

Dear Mr. Miesen,

The Oregon Department of Environmental Quality is preparing to issue a No Further Action determination for two adjacent properties located at 6140 and 6230 SW Macadam Ave. Portland, Oregon. The 6140 property is currently the Grand + Benedicts building and parking lot. The 6230 property is currently a Pacific Pride card lock vehicle fueling station. I am writing to inform you of this pending decision because you have an interest in the subject property or an adjacent property.

The two properties were previously developed and used by the Sunset Fuel Company from about 1950 to about 1967 for use as a retail fuel distribution facility which included firewood, coal, sawdust, fuel oil, and gasoline. From 1967 to present, the former Sunset Fuel property has been used by retail and wholesale businesses, utilizing the large site building. The Pacific Pride site was developed by Sunset Fuel Company to dispense heating oil and motor fuels from 1967 to the present time. An Oregon Department of Transportation (ODOT) right-of-way separates the two properties.

Former Sunset Fuels Site 6140 SW Macadam Ave.

Releases of diesel fuel and fuel oil occurred at the Former Sunset site. The diesel fuel and fuel oil releases have impacted near-surface soil and groundwater in the area of the Grand + Benedicts' south parking lot. Diesel fuel released to groundwater has migrated off-site a short distance to the east, beneath the Metro and TriMet railroad right of way.

Pacific Pride Site 6230 SW Macadam Ave.

Historic releases of gasoline and diesel fuel from the underground tank system at the Pacific Pride site have impacted soil and groundwater. Impacted soil appears to be limited to the vicinity of the fueling station.

The gasoline release to groundwater from the Pacific Pride site, has migrated down slope and off-site to the east. Detections of gasoline constituents have been identified in one groundwater monitoring well near the shoreline of the Willamette River. Diesel fuel has impacted groundwater in the vicinity of Pacific Pride site, and has migrated onto the Former Sunset Fuels site, where it appears to join with other diesel releases from that site. The City of Portland storm sewer beneath SW Carolina Street has not been affected by releases of gasoline and diesel fuel.

Site Investigation

DEQ has worked with the former owner of the two sites to investigate the impact of various fuel types in the subsurface. The area has been characterized through use of 16 groundwater monitoring wells and multiple soil borings. The monitoring wells have been routinely sampled for many years, allowing trends in contaminant concentrations in groundwater to be evaluated. Limited groundwater cleanup has been performed in some monitoring wells on the former Sunset Fuels properties to remove gasoline and diesel contamination.

Evaluating Risk in Decision Making

DEQ has evaluated contaminant trends and concentrations remaining in soil and groundwater at the former Sunset Fuels sites and off-site areas. Based on analytical laboratory data, the concentrations of remaining contaminants are very low and do not pose an appreciable risk to humans or to animals and plants. To evaluate risk, DEQ evaluates where remaining contaminants are located, (i.e. in groundwater) and how a person might come in contact with that groundwater (i.e. an excavation worker). DEQ has considered this example and urban residential exposure scenarios and has determined that the very low concentrations of contaminants remaining at the former Sunset Fuels sites and off-site areas do not constitute a risk that requires any further action.

Next steps

When the fuel system at the Pacific Pride card lock is decommissioned at some point in the future, DEQ will require that due diligence sampling be performed at that time to determine the need for cleanup of soil or groundwater. These future decisions will be made independent of this no further action determination.

If I receive a sufficient number of requests, DEQ will hold a public meeting to further discuss these sites and DEQ's process of using risk and exposure routes to determining acceptable conditions and provide the basis of a no further action decision. I can be reached by telephone at (503) 229-6015 or at Thiessen.Kenneth@deq.state.or.us. Please contact me before December 2, 2013, with questions, concerns, or to request a public meeting.

Sincerely,

Kenneth Thiessen, Hydrogeologist

DEQ NWR Cleanup Section

File: ECSI 4723, 4772

Appendix A: Excerpt from June 3, 2013 Technical Memorandum by Feigi & Associates, Inc.

Methods and Results of Additional Sampling Methodology Assessment of Groundwater in Monitoring Wells MW-3 and MW-7 - Former Sunset and Pacific Pride Sites

Sampling Methodology
On May 10, 2013 FAI performed side-by-side sampling of groundwater in monitoring wells MW-3 and MW-7 utilizing both low flow and bailer purge methods.

Sampling Results
General groundwater analytical results for the May 10, 2013 comparative sampling methodology assessment, are presented below.

MW-3
- Laboratory analysis for NWTPH-Dx of the low flow purge sample (MW3-P), indicated diesel at 8.69 milligrams per liter (mg/L) and non-detect for oil.

- Laboratory analysis for NWTPH-Dx of the bailer purge sample (MW3-B), indicated diesel at 253 mg/L and non-detect for oil.

- Laboratory analysis NWTPH-Gx indicated similar detections of gasoline range hydrocarbons in both the low flow (MW3-P) and bailer (MW3-B) purge method samples. Sample detections did not exceed the applicable DEQ Risk Based Concentrations (RBCs) established for the site in either sample.

- Laboratory analysis for PAHs did not indicate any constituent in excess of applicable RBCs established for the site in either the low flow (MW3-P) or bailer (MW3-B) purge samples. However, the sample collected utilizing the bailer purge and sample method (MW3-B) indicated a very large increase in the levels of detection compared to the sample collected low flow purge and sample method (MW3-P).

- Laboratory analysis for VOCs indicated consistent levels of detection for both the low flow (MW3-P) and bailer (MW3-B) purge samples. VOC constituents that were detected were consistent with historic results and did not exceed applicable RBCs established for the site in either sample.

- Laboratory analysis for Total and Dissolved Metals indicated consistent levels of detection for both the low flow (MW3-P) and bailer (MW3-B) purge samples from both wells. Metals that were detected did not exceed the applicable RBCs established for the site in either sample.

MW-7
- Laboratory analysis for NWTPH-Dx of the low flow purge sample (MW7-P),

indicated diesel at 2.12 mg/L and non-detect for oil.

- Laboratory analysis for NWTPH-Dx of the bailer purge sample (MW7-B), indicated diesel at 158 milligrams per liter (mg/L) and non-detect for oil.

- Laboratory analysis NWTPH-Gx indicated a higher detection of gasoline range hydrocarbons for the sample collected utilizing the bailer purge and sample method (MW7-B). However, sample detections utilizing the low flow (MW7-P) or bailer (MW7-B) purge and sample method did not exceed the applicable RBCs established for the site and were consistent with historic results.

- Laboratory analysis for PAHs did not indicate any constituent in excess of applicable RBCs established for the site in either the low flow (MW7-P) or bailer (MW7-B) purge samples. However, the sample collected utilizing the bailer purge and sample method (MW7-B) indicated a large increase in the levels of detection compared to the low flow purge and sample method.

- Laboratory analysis for VOCs indicated consistent levels of detection for both the low flow (MW7-P) and bailer (MW7-B) purge and sample methods. VOC constituents that were detected were consistent with historic results and did not exceed the applicable RBCs established for the site in either sample.

- Laboratory analysis for Total and Dissolved Metals indicated consistent levels of detection for both the low flow (MW7-P) and bailer (MW7-B) purge and sample methods. Metals that were detected did not exceed the applicable RBCs established for the site in either sample.