

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**ALLEN PROPERTY  
MAP No. 1S1023, TAX LOT 00700 (ADJUSTED)  
TILLAMOOK, OREGON**

PREPARED FOR:

**TILLAMOOK COUNTY, OREGON**

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Wilsonville, Oregon 97070  
(503) 682-2500

Project #1489.00  
September 21, 2015

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Project No: 1489.00

**TABLE OF CONTENTS**

**1.0 EXECUTIVE SUMMARY .....1**

**2.0 INTRODUCTION .....2**

    2.1 Location and Client Information .....2

    2.2 Purpose .....2

    2.3 Scope of Work .....2

    2.4 Non-ASTM Method Scope of Work .....3

    2.5 Significant Assumptions .....3

    2.6 Limitations and Exceptions .....3

    2.7 Special Terms and Conditions .....4

    2.8 User Reliance .....5

**3.0 SITE DESCRIPTION .....6**

    3.1 Location and Legal Description .....6

    3.2 Site and Vicinity General Characteristics .....6

    3.3 Current Use of the Subject Property .....7

    3.4 Description of Structures, Roads, Other Improvements on the Site .....7

**4.0 USER-PROVIDED INFORMATION .....8**

    4.1 Title Records .....8

    4.2 Environmental Liens or Activity and Use Limitations .....8

    4.3 Specialized Knowledge .....8

    4.4 Commonly Known or Reasonably Ascertainable Information .....8

    4.5 Valuation Reduction for Environmental Issues .....8

    4.6 Owner, Property Manager and Occupant Information .....8

    4.7 Reason for Performing Phase One .....9

    4.8 Other Information Provided by the User .....9

**5.0 RECORDS REVIEW .....10**

    5.1 Standard Environmental Record Sources .....10

    5.2 Additional Environmental Record Sources .....13

    5.3 Physical Setting Source(s) .....14

    5.4 Historical Use Information – Subject Property .....15

**6.0 SITE RECONNAISSANCE .....17**

    6.1 Methodology and Limiting Conditions .....17

    6.2 General Site Setting .....17

    6.3 Exterior and Interior Observations .....18

    6.4 Current Use of Adjoining Properties .....18

**7.0 INTERVIEWS .....20**

    7.1 Interview with Owner .....20

    7.2 Interview with Site Manager .....20

    7.3 Interviews with Occupants .....20

    7.4 Interview with Local Government Officials .....20

    7.5 Interview with Others .....20

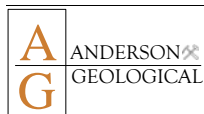
**8.0 EVALUATION .....21**

    8.1 Findings and Opinion .....21

    8.2 Conclusions .....21

    8.3 Signature of Environmental Professional .....22

    8.4 Qualifications of Environmental Professional .....22



**FIGURES**

- Figure 1 – Site Location Map
- Figure 2 – Site and Vicinity Plan
- Figure 3 – Aerial Photograph (2009)
- Figure 4 – Aerial Photograph (1994)
- Figure 5 - Aerial Photograph (1980)
- Figure 6 – Aerial Photograph (1970)
- Figure 7 – Aerial Photograph (1960)
- Figure 8 – Aerial Photograph (1953)
- Figure 9 – Aerial Photograph (1945)
- Figure 10 – Aerial Photograph (1939)

**SITE PHOTOGRAPHS****APPENDICES**

**APPENDIX A** – Historical Research Documentation, References

**APPENDIX B** – Regulatory Environmental Database Documentation

**APPENDIX C** – Interview Documentation, Environmental Field Checklist, Property Owner Questionnaire

**APPENDIX D** – Contract Between User and Environmental Professional

**APPENDIX E** – Qualifications of the Environmental Professional



## 1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was conducted by Anderson Geological, Inc.(AGI) for the property known as the Allen property located at tax lot 00700 (adjusted) map 1S1023, Tillamook County, Oregon. The project was performed in accordance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*.

This Phase I ESA was completed for Tillamook County to satisfy a requirement for a grant from the Oregon Watershed Enhancement Board (OWEB) to be used for acquiring the property as part of the Southern Flow Corridor (SFC) project. The purpose of the SFC project is to permanently restore and protect tidal wetland habitats at the confluence of the Wilson and Trask Rivers.

The subject property consists of approximately 7 acres of land which makes up the recently-adjusted tax lot 00700. The boundary between tax lots 00600 and 00700 was adjusted prior to the proposed acquisition of tax lot 00700 by Tillamook County for the Southern Flow Corridor project. The newly-created tax lot 00700 includes all of the land around the headwaters of Blind Slough, south of Goodspeed Road.

The subject property consists of the slough, riparian areas adjacent to the slough and narrow fringes of land that are part of an adjacent livestock pasture.

The lands around the subject property consist of low-lying pastures and marshes that are fragmented by a series of rivers and sloughs. The area is subject to floods at or below the 100-year flood plain elevation. Levees have been constructed along the sloughs and rivers to control flooding in the area.

Based on a review of historical aerial photographs and interviews with the property owner, the subject property has never been developed with the exception of the use of a small area adjacent to the slough that has been used as livestock pasture. The wetlands and waterway associated with Blind Slough have not been developed or otherwise altered.

No releases of hazardous substances have been reported to state or federal environmental agencies on the subject property or other properties within the distances prescribed by the ASTM standard.

No *recognized environmental conditions* were identified in connection with the subject property. No further investigation is recommended.

## 2.0 INTRODUCTION

### 2.1 Location and Client Information

**Site Location:**

Tax lot 00700 (adjusted)  
Map 1S1023  
Tillamook Oregon 97141

**Client Data:**

Tillamook County, Oregon  
201 Laurel Ave.  
Tillamook Oregon 97141  
Attn: Mr. Paul Levesque

### 2.2 Purpose

This Phase I Environmental Site Assessment was conducted by AGI for the above-referenced site. The purpose of the Phase I Assessment is to identify *recognized environmental conditions* associated with the subject property to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase I Environmental Site Assessments (Designation E1527-13). This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

### 2.3 Scope of Work

The scope of work for the project included the following elements:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings for releases of hazardous substances, institutional controls and engineering controls on the subject property and adjacent areas;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;

6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to AGI's proposal/contract (Appendix D) to provide a Phase I Environmental Site Assessment for a description of our scope of work.

#### **2.4 Non-ASTM Method Scope of Work**

No non-ASTM issues were included in the scope of work.

#### **2.5 Significant Assumptions**

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided AGI with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (ASTM E1527-13, Section 6.5).

In general, groundwater flow direction has been determined based on topography in the vicinity of the subject property, i.e. the assumption that shallow groundwater flow will follow topography, or on other available resources. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, AGI has reviewed regulatory agency information for sites that 1) are located in a presumed upgradient direction that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property, and 2) are located in an area such that vapors of volatile contaminants are capable of encroaching on the subject property.

#### **2.6 Limitations and Exceptions**

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. radon, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix D.

The ASTM method does not require a search interval of less than 5 years. This search interval is not guaranteed to identify all prior tenants or occupants of the subject property.

The term "Recognized Environmental Conditions" is defined in paragraph 3.2.74 of ASTM E1527-13 and the complete text is included in the Glossary of this document. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. AGI is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by AGI during the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase I. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate. This report is based on information provided by others. Anderson Geological is not responsible for inaccuracies or lack of truthfulness of owners, prior owners, or others who are interviewed.

The ASTM standard requires that the history of the subject property be traced to the first developed use. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. AGI has reviewed all sources of information that we consider meeting these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

## 2.7 Special Terms and Conditions

There are no special terms and conditions.

## 2.8 User Reliance

AGI acknowledges that the client (“User”) may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix D). The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties, expressed or implied, are made.

### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

Address, City, State: (no situs address) Tillamook, Oregon  
 Map, Tax Lot: Tillamook Co. Map No. 1S1023, Tax lot 00700 (adjusted)  
 Township, Range, Section: T1S, R10W Section 23 (Willamette Meridian)  
 Acreage: 7 acres (approximate)

George and Ruth Allen own fee simple title to the property located adjacent to Goodspeed Road, in Tillamook County, Oregon, commonly known as Tillamook County Assessor's parcels 1S 10 23 0700 (Tax Lot 700) and 1S 10 23 0600 (Tax Lot 600) consisting of approximately 8.40 and 26.00 acres respectively (the "Allen Tract"). Tillamook County intends to acquire from Allen an approximate 7 acre portion of the Allen Tract (subject property) for the Southern Flow Corridor project, which includes several neighboring properties for a flood control and tidal marsh restoration project near the confluence of the Wilson and Trask Rivers. The boundaries of the adjusted lot 700 are shown on Figure 2.

The County submitted a property line adjustment ("PLA") application to the County's Department of Community Development ("Community Development") to adjust the property lines between Tax Lot 600 and Tax Lot 700 of the Allen Tract to establish the new boundary lines for Tax Lot 700 ("Adjusted Tax Lot 700"). Community Development approved that application in Property Line Adjustment Review: 851-15-000148-PLNG, dated May 8, 2015. The Adjusted Tax Lot 700 is the subject of this report and the real property that the County intends to acquire the subject property from Allen for the SFC project. Documents describing the lot line adjustment are included in Appendix A.

A Site Location Map is included with this report under the Figures tab.

#### 3.2 Site and Vicinity General Characteristics

The subject property is located in unincorporated Tillamook County one mile west of Highway 101, northwest of the town of Tillamook, Oregon. The property is bordered to the north by Goodspeed Road and to the south by a shallow irrigation ditch. A locked gate on Goodspeed Road 500 feet east of the subject property controls vehicle access to the subject property.

The subject property consists of the upper reach of Blind Slough, which drains much of the land around the subject property, discharging into Hall Slough to the north. The subject

property includes riparian areas around the slough and a narrow fringe of agricultural land/pasture associated with the farm to the east. There are no improvements on the subject property.

The lands surrounding the subject property consist of low-lying pastures and marshes that are fragmented by a series of rivers and sloughs. The area is subject to floods at or below the 100-year flood plain elevation. The physical characteristics of the area have limited the development options and the area has remained in agricultural use as pasture and hay production. Levees have historically been constructed along the sloughs and rivers to control flooding in the area. FEMA maps indicate that the entire subject property lies below the 100-year floodplain (10 feet above mean sea level).

The Site Plan is included under the *Figures* tab. Photographs taken during the recent site reconnaissance are included under the *Photographs* tab.

### **3.3 Current Use of the Subject Property**

The subject property consists of the upper portion of Blind Slough, a narrow riparian strip along the drainage, and a portion of livestock pasture along the east boundary of the property. The farm land is currently used by Mr. Chad Allen (son of owners) as pasture for grazing cows.

### **3.4 Description of Structures, Roads, Other Improvements on the Site**

The subject property is undeveloped, with no roads or other improvements.

## **4.0 USER-PROVIDED INFORMATION**

### **4.1 Title Records**

A preliminary title report from Ticor Title Company of Oregon (dated May 21, 2015) was provided to Anderson Geological by Tillamook County. No environmental liens, or other issues that identify potential recognized environmental conditions, were listed on the title report.

### **4.2 Environmental Liens or Activity and Use Limitations**

The User of this report is identified as Tillamook County, Oregon. Mr. Paul Levesque, Chief of Staff, Tillamook County Board of Commissioners, provided the user-provided information for this report. Mr. Levesque indicated having no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

### **4.3 Specialized Knowledge**

Mr. Levesque indicated that he has no specialized knowledge of the subject property.

### **4.4 Commonly Known or Reasonably Ascertainable Information**

Mr. Levesque indicated having no commonly known or reasonably ascertainable information that may be material to AGI's identification of recognized environmental conditions on the subject property.

### **4.5 Valuation Reduction for Environmental Issues**

Mr. Levesque stated that the property has not been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties.

### **4.6 Owner, Property Manager and Occupant Information**

The subject property is currently owned and managed by George Victor Allen and Ruth Marie Allen.



#### **4.7 Reason for Performing the Phase I Assessment**

This Phase I Environmental Assessment was requested by Tillamook County to identify possible recognized environmental conditions prior to acquiring the subject property for the Southern Flow Corridor Project.

#### **4.8 Other Information Provided by the User**

No other information was provided by the User.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. The database searched the various agency listings for different approximate minimum search distances from the subject property, based upon the relative potential threat represented by each listing as established in the ASTM method.

Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.

The ASTM standard requires that, if the subject property or adjoining property is identified in the government records search, then pertinent regulatory records or files should be reviewed, at the discretion of the environmental professional. If the environmental professional's opinion is that a file review is not warranted, the Phase I ESA report must include justification for not conducting the review. As an alternative to a file review, alternative sources such as user-provided records, records from local government agencies, and interviews with regulatory officials can be conducted.

#### **Federal NPL**

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The subject property is not listed as a federal NPL site. **No NPL sites are located within one mile of the subject property.**

#### **Federal CERCLIS List**

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The subject property is not listed as a CERCLIS facility. **No CERCLIS sites are listed within one-half mile of the subject property.**

**Federal CERCLIS NFRAP Sites List**

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The subject property is not listed as a CERCLIS-NFRAP facility. **No CERCLIS-NFRAP sites are listed within ½ mile of the subject property.**

**Federal Resource Conservation and Recovery Act (RCRA) CORRACTS TSD Facilities List**

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The subject property is not listed as a RCRA CORRACTS TSD facility. **No RCRA CORRACTS TSD facility are listed within one mile of the subject property.**

**Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List**

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The subject property is not listed as a RCRA-TSD facility. **No RCRA TSD sites are listed within one-half mile of the subject property.**

**Federal RCRA Generator List**

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The subject property is not listed as a RCRA facility. **No RCRA Generator facilities are listed within one-quarter mile of the subject property.**

### **Federal Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

**No ERNS sites were listed on the subject property or on the adjacent properties.**

### **State CERCLIS-Equivalent List**

The Oregon DEQ maintains a State CERCLIS-equivalent list (STATE) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The subject property is not listed as a State CERCLIS facility. **No STATE sites are listed within one mile of the subject property.**

### **Solid Waste/Landfill Facilities (SWLF)**

A database of SWLF is prepared by Oregon DEQ.

The subject property is not listed as a SWLF facility. **No SWLF facilities are listed within one-half mile of the subject property.**

### **State Leaking Underground Storage Tank List (LUST)**

The Oregon DEQ compiles lists of all leaks of hazardous substances from underground storage tanks.

The subject property is not listed as a LUST facility. **No LUST sites are listed within one-quarter mile of the subject property.**

### **State Underground Storage Tank List (UST)**

The Oregon DEQ compiles a list of registered UST locations. This list does not include heating oil tanks, which are exempt from registration.

The subject property is not listed as an UST facility. **No UST sites are listed within one-quarter mile of the subject property.**

### State Spills

No spills are listed on or adjacent to the subject property.

### Institutional and Engineering Controls (IC/EC), Activity Use Limitations (AULs)

Databases of *Institutional Controls* (IC) and *Engineering Controls* (EC) are maintained by some federal, state or local environmental agencies for purposes of tracking sites that may contain residual contamination and AULs. Oregon DEQ does not maintain such a list. The presence of AULs on a property can indicate whether a recognized environmental condition exists on the property. The User must comply with AULs to maintain the *Innocent Landowner Defense*.

The subject property is not listed as a site with institutional controls or engineering controls. **No IC/EC facilities are listed within ½ mile of the subject property.**

## 5.2 Additional Environmental Record Sources

### *Oregon DEQ Online Facility Profiler*

This DEQ web page was reviewed on September 18, 2015; no other sites were listed within the prescribed distances from the subject property beside those given in the EDR database report.

### *State/Local Health Department*

According to the Oregon Office of Public Health Systems and the Oregon State Fire Marshal, no illegal drug lab activity has been reported on the subject property.

### *Fire Department*

The Tillamook Fire District does not maintain records of underground fuel storage tanks (USTs), spills, or hazardous materials incidents.

### *State-Registered Water Well Logs*

The Oregon Water Resources Department on-line well log database has no records of water wells, monitoring wells or geotechnical borings on the subject property.

### ***Local Electric Utility Company***

No electrical transformers were observed on the subject property.

## **5.3 Physical Setting Source(s)**

### ***Topography***

The USGS 7.5 minute topographic map for the site indicates that the local topography is generally flat, at an elevation of less than 10 feet above mean sea level. The property is shown between Hall Slough to the north and the Trask River to the south. There are no buildings shown on subject property on the topographic map.

### ***Soils and Geology***

The regional geology consists of flood plain and terrace alluvium overlying Tertiary volcanic deposits. The area is underlain by floodplain and marine bay mud deposits with layers of sand and gravelly sand and organic matter to depths of more than 150 feet. These deposits are generally underlain by marine sedimentary deposits.

### ***Surface Water***

The nearest major surface water body is Blind Slough, which is located on the subject property. At the time of the site reconnaissance, the weather had been dry and small areas of standing water were present in the slough. A shallow irrigation ditch exists along the south boundary of the subject property.

### ***Groundwater***

Based on observations made during the site reconnaissance, groundwater is expected to be present at 0 to 5 feet below ground surface (bgs), varying with the degree of precipitation. Given the lack of topographic features in the area, the groundwater surface is expected to be relatively flat, with an overall flow to the north, in the direction of surface water flow in Blind Slough.

## 5.4 Historical Use Information – Subject Property

### *Aerial Photographs*

Aerial photographs maintained by the University of Oregon Map Library, Eugene, Oregon, were reviewed for the years 1939, 1945, 1953, 1960, 1970, 1980, 1994 and 2009. Copies of the aerial photographs are included in Figures 3-10.

**1939:** The subject property consists of the upper reaches of Blind Slough surrounded by a dense growth of trees. Goodspeed Road, visible along the north boundary of the property, provides access to properties to the west, including a few small buildings. Other adjacent properties appear to be pasture. A small, square surface water body (possibly a stock pond) is visible near the southwest corner of the subject property.

**1945:** There are no significant, observable changes to the subject property or adjacent properties. The stock pond is no longer visible.

**1953:** Many of the trees on the east side of the subject property have been removed and the area converted to pasture. A narrow dirt road, probably constructed to provide access for logging the area, runs from Goodspeed Road to the east to the slough on the subject property. A house with outbuildings appears 500 feet west of the subject property, along Goodspeed Road.

**1960:** There are no significant, observable changes to the subject property or adjacent properties.

**1970:** Additional trees have been removed from the south end of the subject property.

**1980:** The house formerly located west of the subject property is no longer present.

**1994:** Trees have grown over much of the south end of the subject property.

**2009:** The subject property appears in its present-day condition.

***Fire Insurance Maps***

Historical Sanborn Fire Insurance Maps for Salem, Oregon are maintained by the Sanborn Map Company, which offers their maps on-line through contract with the Multnomah County, Oregon public library.

The maps include general historical information regarding occupants, addresses, and prior land uses. The maps included no coverage of the subject property.

***Local Street Directories***

Polk City Directories for Tillamook, Oregon, are located at the Tillamook County Library. The directories were reviewed for information regarding past occupants at the subject property and adjoining properties. The following range of street addresses was searched:

ADDRESS	LISTING
(no address)	Fuhrman, Janet (1997)
460 Goodspeed Rd. N.	Filbeck, Clarence (1997)
955 Goodspeed Rd. N.	Tohl, Richard E. (1997)

***Building Department Records***

Records of historic building permits and planning activities for the subject property were requested from the Tillamook County Department of Community Development. Their file for the subject property included no information regarding the identification of potential recognized environmental conditions on the subject property.

***Tillamook County Assessor’s Office Records***

Appraisal records for the subject property were obtained from the Tillamook County Assessor’s office. The records for tax lot 700 indicate no improvements to the property. The only improvements identified on tax lot 700 is for the house at the address 425 Goodspeed Road, which is located 500 feet east of the subject property. None of the records identified any potential recognized environmental conditions on the subject property.

Copies of the assessor's records are included in Appendix A.



## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Erik Anderson of AGI on August 25, 2015, to observe and document site conditions and visible indications of existing environmental conditions. Mr. Anderson was unaccompanied by others.

All areas of the subject property were accessed except for areas of dense vegetation. Photographs taken during the site reconnaissance are included under the *Photographs* tab.

### 6.2 General Site Setting

#### *Topography*

The subject property is generally level and is located in an area of tidal marshes and sloughs. Blind Slough is incised up to four feet below the surrounding land surface and flows beneath Goodspeed Road to the north via a culvert.

#### *Structures*

The subject property is undeveloped, with no buildings or other structures on the site.

#### *Heating/Cooling System*

The subject property is undeveloped, with no buildings or other structures on the site.

#### *Roads*

The subject property is accessed by vehicle via a gravel roadway from the home site immediately to the east. The roadway crosses a drainage ditch over a buried culvert in the ditch (photo #5).

#### **Utilities**

Water Supply:	None
Sewage System:	None
Storm water:	None
Electrical Utility:	None

### 6.3 Exterior and Interior Observations

#### *Hazardous Substances, Petroleum Products or Unidentified Containers*

No evidence of hazardous substances, petroleum products, or identified containers were observed on the subject property.

#### *Underground and Above-Ground Storage Tanks (USTs and ASTs)*

No fill pipes, vent pipes or manways associated with underground tanks were observed on the subject property.

#### *PCBs*

Electrical transformers, capacitors, and other electrical equipment may contain polychlorinated biphenyls (PCBs) in the dielectric insulating fluids. The federal Toxics Substances Control Act (TSCA) prohibited the domestic manufacture of PCBs after 1979, therefore oil-filled electrical equipment manufactured in the United States before 1979 may contain PCBs.

No electrical transformers were observed on subject property.

#### *Floor drains, Catch basins, Sumps, Oil-Water Separators*

No floor drains, sumps or oil-water separators were observed on the subject property.

#### *Solid Waste Disposal*

No evidence of solid waste disposal was observed on the subject property.

### 6.4 Current Use of Adjoining Properties

North:	Wooded
South:	Pasture, farm land
East:	Pasture and farm land
West:	Wooded, marsh land

These properties were viewed from the subject property or the nearest public right-of-way to the extent that current uses are visually and/or physically observable. No conditions of environmental concern were observed.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

Mr. Chad Allen, son of the owners, responded to the Owner Environmental Questionnaire by stating that all of the answers were "No". A copy of the questionnaire and Mr. Allen's statement are included in Appendix C.

On August 25, 2015, Mr. Allen stated in a telephone interview that he is actively involved in the operations at his family's farm, which includes the subject property. His grandparents bought the property (tax lots 600 and 700) in the late 1970's or early 1980's and that the area has been a pasture and slough since that time. There have not been any structures or other improvements on the subject property.

### 7.2 Interview with Site Manager

See *Interview with Owner* above.

### 7.3 Interviews with Occupants

See *Interview with Owner* above.

### 7.4 Interview with Local Government Officials

According to Dave Mattison, Tillamook City Planner, the subject property is located outside of the Tillamook city limits and their office has no information regarding the subject property.

Staff at the Tillamook Department of Community Development provided AGI with the planning file for the subject property.

### 7.5 Interviews with Others

No other persons were interviewed for this report.

## 8.0 EVALUATION

### 8.1 Findings and Opinion

#### *Recognized Environmental Conditions*

No *recognized environmental conditions* were identified in connection with the subject property.

#### *Historical Recognized Environmental Conditions*

No *historical recognized environmental conditions* were identified in connection with the subject property.

#### *Controlled Recognized Environmental Conditions*

No *controlled recognized environmental conditions* were identified in connection with the subject property.

#### *Other Issues of Concern*

No *other issues of concern* were identified.

#### *Data Gaps*

No data gaps were identified.

### 8.2 Conclusions

AGI has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property known as the Allen Property, located at tax lot 600, tax lot 1S1023, Tillamook, County, Oregon. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

Based on the finding of this study, this assessment has revealed no evidence of recognized environmental conditions with the property. No further investigation is recommended.

**8.3 Signature of Environmental Professional**

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



expires March 31, 2016

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Erik Anderson, R.G.  
Hydrogeologist

**8.4 Qualifications of Environmental Professional**

The resume of the Environmental Professional is included in Appendix E.

**Glossary**

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## Phase I Environmental Site Assessment

### Glossary

*The following is an excerpted list of terms defined in the ASTM standard E1527-05, section 3.0. See the ASTM standard for a complete list of terms.*

***Adjoining Properties-*** Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

***All Appropriate Inquiry-*** That inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice” as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 USC §9601 (35)(A) and (B), §9607 (b)(3), ), §9607 (q) and §9607 (r)), assuming compliance with other elements of the defense.

***Approximate Minimum Search Distance-*** The area for which records must be obtained and reviewed pursuant to Section 8 of ASTM Standard Practice E 1527-05 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

***Bona Fide Prospective Purchaser Liability Protection-*** (42 USC §9607 (r)- a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiry on or before the date of purchase. There are other necessary requirements that are beyond the scope of this summary.

***CERCLA-*** The Comprehensive Environmental Response, Compensation and Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

***Controlled Recognized Environmental Condition-*** A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g. as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g. property use restrictions, AULs, institutional controls, or engineering controls) a REC shall be listed in the Findings Section of the Phase I ESA report, and as a REC in the Conclusions section of the report.

***Contaminated Aquifer Policy-*** Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be



## Phase I Environmental Site Assessment

### Glossary

installed on the property). The property owner should ensure that the contamination does not present a health risk to onsite occupants.

***Contiguous Property Owner Liability Protection-*** (42 USC §9607 (q)) A person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiry at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiry must not result in knowledge of contamination. If it does, then such person would not be eligible for the contiguous property owner liability protection. There are other necessary requirements that are beyond the scope of this summary.

***Data Gap-*** A lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, and inability to conduct the site visit) and interviews (for example, the inability to interview the key site manager, regulatory officials, etc.).

***De minimis condition-*** Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

***Engineering Controls (EC)-*** Physical modifications to a site or facility (for example capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

***Hazardous Substance-*** A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15.”

**Note:** The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

***Historical recognized environmental condition-*** An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been

remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

***Innocent Landowner Defense-*** (42 USC §§9601 (35) and 9607(b)(3))- A person may qualify as one of three types of innocent landowners: (i) a person who “did not know and had no reason to know” that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity that acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who “acquired the facility by inheritance or bequest.” One of the requirements of this defense is that the parties make “all appropriate inquiry” on or before the date of purchase. Furthermore, the all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then the person would not be eligible for the innocent landowner defense.

***Institutional Controls (IC)-*** A legal or administrative restriction (e.g. deed restrictions, restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to insure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

***Petroleum Products-*** Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC §9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC §9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word “fraction” refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

***Practically Reviewable-*** Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

***Recognized Environmental Condition-*** The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

***Subject Property-*** The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

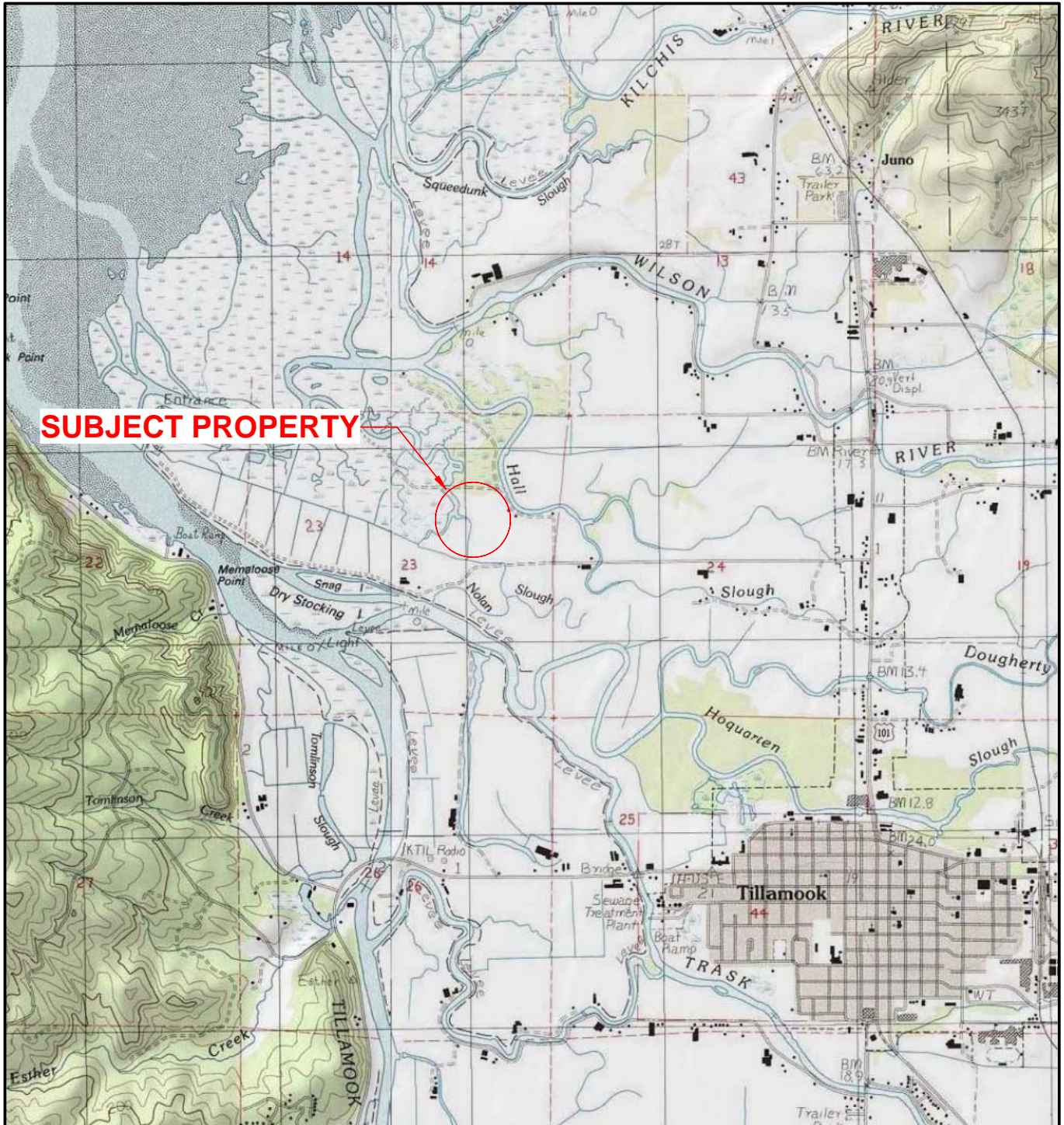
## REFERENCES


Oregon DEQ, Facility Profiler, <<http://deq12.deq.state.or.us/Fp20/>>

Oregon Water Resources Department, GRID online database ([www.deschutes.wrd.or.us](http://www.deschutes.wrd.or.us)), Well log reports for Township 1 South, Range 10 West, Section 23.

Schlicker, Herb, Deacon, Robert and Beaulieu, John (1972), Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, State of Oregon Dept. of Geology and Mineral Industries Bulletin No. 74.


U. S. Geological Survey (USGS), 1985, Topographic map of the 7.5-minute Quadrangle of Tillamook, Oregon.



 ANDERSON GEOLOGICAL	SITE LOCATION MAP	
	Allen Property, Tillamook, Oregon	
SIZE A	PROJECT NO. 1489.00	REV 1
	September 2015	FIGURE 1





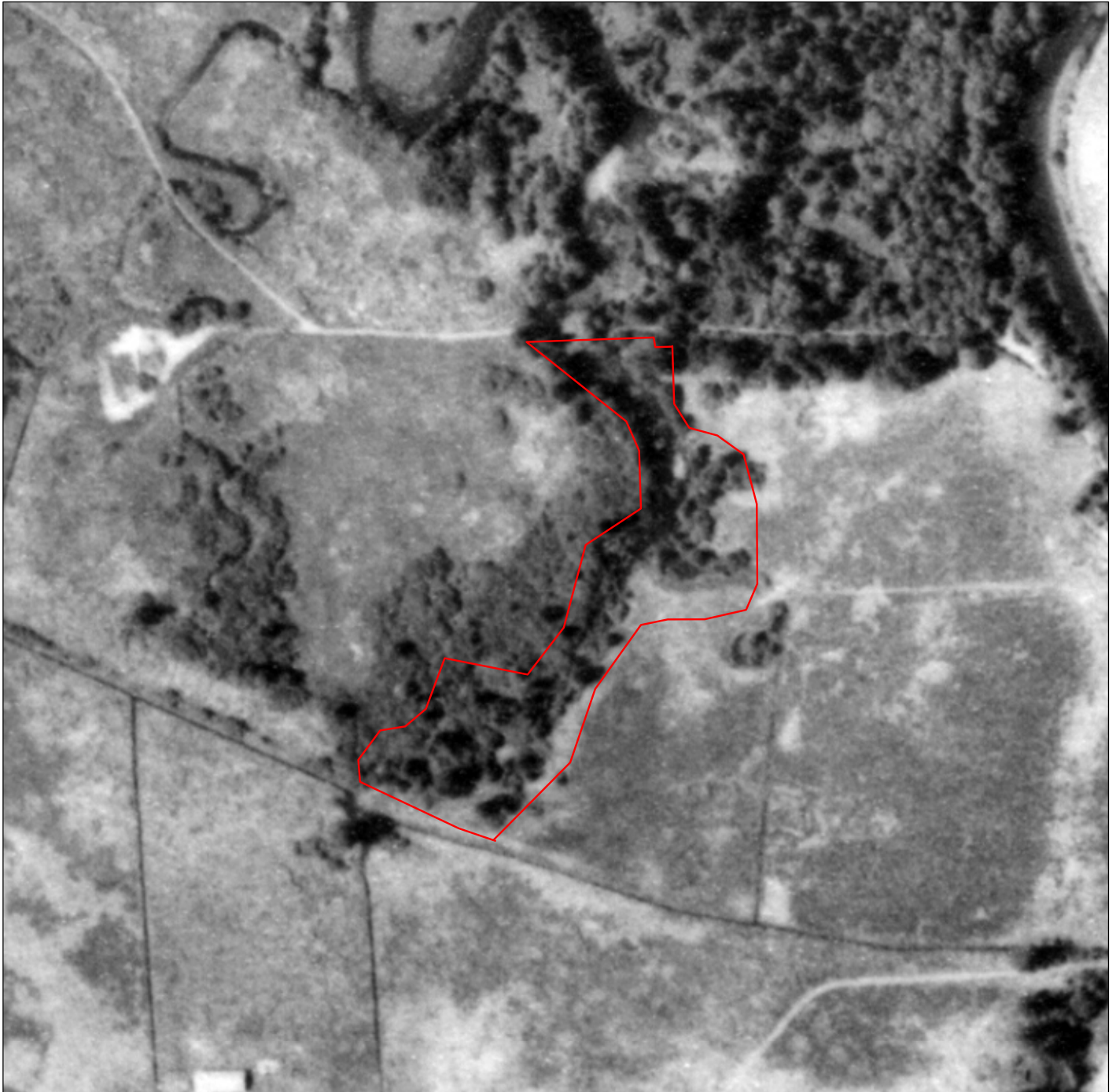
 <b>ANDERSON</b> <b>GEOLOGICAL</b>	<b>SITE AND VICINITY PLAN</b>		
	Allen Property, Tillamook, Oregon		
SIZE <b>A</b>		PROJECT NO. 1489.00	REV
		September 2015	<b>FIGURE 2</b>




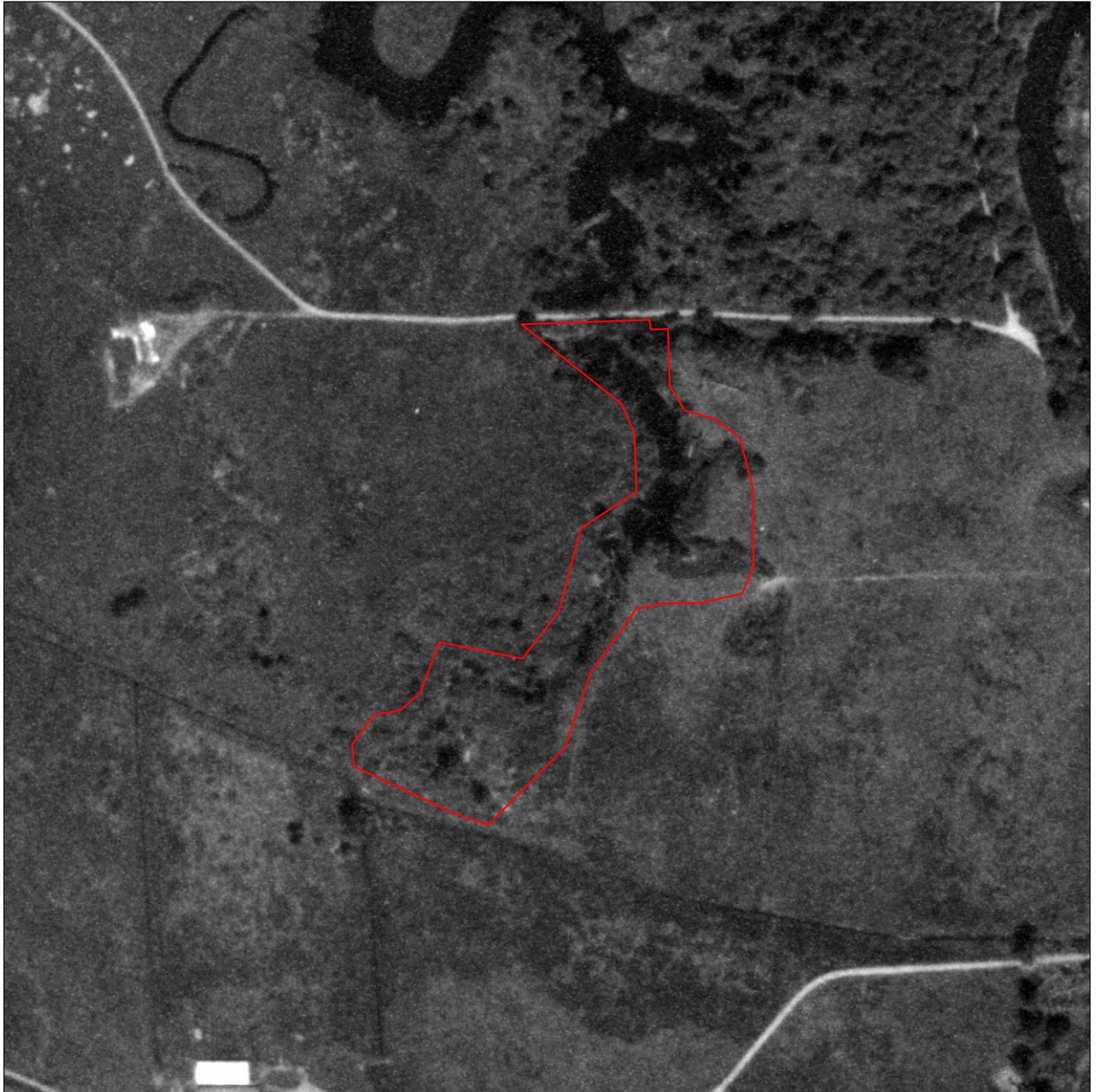


<b>A</b> ANDERSON <b>G</b> GEOLOGICAL	AERIAL PHOTO (2009)		
	Allen Property, Tillamook, Oregon		
SIZE <b>A</b>	DWG NO	PROJECT NO. 1489.00	REV
		Sept. 2015	FIGURE 3





	ANDERSON		AERIAL PHOTO (1994)	
	GEOLOGICAL		Allen Property, Tillamook, Oregon	
	SIZE A	DWG NO	PROJECT NO. 1489.001	REV
		Sept. 2015	FIGURE 4	



<b>A</b> ANDERSON	AERIAL PHOTO (1980)		
	Allen Property, Tillamook, Oregon		
<b>G</b> GEOLOGICAL	SIZE	DWG NO	PROJECT NO. 1489.00
	<b>A</b>		REV
		Sept. 2015	FIGURE 5



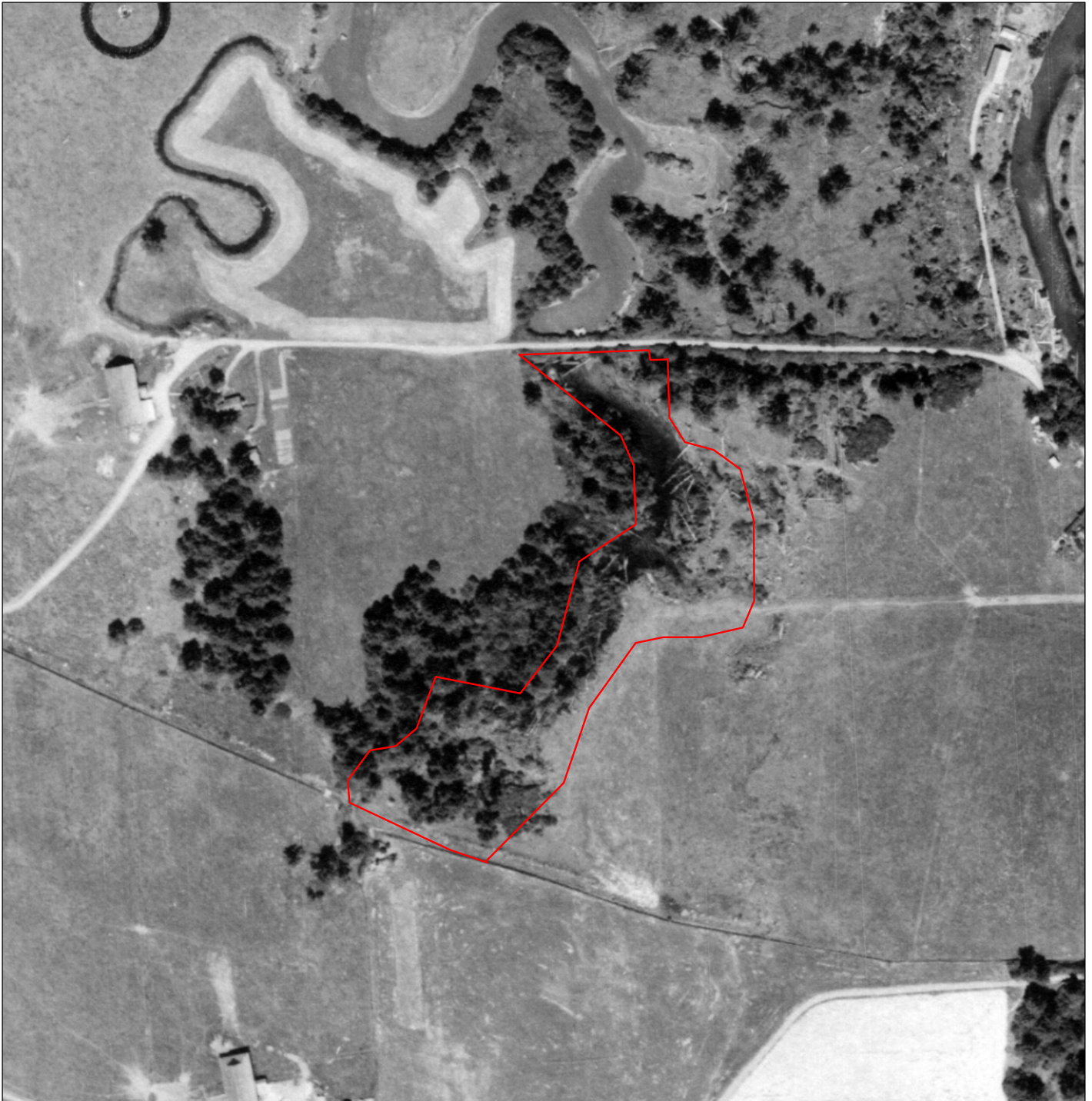


<b>A</b> ANDERSON <b>G</b> GEOLOGICAL	AERIAL PHOTO (1970)		
	Allen Property, Tillamook, Oregon		
SIZE <b>A</b>	DWG NO	PROJECT NO. 1489.00	REV
		Sept. 2015	FIGURE 6



<b>A</b> ANDERSON <b>G</b> GEOLOGICAL	AERIAL PHOTO (1960)		
	Allen Property, Tillamook, Oregon		
SIZE <b>A</b>	DWG NO	PROJECT NO. 1489.00	REV
		Sept. 2015	FIGURE 7





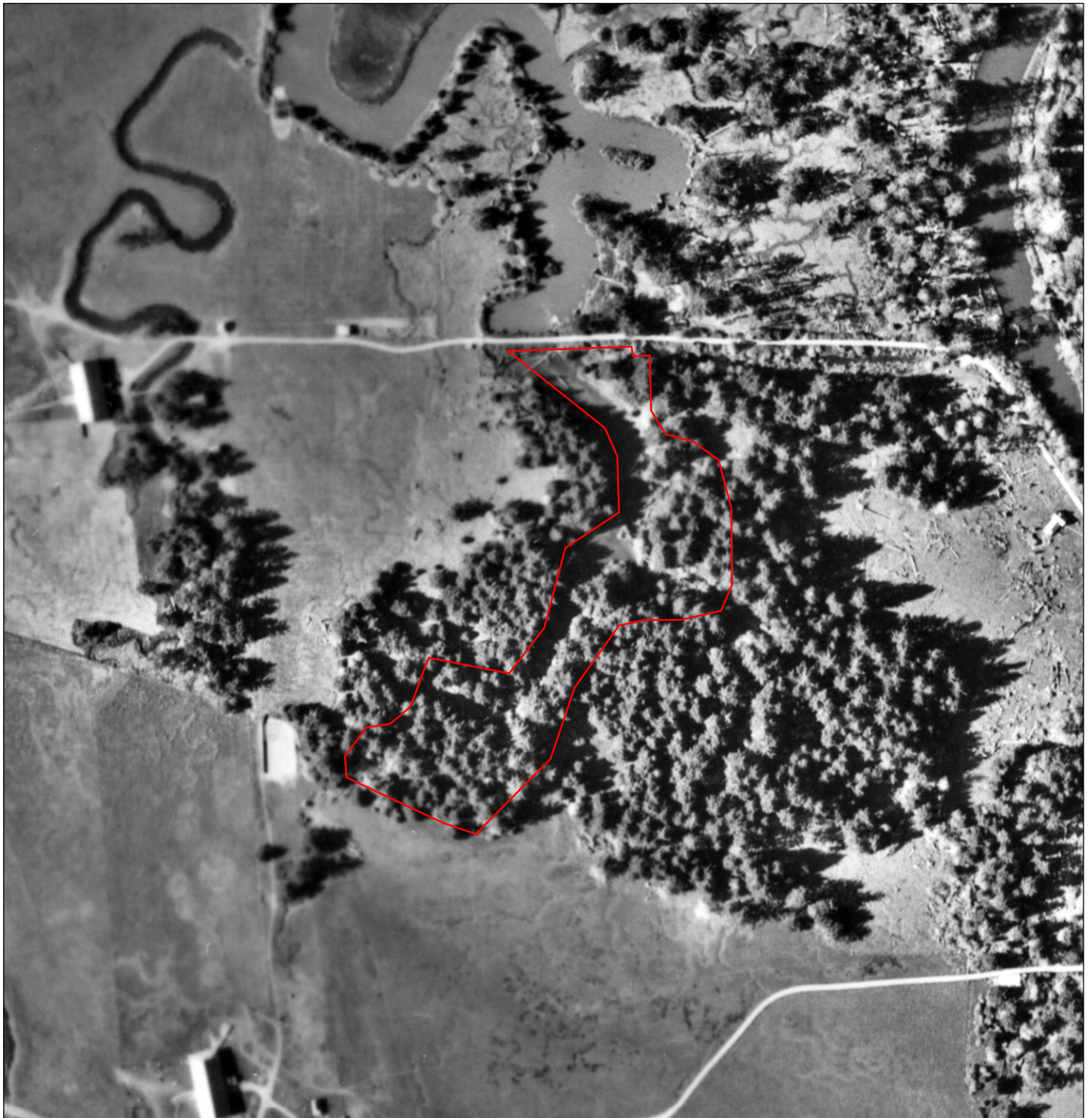
<b>A</b> ANDERSON	AERIAL PHOTO (1953)		
	Allen Property, Tillamook, Oregon		
<b>G</b> GEOLOGICAL	SIZE	DWG NO	PROJECT NO. 1489.001
	<b>A</b>		REV
		Sept. 2015	FIGURE 8





<b>A</b> ANDERSON <b>G</b> GEOLOGICAL	AERIAL PHOTO (1945)		
	Allen Property, Tillamook, Oregon		
SIZE <b>A</b>	DWG NO	PROJECT NO. 1489.00	REV
		Sept. 2015	FIGURE 9





<b>A</b> ANDERSON	AERIAL PHOTO (1939)		
	Allen Property, Tillamook, Oregon		
<b>G</b> GEOLOGICAL	SIZE	DWG NO	REV
	<b>A</b>		PROJECT NO. 1489.001
		Sept. 2015	FIGURE 10





PHOTO 1: Subject property (Blind Slough), viewed from Goodspeed Road, looking south.



PHOTO 2: Subject property beyond brush line, view looking west from northwest corner of tax lot 600.





PHOTO 3: Blind Slough on north end of subject property.



PHOTO 4: Blind Slough on north end of subject property.





PHOTO 5: Culverted gravel roadway across ditch draining into Blind Slough.



PHOTO 6: Blind Slough on central area of subject property.





PHOTO 7: Low area on south end of subject property.



PHOTO 8: Tree line along south end of Blind Slough.





PHOTO 9: Dense vegetation on south end of subject property.



PHOTO 10: Goodspeed Road along north side of subject property.





PHOTO 11: Tax lot 600, including house (background).  
View looking southeast from subject property.

## **APPENDIX A**

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HISTORICAL RESEARCH DOCUMENTATION, REFERENCES



1510-B Third Street  
 Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)

Building (503) 842-3407  
 Planning (503) 842-3408  
 Sanitation (503) 842-3409  
 FAX (503) 842-1819  
 Toll Free (800) 488-8280

**PROPERTY LINE ADJUSTMENT REVIEW: 851-15-000148-PLNG George and Ruth Allen/Tillamook County**  
**Ministerial Review Report Date: May 8, 2015**  
**Prepared by: Cara Mico, Associate Planner**

**I. PROPERTY INFORMATION:**

UNITS A: APPLICANT				LEGAL OWNER (IF DIFFERENT)	
<b>Name:</b> Tillamook County				<b>Name:</b> George and Ruth Allen	
<b>Mailing Address (Street or PO Box):</b> 201 Laurel Ave				<b>Mailing Address (Street or PO Box):</b> 2805 Old Latimer Rd	
<b>City/State/Zip:</b> Tillamook OR 97141				<b>City/State/Zip:</b> Tillamook OR 97141	
<b>PROPERTY INFORMATION &amp; LOCATION:</b> Located west of Tillamook off of Goodspeed Road, a County Road					
<b>Township</b> 1S	<b>Range</b> 10	<b>Section</b> 23	<b>Tax Lot</b> 600	<b>Zone:</b> F-1, EC-1	
UNITS B: APPLICANT				LEGAL OWNER (IF DIFFERENT)	
<b>Name:</b> Tillamook County				<b>Name:</b> George and Ruth Allen	
<b>Mailing Address (Street or PO Box):</b> 201 Laurel Ave				<b>Mailing Address (Street or PO Box):</b> 2805 Old Latimer Rd	
<b>City/State/Zip:</b> Tillamook OR 97141				<b>City/State/Zip:</b> Tillamook OR 97141	
<b>PROPERTY INFORMATION &amp; LOCATION:</b> Located west of Tillamook off of Goodspeed Road, a County Road					
<b>Township</b> 1S	<b>Range</b> 10	<b>Section</b> 23	<b>Tax Lot</b> 700	<b>Zone:</b> F-1, EC-1	

**Materials Submitted:** "Boundary Line Adjustment Survey for the Tillamook County Board of Commissioners" dated January 12, 2015 by Danny McNutt, PLS.

Unit	Existing Area	Proposed Area	Approx. Avg. Width Post Adjustment	Approx. Avg. Depth Post Adjustment
A (Tax Lot 600) Irregular	26 acres	27.4 acres	900 feet	1000 feet
B (Tax Lot 700) Irregular	8.4 acres	7 acres	200 feet	700 feet

**II. CRITERIA & FINDINGS:**

- All properties involved in the property line adjustment are legally created parcels unless the property line adjustment is necessary to establish units of land consistent with the lot size requirements of the zone. New parcels shall not be created as a result of a property line adjustment.

**Findings:**

- Units A is unimproved with a single family dwelling and agricultural structures. Unit B is unimproved. Ownership of existing structures will not change as a result of this property line adjustment.

- No new parcels are being created as a result of the property line adjustment.
- Per the application, the purpose of the property line adjustment is to adjust boundary line in anticipation of the southern flow corridor project.
- Staff finds that the applicant meets the criterion.

2. All parcel sizes, property-line setbacks, and other dimensional attributes resulting from a property line adjustment conform to the provisions of Tillamook County Land Use Ordinance 3.002 – Farm (F-1) Zone and 3.106 – Estuary Conservation 1 (EC-1) Zone.

**Lot Size Requirements:**

- Minimum lot width and depth is 100 feet.
- Front and rear yard setbacks for single family dwellings are 20 feet, side yard setbacks are 5 feet, and accessory structure setbacks are to within 3 feet of property lines.

**Findings:**

- Both units are located within the Farm and Estuary zone and do not meet the minimum lot size requirements for the farm zone. The western border of Unit A is being adjusted to more closely align with the physical boundary of the estuary.
- Unit A will maintain minimum setbacks post adjustment.
- Future development of Unit A and B is subject to the development standards of the F-1 and EC-1 zone.
- Staff finds that the applicant meets the criteria.

3. A property line adjustment for units of land, lots or parcels that are less than the minimum parcel size before the adjustment and further reduced as a result of the adjustment is permissible and the applicant can submit proof that the reduction does not affect the means of sanitation for the adjusted unit of land, lot or parcel.

**Findings:**

- Both units are undersized for the zone. Sanitation is not being impacted as a result of this adjustment.
- Staff finds that the applicant meets the criteria.

4. All lots resulting from a lot line adjustment have legal access to a public road pursuant to TCLUO 5.060.

**Findings:**

- Both Unit A and B have access off of Goodspeed Road. Access is not changing as a result of this property line adjustment.
- Staff finds that the applicant meets this criterion.

5. The property line adjustment has no effect on existing easements. All new easements proposed are clearly identified on the preliminary map.

**Findings:**

- There are no identified easements on Unit A or B.
- Staff finds that the applicant can meet the criteria through conditions of approval.

6. The property line adjustment confirms the sale or transfer of ownership is made between contiguous properties.

**Findings:**

- The Tillamook County Assessor’s maps confirm the properties are contiguous.
- Staff finds that the applicant meets the criteria.

7. The subject properties are adjacent to or located within resource zone boundaries including: Farm (F-1), Forest (F), or Small Farm and Woodlot 20-Acre (SFW-20).

**Findings:**

- All units are within the resource zone (F-1).
- Staff finds that the applicant meets the criteria.



**III. CONCLUSION:**

Upon completion of review of the submitted materials, staff concludes that the requirements to allow for the property line adjustment proposal have been met.

**IV. CONDITIONS OF APPROVAL:**

1. If the adjusted units of land are less than ten acres in size, a survey to monument the new common boundary is required and shall be filed with the Tillamook County Surveyor's Department.
2. Following review of the legal descriptions from the Tillamook County Surveyor's Office, the property owner(s) shall record all proper documents, including descriptions of all access and utility easements necessary to serve the properties, in the Tillamook County Clerk's Office. Copies of the recorded documents shall be submitted to this Department.
3. The applicant or property owner shall identify any necessary easements for on-site sewage disposal systems on the recorded documents.
4. The property owner(s) shall fulfill the requirements for recording and filing above and shall submit any required map and documents within one year of the date of this approval.
5. Approval is valid until May 8, 2016 unless an extension of time is applied for and approved.

Sincerely,

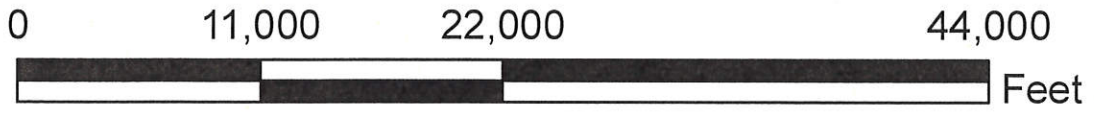
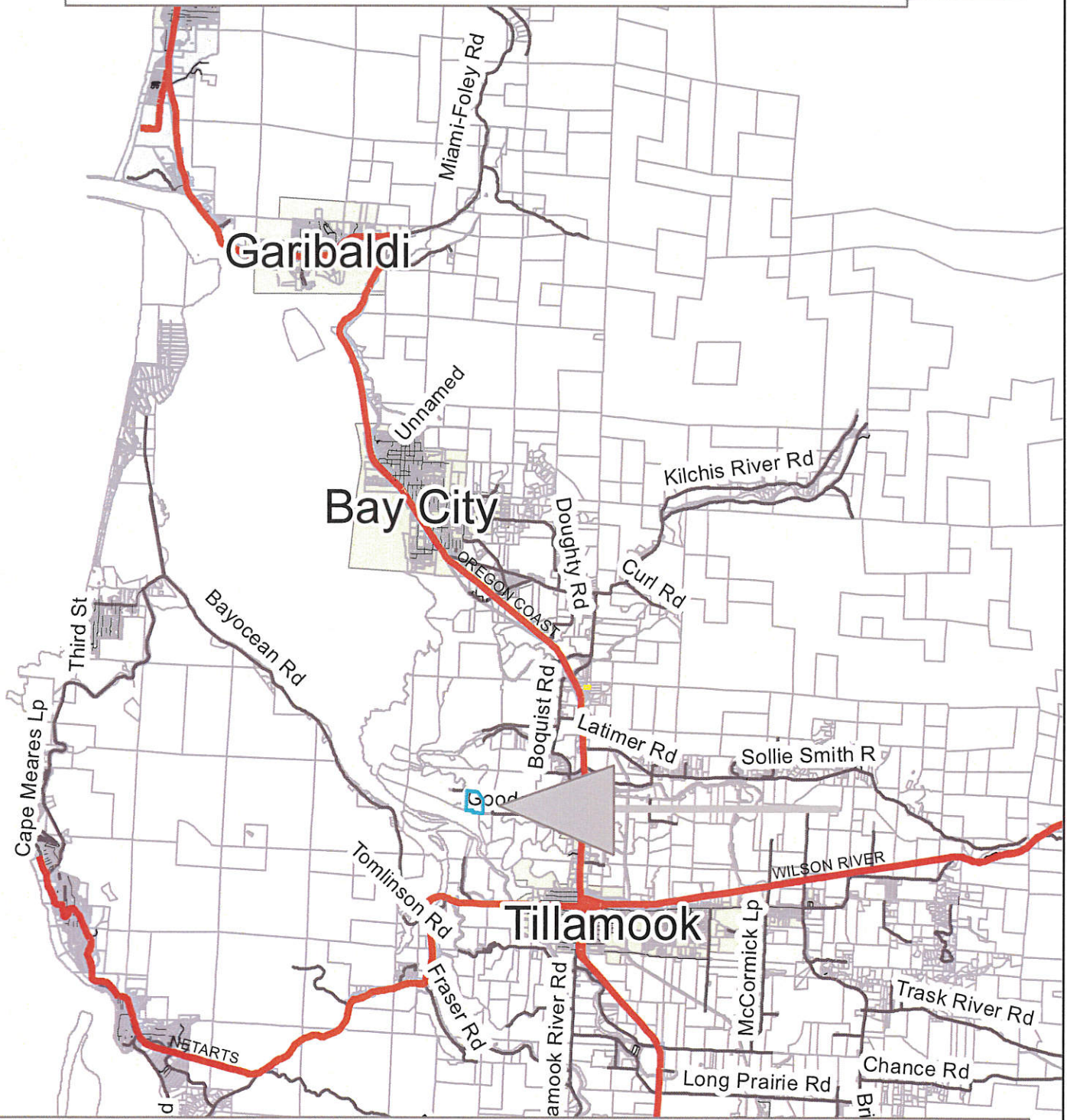
Cara D. Mico – Associate Planner  
Bryan W. Pohl – Director

**EXHIBITS:**

- Exhibit A – Location Map, Zoning Map, Assessors Map
- Exhibit B – Applicants Submittal
- Exhibit C – Tax Assessors Summary

R

851-15-000148-PLNG  
Allen/County PLA - Property Location





1S10140000700

851-15-000148-PLNG  
Allen/County PLA - Property Location

**Legend**

- Other Zone
- EC1
- F-1

1S10230000200

EC1

EC1

1S10230000300

1S10240000500

1S10230000801

1S10240000700

1S10230000400

1S10230000600

1S10230000700

F-1

1S10230000500

1S10230000900

1S10230001400

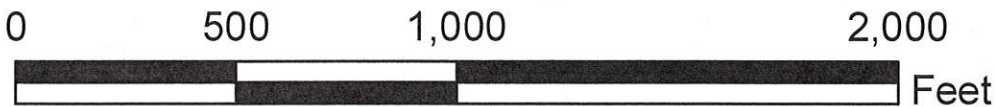
EN

EC1

EC1

1S10230001000

1S10230000600





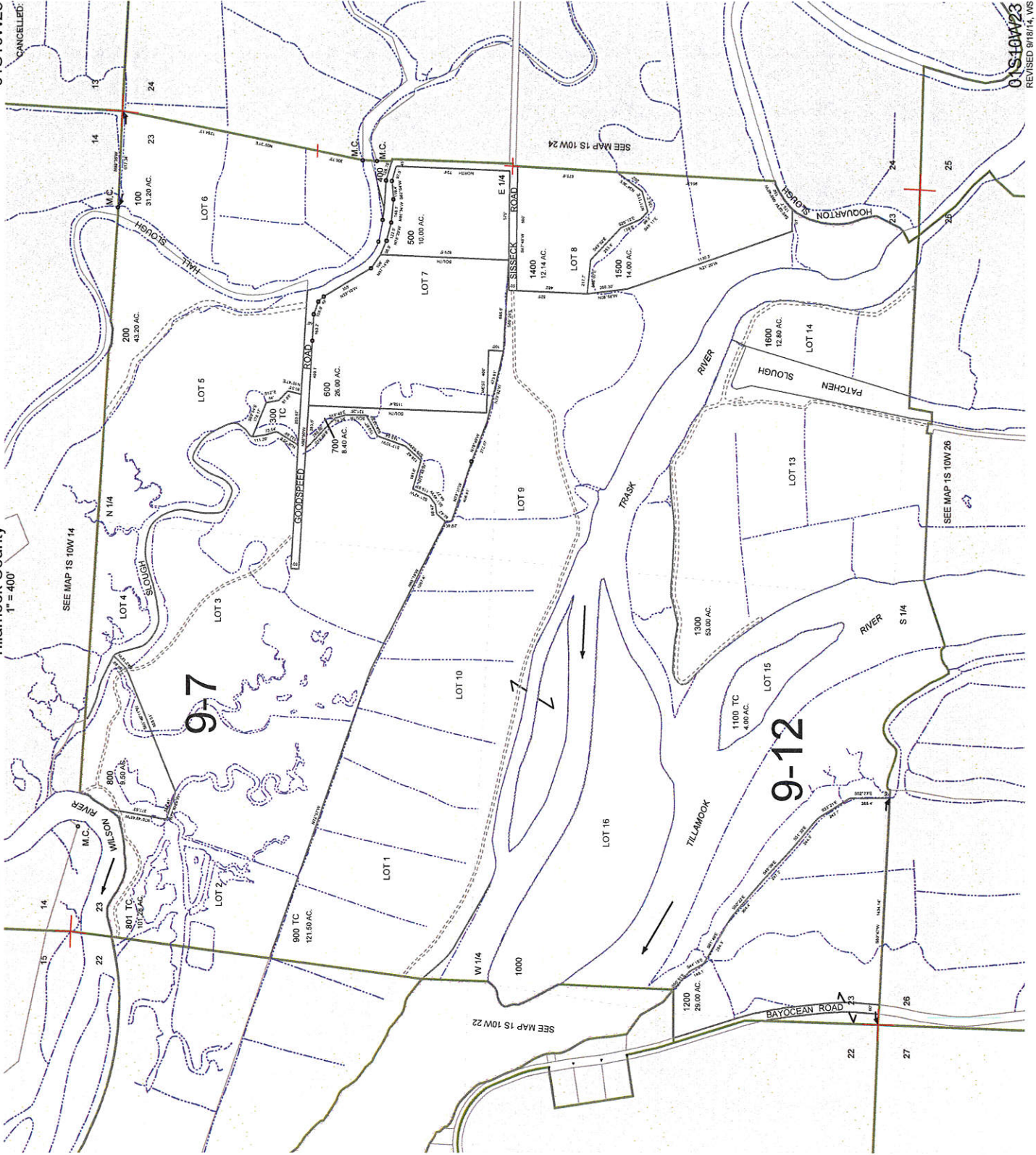
FOR ASSESSMENT AND TAXATION ONLY NOT SUITABLE FOR  
LEGAL ENGINEERING, OR SURVEY PURPOSES

SECTION 23 T.1S. R.10W. W.M.  
Tillamook County

1" = 400'

01S10W23  
CANCELLED

01S10W23  
REVISED 9/18/14, WS

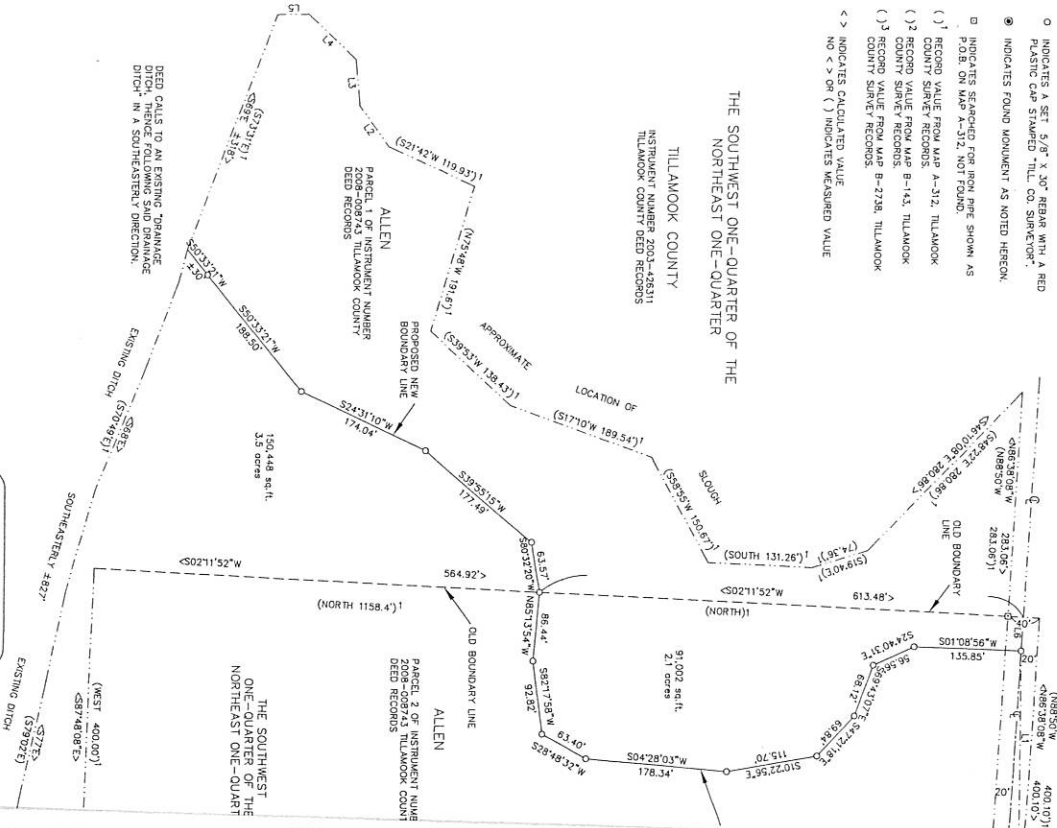


**LEGEND**

- INDICATES A SET 5/8" X 30" BEAR WITH A RED PLASTIC CAP STAMPED "TILL. CO. SURVEYOR".
- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES STAKING FOR IRON PIPE SHOWN AS P.O.B. ON MAP 9-12, 9-1, 1-2000.
- (1) RECORD VALUE FROM MAP A-312, TILLAMOOK COUNTY SURVEY RECORDS B-143, TILLAMOOK COUNTY SURVEY RECORDS.
- (2) RECORD VALUE FROM MAP B-2738, TILLAMOOK COUNTY SURVEY RECORDS.
- (3) RECORD VALUE FROM MAP B-2738, TILLAMOOK COUNTY SURVEY RECORDS.
- <> INDICATES CALCULATED VALUE.
- NO < > OR ( ) INDICATES MEASURED VALUE.

THE SOUTHWEST ONE-QUARTER OF THE  
NORTHEAST ONE-QUARTER

TILLAMOOK COUNTY  
INSTRUMENT NUMBER 2008-026311  
TILLAMOOK COUNTY DEED RECORDS



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2000  
DANNY R. MCNUITT  
49230

**BASIS OF BEARING**  
THE LINE BETWEEN FOUND MONUMENTS (150) AND (152), WHICH BEARS NORTH 49°10'54" WEST, THE RECORD VALUE FROM MAP B-2738, TILLAMOOK COUNTY SURVEY RECORDS.

**NOTES**  
GRID VALUES BASED ON GPS CONTROL ESTABLISHED BY THE TILLAMOOK COUNTY GIS HARBIN STATE PLANE COORDINATE SYSTEM 83-91 OREGON NORTH ZONE. U.S. SURVEY FOOT CUBIC BEARINGS ARE IN GRID VALUES. A ROTATIONAL VALUE OF 2°11'52" HAS BEEN APPLIED TO THE GRID VALUES. THE TILLAMOOK COUNTY SURVEY RECORDS COUNTY SURVEY RECORDS.

**NARRATIVE**

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE COMMON BOUNDARY OF THE ALLEN TRACT DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2008-026311 AND PARCEL 2 IN INSTRUMENT NUMBER 2008-026311, TILLAMOOK COUNTY SURVEY RECORDS. THIS SURVEY IS AN ORIGINAL SURVEY TO MONUMENT AND DESCRIBE A BOUNDARY LINE EQUIVALENT AS SHOWN HEREON.

**LINE TABLE**

LINE IDENTIFICATION	BEARING	DISTANCE
L1	N89°50'16" W	358.13'
L2	S57°49'41" W	624.27'
L3	S81°58'51" W	658.42'
L4	S81°42'11" W	684.22'
L5	S03°39'21" E	484.22'
L6	S86°30'08" E	474.10'

ONE-QUARTER CORNER SECTION 23 AND 24, T15S, R10W, WILL FOUND IN TILLAMOOK COUNTY SURVEYORS CAP FILE NUMBER 317.



SCALE: 1" = 100'

LOCATED IN GOVERNMENT LOT 7, AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.

TILLAMOOK COUNTY SURVEYORS OFFICE  
1510 THIRD STREET, SUITE C  
TILLAMOOK, OREGON 97141  
503-842-3423

JANUARY 12, 2015

SURVEY FOR THE TILLAMOOK COUNTY COMMISSIONERS

SECTION 23, T15S, R10W, ALSO BEING THE HISTORICAL SOUTHEAST CORNER W.M. FOUND A TILLAMOOK COUNTY SURVEYORS BRASS CAP FLUSH IN NUMBER 317.

GOVERNMENT LOT 3

GOVERNMENT LOT 7

GRAVEL ROAD

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

EXISTING DITCH

GOVERNMENT LOT 7, AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2014

May 6, 2015 11:31:19 am

Account # 148600  
 Map # 1S1023-00-00600  
 Code - Tax # 0907-148600

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name ALLEN, GEORGE VICTOR & RUTH MARIE

Deed Reference # 2008-8743

Agent

Sales Date/Price 12-24-2008 / \$150,000.00

In Care Of

Appraiser MARK ULRICH

Mailing Address 2805 OLD LATIMER RD  
 TILLAMOOK, OR 97141

Prop Class 401 MA SA NH Unit  
 RMV Class 401 01 01 132 23112-1

Situs Address(s)	Situs City
ID# 1 425 GOODSPEED RD	COUNTY

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0907 Land		111,300		Land	0
Impr.		45,960		Impr.	0
<b>Code Area Total</b>	139,450	157,260	139,450		0
<b>Grand Total</b>	139,450	157,260	139,450		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
0907	1	R		F-1	Market			26.00			
0907					OSD - AVERAGE						
<b>Grand Total</b>								26.00			0.00

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV		
0907	1	1938	133	One and 1/2 story		1,068		45,960		
<b>Grand Total</b>							1,068	45,960		

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0907		<b>SPECIAL ASSESSMENT:</b>								
		■ TILLA BAY HABITAT & ESTUARY IMPRMT DIST	Amount	16.00		Year	2014			
		■ SOLID WASTE	Amount	12.00		Year	2014			
		<b>NOTATION(S):</b>								
		■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083								

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2014

May 6, 2015 11:36:44 am

Account # 148682  
 Map # 1S1023-00-00700  
 Code - Tax # 0912-148682

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name ALLEN, GEORGE VICTOR & RUTH MARIE

Deed Reference # 2008-8743

Agent

Sales Date/Price 12-24-2008 / \$150,000.00

In Care Of

Appraiser UNKNOWN

Mailing Address 2805 OLD LATIMER RD  
 TILLAMOOK, OR 97141

Prop Class 400 MA SA NH Unit  
 RMV Class 400 01 01 132 10499-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0912 Land		34,190		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	29,510	34,190	29,510		0
<b>Grand Total</b>	29,510	34,190	29,510		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
0912	0	R		F-1	Market		105 A	8.40			
<b>Grand Total</b>								8.40			0.00

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>										0	0

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
0912	<b>SPECIAL ASSESSMENT:</b>									
	■ TILLA BAY HABITAT & ESTUARY IMPRMT DIST	Amount	4.00	Year	2014					
	<b>NOTATION(S):</b>									
	■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083									



## **Ticor Title Company PRELIMINARY REPORT**

In response to the application for a policy of title insurance referenced herein Ticor Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Nebraska corporation.

**Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

*Countersigned*

*Jodi Carlson*

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## Ticor Title Company

2211 3rd Street, Tillamook, OR 97141  
(503)325-2144 FAX (503)325-0369  
Email: Jodi.Carlson@ticortitle.com

### PRELIMINARY REPORT

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TITLE OFFICER: Jodi Carlson

ORDER NO.: 360415017511-TTAST29  
CUSTOMER NO.: 360411006239

TO: Wm. F. (Fritz) Paulus | Attorney at Law  
Attn: Wm. F. (Fritz) Paulus  
1207 SW Sixth Avenue  
Portland, Oregon 97204

OWNER/SELLER: George Victor Allen and Ruth Marie Allen

BUYER/BORROWER: Tillamook County

**PROPERTY ADDRESS:** Vacant Land on Goodspeed Road  
Tillamook, Oregon 97141

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**EFFECTIVE DATE: May 21, 2015, 08:00 AM**

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Owner's Standard ALTA 2006 Form (amount to be determined)		
Governmental Service Fee		\$ 30.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

George Victor Allen and Ruth Marie Allen, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF TILLAMOOK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

# PRELIMINARY REPORT

(Continued)

Order No.: 360415017511-TTAST29

## EXHIBIT "A"

### PARCEL NO. 1:

A portion of that tract of land described as Parcel I of Instrument No. 2008-008743, Tillamook County Records, located in the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 1 South, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon:

Beginning at a point that is South 40.00 feet and North 88° 50' West 400.1 feet of the Southwest corner of the Northeast quarter of the Northeast quarter of Section 23, Township 1 South, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon;

thence North 88° 50' West 283.6 feet to the center of a slough there located;

thence Southerly along the center of said slough South 48° 22' East 280.86 feet;

thence South 19° 40' East 74.36 feet;

thence South 131.26 feet;

thence South 58° 55' West 150.67 feet;

thence South 17° 10' West 189.54 feet;

thence South 39° 53' West 138.43 feet;

thence North 75° 48' West 191.6 feet;

thence South 21° 42' West 119.93 feet;

thence South 51° 49' West 64.27 feet;

thence South 81° 58' West 58.42 feet;

thence South 40° 31' West 82.12 feet to an existing drainage ditch;

thence following said drainage ditch South 3° 39' East 39.62 feet;

thence South 73° 31' East 406.81 feet;

thence South 70° 49' East 272.67 feet;

thence South 79° 02' East 473.61 feet to an existing line fence;

thence following said existing fence North 100.0 feet;

thence West 400.0 feet;

thence leaving said fence North 1158.4 feet to the point of beginning.

EXCEPTING THEREFROM the roadway which runs along the Northerly line of the tract above described, including a strip of land conveyed to Tillamook County by Deed recorded July 5, 1949 in Book 118, page 562, Tillamook County Records.

ALSO EXCEPTING THEREFROM the tract of land described as follows: Commencing at a round Tillamook County brass disk at the Northeast one-sixteenth corner of said Section 23, said point also being the historical Southeast corner of Government Lot 5, Township 1 South, Range 10 West, Section 23, Willamette Meridian; see Tillamook County Rewitness Card No. 315, Tillamook County Survey Records;

thence North 89° 50' 16" West 358.13 feet to a 5/8" rebar with red plastic cap inscribed "Till Co Surveyor" to a point being located in the centerline of Goodspeed County Road;

thence North 86° 38' 08" West 42.10 feet to a point in the centerline of Goodspeed County Road;

thence South 02° 11' 52" West 613.48 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey" and the true point of beginning of the following described tract;

thence South 80° 32' 20" West 63.57 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";

thence South 39° 55' 15" East 177.49 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";

thence South 24° 31' 10" West 174.04 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";

thence South 50° 33' 21" West 188.50 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";



## PRELIMINARY REPORT

(Continued)

Order No.: 360415017511-TTAST29

thence continuing South 50° 33' 21" West 30 feet, more or less, to an existing drainage ditch;  
thence along said drainage ditch in a Southeasterly direction 827 feet, more or less, to the most Southerly Southeast corner of Parcel I of Instrument No. 2008-008743, Tillamook County Records;  
thence North 02° 11' 52" East 100.0 feet to a point on the East line of said Parcel I;  
thence North 87° 48' 08" West 400.0 feet to a point on the West line of Parcel II of Instrument No. 2008-008743, Tillamook County Records;  
thence North 02° 11' 52" East 564.92 feet along said West line of Parcel II to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey" and the point of beginning.

### PARCEL NO. 2:

A portion of that tract of land described as Parcel II of Instrument No. 2008-008743, Tillamook County Records, located in the Southwest one-quarter of the Northeast one-quarter, Section 23, Township 1 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon:

Commencing at a found Tillamook County brass disk at the Northeast one-sixteenth corner of said Section 23, said point also being the historical Southeast corner of Government Lot 5, Township 1 South, Range 10 West, Willamette Meridian; see Tillamook County Rewitness Card No. 315, Tillamook County Survey Records;  
thence North 89° 50' 16" West 358.13 feet to a 5/8" rebar with red plastic cap inscribed "Till Co Surveyor" to a point being located in the centerline of Goodspeed County Road, and being the true point of beginning of the following described tract;  
thence South 01° 08' 56" West 135.85 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 24° 40' 31" East 56.56 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 69° 43' 07" East 68.12 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 47° 21' 18" East 69.84 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 10° 22' 56" East 115.70 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 04° 28' 03" West 178.34 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 28° 48' 32" West 63.40 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence South 82° 17' 58" West 92.82 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey";  
thence North 85° 13' 54" West 86.44 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey" to the West line of Parcel II of Instrument No. 2008-008743, Tillamook County Records;  
thence along the West boundary of that tract of land described as Parcel II of Instrument No. 2008-008743, North 02° 11' 52" East 613.48 feet to a point in the centerline of Goodspeed County Road;  
thence along the centerline of Goodspeed County Road South 86° 38' 08" East 42.10 feet to a 5/8" iron rod with red plastic cap inscribed "Tillamook Co Survey" and the point of beginning.

EXCEPTING THEREFROM the roadway which runs along the Northerly line of the above described tract, and including a strip of land conveyed to Tillamook County by Deed recorded July 5, 1949 in Book 118, page 562, Tillamook County Records.

**AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**SPECIFIC ITEMS AND EXCEPTIONS:**

6. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
7. Regulations, levies, liens, assessments, rights of way and easements of Wilson River Water District.
8. Rights of the public to any portion of the Land lying within the area commonly known as Goodspeed Road.
9. Any adverse claim based upon the assertion that:
  - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of unnamed slough in the event the boundary of said slough has been artificially raised or is now or at any time has been below the high watermark, if said slough is in its natural state.
  - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed slough, or has been formed by accretion to any such portion.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company  
Purpose: Public utilities  
Recording Date: June 16, 1945  
Recording No: Book 91, page 221  
Affects: Reference is hereby made to said document for full particulars.
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

12. The Company reserves the right to make additional requirements as may be deemed necessary after the examination of the following court case:

Court: Circuit  
Case No: 4522  
Date entered: July 23, 1985  
County: Tillamook  
Nature of Case: Probate  
Deceased: Ben F. Allen

13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

- a) The rights of tenants holding under unrecorded leases or tenancies
- b) Any facts which would be disclosed by an accurate survey of the Land
- c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2014/15  
Amount: \$310.13  
Levy Code: 0912  
Account No.: 148682  
Map No.: 1S10 23 00700  
Affects: Parcel No. 1 and other property also

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2014/15  
Amount: \$1,520.99  
Levy Code: 0907  
Account No.: 148600  
Map No.: 1S10 23 00600  
Affects: Parcel No. 2 and other property also

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA policy unless removed prior to issuance.

- D. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

E. No search has been made for Financing Statements filed in the Office of the Secretary of State, or in any County other than the County in which the herein described land is located. No liability is assumed for any Financing Statement filed in the Office of the County Clerk (Recorder) covering timber, crops, fixtures, or Contracts affecting said land if said land is not described by metes and bounds, recorded Lot and Block, or under the rectangular survey system.

F. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

G. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

Affects: Jane F. Allen Family Trust dated July 22, 1996

H. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- o Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.

- o Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.

- o Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

I. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

J. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Tillamook County

K. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Clatsop	\$47.00	\$5.00
Tillamook	\$47.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
ANY ADDITIONAL FEES CHARGED BY THE CLATSOP COUNTY RECORDING CLERK FOR  
NON-CONFORMING DOCUMENTS WILL BE BILLED SEPARATE FROM THE ABOVE  
DESCRIBED RECORDING FEES.

DOCUMENTS IN WHICH REAL PROPERTY IS TRANSFERRED OR CONVEYED MUST HAVE  
NOTED ON SAID DOCUMENTS THE CLATSOP COUNTY ASSESSOR'S ACCOUNT NUMBER,  
I.D. NUMBER AND SITUS ADDRESS OF THE SUBJECT PROPERTY. FAILURE TO COMPLY  
WILL INCUR AN ADDITIONAL \$20.00 RECORDING FEE.

All recording packets for Clatsop County property should be sent to:  
Ticor Title Company  
Attention: Recorder  
630 Bond Street  
Astoria, OR 97103

All recording packets for Tillamook County property should be sent to:  
Ticor Title Company  
Attn: Recorder  
2211 3rd Street  
Tillamook, OR 97141

- L. For many real estate transactions, Federal law requires that a settlement statement show the allocation of title insurance charges between title insurer and title insurance agent. For the transaction that is the subject of this report, the allocation is as follows:

Ticor Title Company of Oregon (Agent) 88%  
Chicago Title Insurance Company, a Nebraska corporation (Insurer) 12%

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitratable matters shall be arbitrated at the option of either the company or the insured as to the exclusive remedy of the parties.

- M. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.
- N. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- O. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

## EXHIBIT ONE

### 2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions, or location of any improvement erected on the Land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
  - created, suffered, assumed, or agreed to by the Insured Claimant;
  - not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
  - Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
    - a fraudulent conveyance or fraudulent transfer, or
    - a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

### 2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - the occupancy, use, or enjoyment of the Land;
  - the character, dimensions, or location of any improvement erected on the Land;
  - the subdivision of land; or
  - environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters:
  - created, suffered, assumed, or agreed to by the Insured Claimant;

- not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - resulting in no loss or damage to the Insured Claimant;
  - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
    - a fraudulent conveyance or fraudulent transfer; or
    - a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
  - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



# FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

## **How Information is Collected**

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

## **Additional Ways Information is Collected Through the Website**

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a “cookie” to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You

can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
- For those in the U.K., you can opt-out via the IAB UK’s industry opt-out at [www.youronlinechoices.com](http://www.youronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

## **Use of Personal Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

### **When Information Is Disclosed By FNF**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

### **Information From Children**

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

### **Privacy Outside the Website**

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

### **European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

### **Choices With Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you

subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

#### **Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

#### **Your California Privacy Rights**

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to [privacy@fnf.com](mailto:privacy@fnf.com) with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

#### **No Representations or Warranties**

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any

products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

#### **Your Consent To This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354  
[privacy@fnf.com](mailto:privacy@fnf.com)

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EFFECTIVE AS OF: JANUARY 6, 2015



1S 10 23 00 00700 148682 0912

ACCOUNT NUMBER

CODE AREA NO.

ALLEN, GEORGE VICTOR & RUTH MARIE  
2008-8743 12/24/2008 \$150000

VALUATION SUMMARY OF REAL PROPERTY

Ass'tmt. Year	APPRAISAL DATA					M A	TOTAL ACRES	APPRAISED VALUES				Appraiser's Initial or No. J. V. NO.
	CLASS		YEAR	YEAR APP.				LAND	IMPROVEMENTS	TOTAL		
	PROP.	STAT.	BUILT	LAND	IMP.							
	MAP NO.		TXYS	LAND	IMPRV			TOTAL				
	1S10 23 00700		1999	13,801	0			13,801				
	YRBLD PCA EXEM.		ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE					
	0000 3011		8.21		273 /0749	11/30/80	65,000.00					
	MAP NO.		TXYS	LAND	IMPRV			TOTAL				
	1S10 23 00700		1995	19,886	0			19,886				
	YRBLD PCA EXEM.		ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE					
	0000 4001		8.40		273 /0749	11/30/80	65,000.00					
	MAP NO.		TXYS	LAND	IMPRV			TOTAL				
	1S10 23 00700		1996	20,674	0			20,674				
	YRBLD PCA EXEM.		ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE					
	0000 4001		8.40		273 /0749	11/30/80	65,000.00					
					381/225	8/96						



# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2014

August 25, 2015 2:21:18 pm

Account # 148600  
 Map # 1S1023-00-00600  
 Code - Tax # 0907-148600

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name ALLEN, GEORGE VICTOR & RUTH MARIE

Deed Reference # 2008-8743

Agent

Sales Date/Price 12-24-2008 / \$150,000.00

In Care Of

Appraiser MARK ULRICH

Mailing Address 2805 OLD LATIMER RD  
 TILLAMOOK, OR 97141

Prop Class 401 MA SA NH Unit  
 RMV Class 401 01 01 132 23112-1

Situs Address(s)	Situs City
ID# 1 425 GOODSPEED RD	COUNTY

Code Area	Value Summary					CPR %
	AV	RMV	MAV	RMV Exception		
0907 Land	99,730	111,300	99,730	Land	0	
Impr.	39,720	45,960	39,720	Impr.	0	
<b>Code Area Total</b>	<b>139,450</b>	<b>157,260</b>	<b>139,450</b>		<b>0</b>	
<b>Grand Total</b>	<b>139,450</b>	<b>157,260</b>	<b>139,450</b>		<b>0</b>	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
0907	1	R		F-1	Market	105	A	26.00			
0907					OSD - AVERAGE	100					
<b>Grand Total</b>								<b>26.00</b>			<b>0.00</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
0907	1	1938	133	One and 1/2 story	102	1,068		45,960			
<b>Grand Total</b>							<b>1,068</b>	<b>45,960</b>			

Exemptions/Special Assessments/Potential Liability											
Code Area	Type									Amount	Year
0907	<b>SPECIAL ASSESSMENT:</b>										
	■ TILLA BAY HABITAT & ESTUARY IMPRMT DIST									16.00	2014
	■ SOLID WASTE									12.00	2014
	<b>NOTATION(S):</b>										
	■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083										

1S 10 23 00 00600 148600 0907

ACCOUNT NUMBER

CODE AREA NO.

ALLEN, GEORGE VICTOR & RUTH MARIE  
2008-8743 12/24/2008 \$150000

VALUATION SUMMARY OF REAL PROPERTY

Ass't. Year	APPRAISAL DATA					M A	TOTAL ACRES	APPRAISED VALUES				Appraiser's Initial or No. J. V. NO.
	CLASS	YEAR	YEAR APP.	LAND	IMP.			LAND	IMPROVEMENTS	TOTAL		
	MAP NO.	TXYR	LAND	IMPRV	TOTAL							
	1S10 23 00600	1994	46,324	13,015	59,340							
	YRBLD PCA EXEM.	ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE						
	0000 5011	25.00		273 /0749	11/30/80	65,000.00						
	MAP NO.	TXYR	LAND	IMPRV	TOTAL							
	1S10 23 00600	1995	67,108	26,694	93,802							
	YRBLD PCA EXEM.	ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE						
	0000 4011	26.00		273 /0749	11/30/80	65,000.00						
	MAP NO.	TXYR	LAND	IMPRV	TOTAL							
	1S10 23 00600	1996	69,491	28,563	98,054							
	YRBLD PCA EXEM.	ACRES	AFFIDAVIT	BOOK/PAGE	SALES DT	SALES PRICE						
	0000 4011	26.00		273 /0749	11/30/80	65,000.00						
				381/024	8/96							



TILLAMOOK COUNTY BUILDING APPRAISAL

Pin #: 1510 23 600 Acct. #: 148600 Struc.: 1 of 1  
 Situs: House#: 425 Street: LOADSPEED RD City: COUNTY  
 PCA: 4011 Stat Class: 133 Neighborhood #: 1321 Levy Code: 2-07  
 Type: R1/R2/R3/R4/RM Year Blt: 1938(E) Rmdl: \_\_\_\_\_ Total Liv Area: 1068  
 Bedrooms: 3 Baths: 1 Quality: \_\_\_\_\_ Depr: SC Condition: F (A)G  
 Sold: Date \_\_\_\_\_ Amt.: \_\_\_\_\_ Ownership % \_\_\_\_\_

Appraiser: MW App Date: 4/95 Interior Inspected: Yes DN  
 Floors: 1st: X Sq. Ft. 844 Class: 3  
 2nd: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Class: \_\_\_\_\_  
 Attic: X Sq. Ft. 224 Class: 3 U/L/I/F  
 Bsmt: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Class: \_\_\_\_\_ U/L/I/F

MOBILE HOME: \_\_\_\_\_ Size: X Sq. Ft.: \_\_\_\_\_ Class: \_\_\_\_\_  
 Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_  
 MhCnstGrp: \_\_\_\_\_ Vin #: X- \_\_\_\_\_

ADJUSTMENTS / COMPONENTS										Other
Found	02	03	04	05	13					
	Frame	Post/Pier	Concrete	Slab	Conc Blk					
Walls	34	35		38	53					
	Wd-Dbf	Wd Sgl		Conc Blk	Brick					
Ext Cover	70	71	72	73	74	76		78		
	T1-11	Channel	B/B	Ply	Shgl	W/Shk		Masnit		
	83		84	85	86	90	88	Brk 98 99		
	Bevel		(Alum - Vnyl - Wd Mas)			Vert	T&G	Ven 8' 4' Lin Ft		
Roof	110	111	113	114	115	116	118	119		
	Gable	Hip	Flat	Shed	Man	Gamb	A-Frm	Dome		
Rf Cover	844	140	157	148	154	144	143	147		
	Sq. Ft.	Comp	H-Comp	E/Mtl	M/Shk	Blitup	B/Tile	W/Shgl		
Floor*	205	206	208	209		210	211			
	Vinyl	Asp/Tl	Cer/Tile	Combo		Hwd	Carpet			
Interior	220	221	222	224		230				
	Drywl	Panel	Wood	Plstr		T&G				
Heat	1068	250	251	252	253	256	255	260	269	
	Sq. Ft	E/Bsbd	Wall	CC	FA	HP-M	HP	None	Other	
Kit Cab	300		301	302		303	304			
	Fir		Hd/Wd	Veneer		Vinyl	Metal			
Appl	500	501	502	503	504	505	506			
	Bas	Di/Rng	J-Rng	Dish	C-Top	J-Ctp	Ov/Sgl			
	507	509	510	511	513	531	533			
	Ov/Dbf	Mwv	Hood/Fan	T/Comp	Disp	I/Com	Alrm			
Fireplace	550	551	552	553	556 - 557		558	560	561	
	Sgl	Bkd	Stk	Pfab	B/Chm1 - 2		Stv-Pad	W/S	Pellet	
Plumbing	570	571	572	573 - 574 - 592			575	576		
	F/Bth	H/Bth	Tub	Sh (TI - Fbg - Mtl)			Lav	Tollet		
	580	582	593	598		599	874			
	Jac	H/Tub	Lndry Tub	Grdn Tub		Wetbar	Jet tub			

Notes: RENTAL

**GARAGE / CARPORTS**

Class	Quality							Other
Garages	640 - 641 - 642			643 - 644 - 645				
	Sq. Ft.	Depr.	Att ( Unf - Lcf - Fin )	Det ( Unf - Lcf - Fin )				
	652 - 653 - 654			660				
	Blt - In ( Unf - Lcf - Fin )			Sq. Ft.	Attic Stg			
Roof	663	664	665	667	668	669	671	
	Comp	W/Shgl	Tile	M/Shk	Bltup	E/Mtl	Roll	
Floor	672		673	674		532		
	Gravel		Dirt	Asphalt		Garage Opnr 1 / 2 / 3		
Carports	680 - 681			683 686				
	Sq. Ft.	Depr.	Att ( Fl - Ext )		Det ( Fl / Gab - Hlp )			
Floor	699		700		704			
	Gravel		Asphalt		Concrete			
Roof	694	695	696	697	698	705	706	
	Comp	W/Shgl	Tile	M/Shk	Bltup	Fbgls	E/Mtl	
Other Adj	690		691	692	702			
	Lin. Ft.	C/Wall	S/Wall	Stg Rm	Tool Rm			

**FEATURES**

Porches	<u>48</u>	<u>50</u>	770	771	772	773	774	<u>775</u>	<u>768</u>	<u>15</u>
	Sq. Ft.	Depr.	Conc	C-Shed	C-Gb/H	Wood	W-Shd	W-Gb/H	Pch-W	Lin. Ft.
Patio			710		711	712	713			
	Sq. Ft.	Depr.	Flag Stone		Brick	Aggrt	Con Slab			
Patio and Deck Covers			720	722	724	725	726			
	Sq. Ft.	Depr.	Alum	Fbgls	Shk	Bltup	Comp			
Deck	729	730	731	735		768				
	E/G/Comp	E/G/Bltup	E/G/W-Shk	E/F/Bltup		Encd Prch	Lin. Ft.	Depr.		
Drive			740	741	742	750				
	Sq. Ft.	Depr.	Fir	Cdr/Rdwd	Trt Wd	Deck Rail	Lin. Ft.	Depr.		
Fence			760		761	762				
	Sq. Ft.	Depr.	Concrete		Asphalt	Aggregate				
			881		882	883				
	Lin. Ft.	Depr.	Fir/Cedar	ChnLink-4ft	ChnLink-6ft					

**MOBILE HOME FEATURES**

Gutters	321		Down Spouts		322		
	Lin. Ft.	Depr.			Lin. Ft	Depr.	
Skirting			810	812	815	004	
	Lin. Ft.	Depr.	Alum	BrkVen	Wood	Conc Found	Lin. Ft.

**FARM & DRC ITEMS**

Description	Table #	Units Sq. / Lin Ft.	Depr.	Cost
1. <i>MISC SHEDS</i>				<i>NV</i>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

R1S10 23 00600

148600  
09-07

PCA: 4011 TILLAMOOK COUNTY  
LAND APPRAISAL

ALLEN, JANE F

NBRHD #: 1321 \* STAT CLS: \_\_\_\_\_

854 HIGH PT DR  
CLAREMONT CA 91711

REMARKS: 4195 PTO W/1510 23 700

34.40 AC TOTAL

53800 + (1100 X 24.40)

80,640 ÷ 34.40 = 2344 PER AC

AC CHANGE FROM 25.50 TO 26.00 AC MW/4195

LAND TYPES		AREA IMPROVEMENTS		SITE INFO	
Standard		Sidewalks		Topog:	
Commerical		Curbs		Level	X
Tract	X	Street D/GYP	X	Sloping	
Valley View		Water	X	Steep	
River Front		Elect.	X	Ravine	
Ocean View		Sewer/ Septic/ Sand Filter	X	Wetlands	
Ocean Front		Landscaping: Min/ Avg / Good	X	Marshy	

APPRAISED BY / DATE	LEVY CODE	UNITS	ZONING	LAND CLASS	ACRES	BASE RATE	ADJ VALUE	TOTAL VALUE	RMV ONLY
MW 4/95	9.07	25.50	F-1	FI	26.00	2344		60944	
MW 4/95	9.05	1.00	F-1	OS	1.00	5500			

# of acres in fire patrol: 1.00

Special fire patrol: YES (NO)

# of solid waste(s): 1.00

\* Use only for 900 PCA series

PERMANENT DATA CARD

ACCT. NO. 1510 23 600

KEY NO. 148600

CODE NO. 7.07

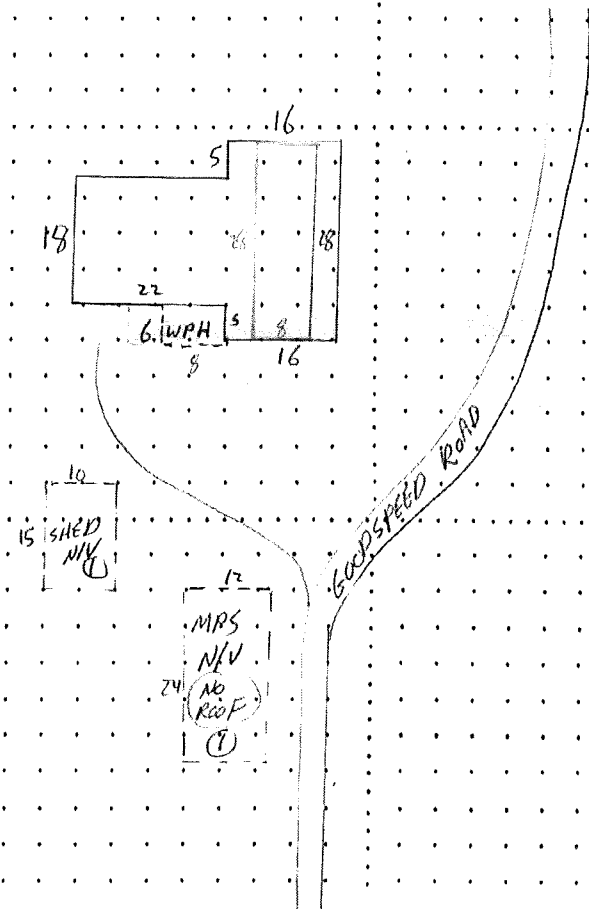
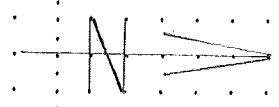
SQ. FT. HOUSE 10687

ST. ADDRESS 425 GOODSPEED RD

DATE BUILT 1938(E)

DATE CHECKED 4/95 MW

NO. OF BUILDINGS 1



REMARKS  
MAIN  
 $16 \times 28 = 448$   
 $18 \times 22 = 396$   
 $8.44 \phi$   
FIN ATTCH  
 $8 \times 28 = 224 \phi$





5/95

## **APPENDIX B**

---

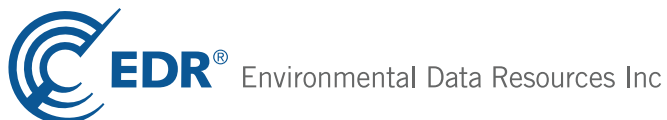
REGULATORY ENVIRONMENTAL DATABASE DOCUMENTATION

**Allen Property**

460 Goodspeed Rd  
Tillamook, OR 97141

Inquiry Number: 4416004.2s  
September 21, 2015

# The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	9
Government Records Searched/Data Currency Tracking .....	GR-1

## GEOCHECK ADDENDUM

GeoCheck - Not Requested

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

460 GOODSPEED RD  
TILLAMOOK, OR 97141

#### COORDINATES

Latitude (North): 45.4727000 - 45° 28' 21.72"  
Longitude (West): 123.8714000 - 123° 52' 17.04"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 431885.4  
UTM Y (Meters): 5035615.5  
Elevation: 5 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6066438 TILLAMOOK, OR  
Version Date: 2014  
  
Southwest Map: 6066422 NETARTS, OR  
Version Date: 2014

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120804, 20120707  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
460 GOODSPEED RD  
TILLAMOOK, OR 97141

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
--------	-----------	---------	-------------------	--------------------	-------------------------------

NO MAPPED SITES FOUND

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

CRL..... Confirmed Release List and Inventory

ECSI..... Environmental Cleanup Site Information System

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Facilities List

### ***State and tribal leaking storage tank lists***

LUST..... Leaking Underground Storage Tank Database

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing

UST..... Underground Storage Tank Database

AST..... Aboveground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Engineering Controls Recorded at ESCI Sites

INST CONTROL..... Institutional Controls Recorded at ESCI Sites

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Brownfields Projects

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY..... Recycling Facility Location Listing

HIST LF..... Old Closed SW Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory



## EXECUTIVE SUMMARY

### **Local Lists of Hazardous waste / Contaminated Sites**

AOCONCERN..... Columbia Slough  
US HIST CDL..... National Clandestine Laboratory Register  
CDL..... Uninhabitable Drug Lab Properties  
US CDL..... Clandestine Drug Labs

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Spill Database  
OR HAZMAT..... Hazmat/Incidents  
SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
ICIS..... Integrated Compliance Information System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
US MINES..... Mines Master Index File  
FINDS..... Facility Index System/Facility Registry System  
AIRS..... Oregon Title V Facility Listing  
COAL ASH..... Coal Ash Disposal Sites Listing

## EXECUTIVE SUMMARY

DRYCLEANERS..... Drycleaning Facilities  
Financial Assurance..... Financial Assurance Information Listing  
HSIS..... Hazardous Substance Information Survey  
MANIFEST..... Manifest Information  
NPDES..... Wastewater Permits Database  
UIC..... Underground Injection Control Program Database

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP..... EDR Proprietary Manufactured Gas Plants  
EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations  
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List  
RGA LF..... Recovered Government Archive Solid Waste Facilities List  
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

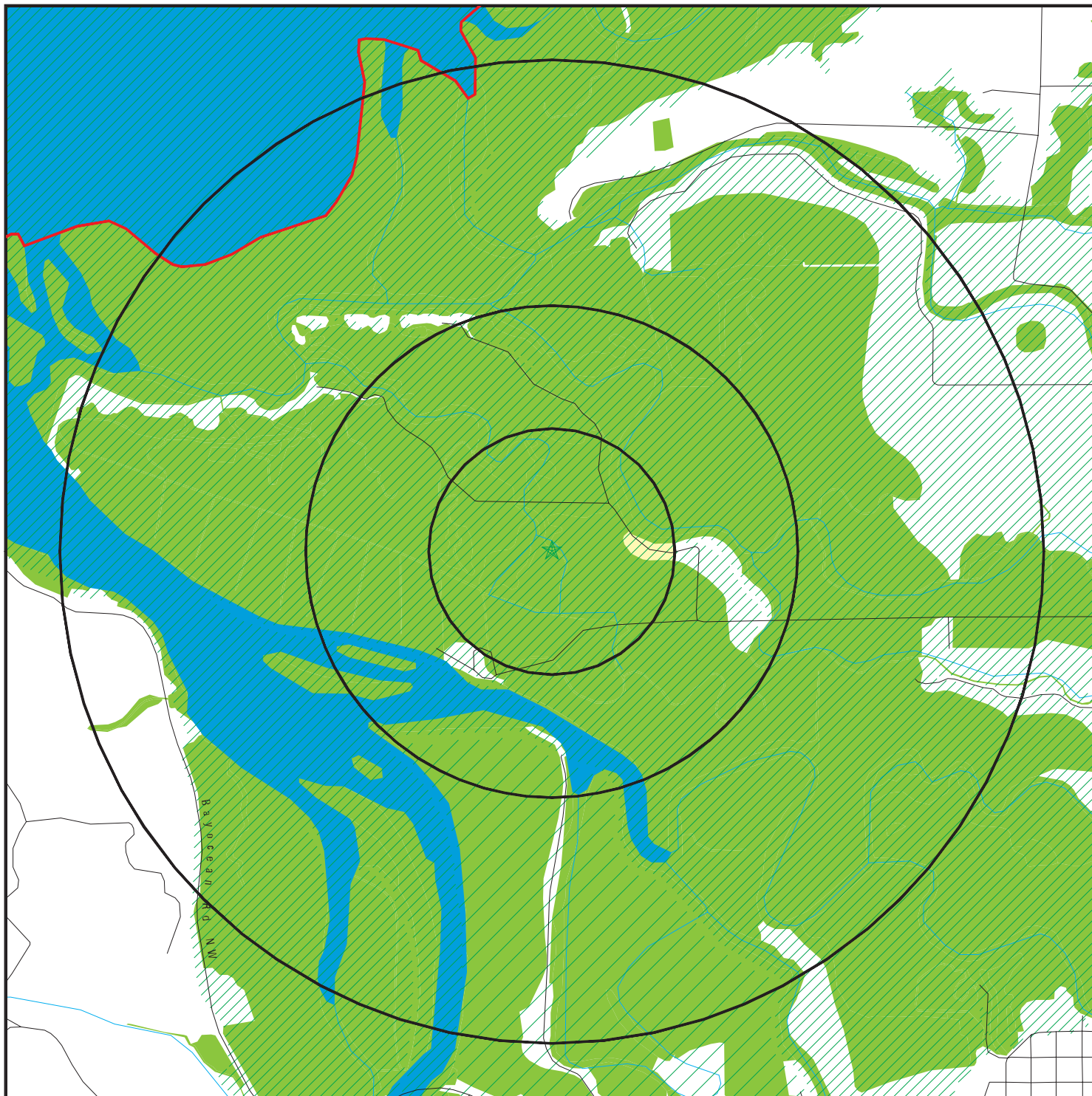
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 4416004.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

- 0 1/4 1/2 1 Miles
- ☒ Indian Reservations BIA
- ▲ County Boundary
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- National Wetland Inventory
- State Wetlands
- ☒ Areas of Concern



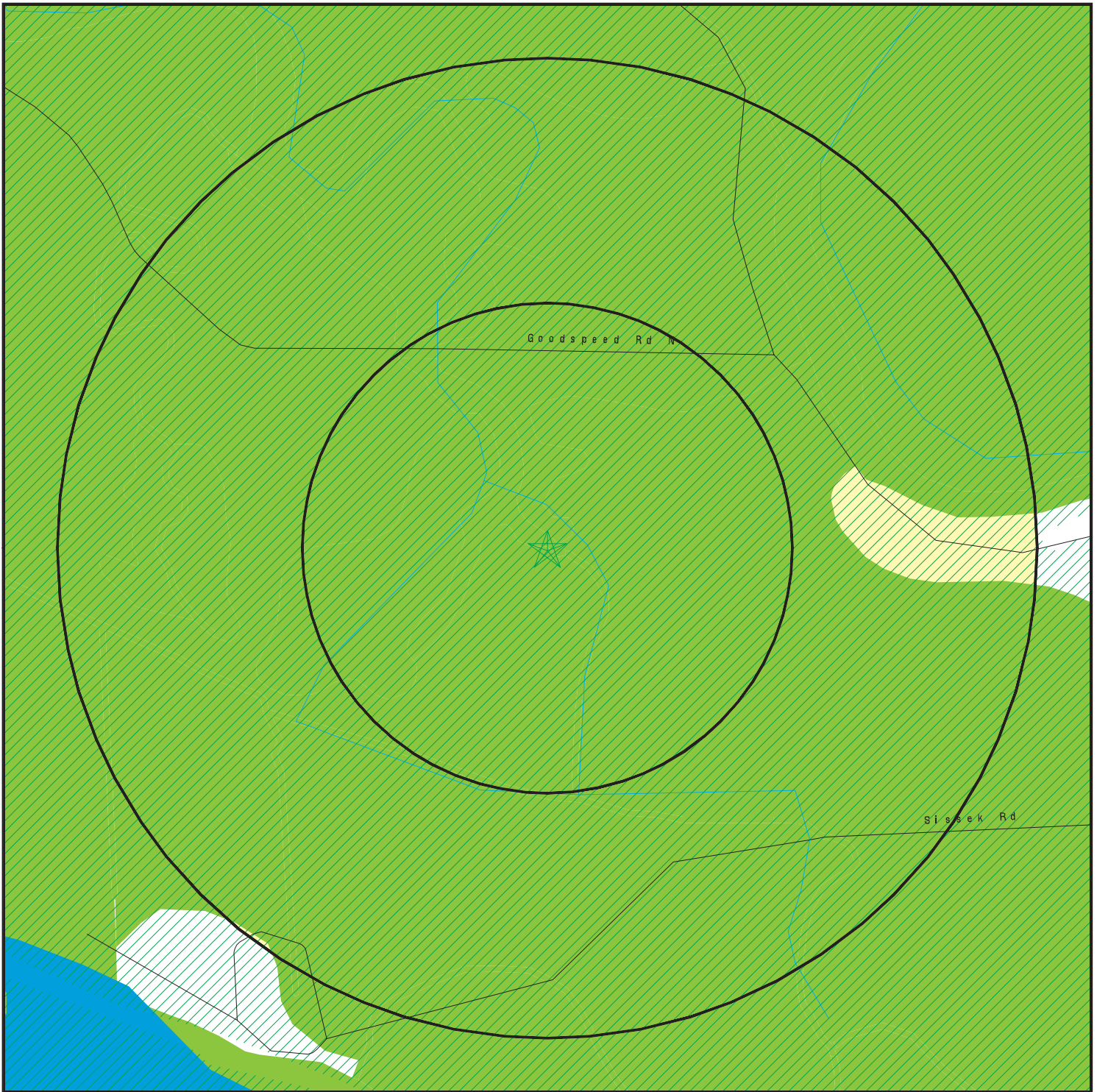
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Allen Property  
 ADDRESS: 460 Goodspeed Rd  
 Tillamook OR 97141  
 LAT/LONG: 45.4727 / 123.8714

CLIENT: Anderson Geological  
 CONTACT: Erik Anderson  
 INQUIRY #: 4416004.2s  
 DATE: September 21, 2015 1:05 pm



# DETAIL MAP - 4416004.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚒 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🌿 State Wetlands
- 🔴 Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Allen Property  
 ADDRESS: 460 Goodspeed Rd  
 Tillamook OR 97141  
 LAT/LONG: 45.4727 / 123.8714

CLIENT: Anderson Geological  
 CONTACT: Erik Anderson  
 INQUIRY #: 4416004.2s  
 DATE: September 21, 2015 1:07 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
CRL	1.000		0	0	0	0	NR	0
ECSI	1.000		0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>State and tribal institutional control / engineering control registries</i></b>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>State and tribal voluntary cleanup sites</i></b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b><i>State and tribal Brownfields sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
OR HAZMAT	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b><i>Other Ascertainable Records</i></b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0



## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

#### NPL Site Boundaries

##### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

#### NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 07/10/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

## ***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Varies



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015	Source: Department of the Navy
Date Data Arrived at EDR: 05/29/2015	Telephone: 843-820-7326
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 08/12/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Varies

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 06/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2015	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 68	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 06/09/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/26/2015	Telephone: 703-603-0695
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 08/31/2015
Number of Days to Update: 68	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Varies

## ***Federal ERNS list***

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 06/26/2015	Telephone: 202-267-2180
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 06/26/2015
Number of Days to Update: 82	Next Scheduled EDR Contact: 10/12/2015
	Data Release Frequency: Annually

## ***State- and tribal - equivalent CERCLIS***

### ECSI: Environmental Cleanup Site Information System

Sites that are or may be contaminated and may require cleanup.

Date of Government Version: 07/01/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/09/2015	Telephone: 503-229-6629
Date Made Active in Reports: 07/24/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 15	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

### CRL: Confirmed Release List and Inventory

All facilities with a confirmed release.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2015  
Date Data Arrived at EDR: 08/19/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 29

Source: Department of Environmental Quality  
Telephone: 503-229-6170  
Last EDR Contact: 08/19/2015  
Next Scheduled EDR Contact: 11/30/2015  
Data Release Frequency: Quarterly

## **State and tribal landfill and/or solid waste disposal site lists**

### SWF/LF: Solid Waste Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/22/2015  
Date Data Arrived at EDR: 07/24/2015  
Date Made Active in Reports: 08/19/2015  
Number of Days to Update: 26

Source: Department of Environmental Quality  
Telephone: 503-229-6299  
Last EDR Contact: 07/20/2015  
Next Scheduled EDR Contact: 11/02/2015  
Data Release Frequency: Semi-Annually

## **State and tribal leaking storage tank lists**

### LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 08/19/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 29

Source: Department of Environmental Quality  
Telephone: 503-229-5790  
Last EDR Contact: 08/19/2015  
Next Scheduled EDR Contact: 11/30/2015  
Data Release Frequency: Quarterly

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/30/2015  
Date Data Arrived at EDR: 05/29/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 24

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Varies

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015  
Date Data Arrived at EDR: 01/08/2015  
Date Made Active in Reports: 02/09/2015  
Number of Days to Update: 32

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 07/31/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Quarterly

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015  
Date Data Arrived at EDR: 02/12/2015  
Date Made Active in Reports: 03/13/2015  
Number of Days to Update: 29

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015	Source: EPA Region 8
Date Data Arrived at EDR: 05/05/2015	Telephone: 303-312-6271
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 48	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Quarterly

## INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015	Source: EPA Region 7
Date Data Arrived at EDR: 04/28/2015	Telephone: 913-551-7003
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

## INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 03/17/2015	Source: EPA Region 6
Date Data Arrived at EDR: 05/01/2015	Telephone: 214-665-6597
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 52	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

## INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014	Source: EPA Region 4
Date Data Arrived at EDR: 03/03/2015	Telephone: 404-562-8677
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Semi-Annually

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015	Source: EPA Region 1
Date Data Arrived at EDR: 04/30/2015	Telephone: 617-918-1313
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 53	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

### **State and tribal registered storage tank lists**

#### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 07/10/2015
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Varies

#### UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 08/19/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 29

Source: Department of Environmental Quality  
Telephone: 503-229-5815  
Last EDR Contact: 08/19/2015  
Next Scheduled EDR Contact: 11/30/2015  
Data Release Frequency: Quarterly

## AST: Aboveground Storage Tanks

Aboveground storage tank locations reported to the Office of State Fire Marshal.

Date of Government Version: 07/09/2015  
Date Data Arrived at EDR: 07/24/2015  
Date Made Active in Reports: 08/19/2015  
Number of Days to Update: 26

Source: Office of State Fire Marshal  
Telephone: 503-378-3473  
Last EDR Contact: 07/24/2015  
Next Scheduled EDR Contact: 11/16/2015  
Data Release Frequency: Semi-Annually

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/06/2015  
Date Data Arrived at EDR: 05/19/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 34

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Quarterly

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/30/2015  
Date Data Arrived at EDR: 05/26/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 27

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 03/17/2015  
Date Data Arrived at EDR: 05/01/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 52

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Semi-Annually

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 09/30/2014  
Date Data Arrived at EDR: 03/03/2015  
Date Made Active in Reports: 03/13/2015  
Number of Days to Update: 10

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Semi-Annually

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2015  
Date Data Arrived at EDR: 04/30/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 53

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 07/31/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Varies

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014  
Date Data Arrived at EDR: 02/13/2015  
Date Made Active in Reports: 03/13/2015  
Number of Days to Update: 28

Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 07/31/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Quarterly

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/30/2015  
Date Data Arrived at EDR: 05/05/2015  
Date Made Active in Reports: 06/22/2015  
Number of Days to Update: 48

Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Quarterly

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014  
Date Data Arrived at EDR: 11/25/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 65

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Varies

## ***State and tribal institutional control / engineering control registries***

### ENG CONTROLS: Engineering Controls Recorded at ESCI Sites

Engineering controls are physical measures selected or approved by the Director for the purpose of preventing or minimizing exposure to hazardous substances. Engineering controls may include, but are not limited to, fencing, capping, horizontal or vertical barriers, hydraulic controls, and alternative water supplies.

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 07/09/2015  
Date Made Active in Reports: 07/24/2015  
Number of Days to Update: 15

Source: Department of Environmental Quality  
Telephone: 503-229-5193  
Last EDR Contact: 07/09/2015  
Next Scheduled EDR Contact: 10/19/2015  
Data Release Frequency: Quarterly

### INST CONTROL: Institutional Controls Recorded at ESCI Sites

An institutional control is a legal or administrative tool or action taken to reduce the potential for exposure to hazardous substances. Institutional controls may include, but are not limited to, use restrictions, environmental monitoring requirements, and site access and security measures.

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 07/09/2015  
Date Made Active in Reports: 07/24/2015  
Number of Days to Update: 15

Source: Department of Environmental Quality  
Telephone: 503-229-5193  
Last EDR Contact: 07/09/2015  
Next Scheduled EDR Contact: 10/19/2015  
Data Release Frequency: Quarterly

## ***State and tribal voluntary cleanup sites***



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 10/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 06/26/2015
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/12/2015
	Data Release Frequency: Varies

## INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

## VCS: Voluntary Cleanup Program Sites

Responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property.

Date of Government Version: 07/06/2015	Source: DEQ
Date Data Arrived at EDR: 07/08/2015	Telephone: 503-229-5256
Date Made Active in Reports: 07/24/2015	Last EDR Contact: 07/06/2015
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

## **State and tribal Brownfields sites**

### BROWNFIELDS: Brownfields Projects

Brownfields investigations and/or cleanups that have been conducted in Oregon.

Date of Government Version: 08/01/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/19/2015	Telephone: 503-229-6801
Date Made Active in Reports: 09/17/2015	Last EDR Contact: 08/19/2015
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Semi-Annually

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/22/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/24/2015	Telephone: 202-566-2777
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 06/24/2015
Number of Days to Update: 70	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWRCY: Recycling Facility Location Listing  
A listing of recycling facility locations.

Date of Government Version: 08/31/2015  
Date Data Arrived at EDR: 09/02/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 15

Source: Department of Environmental Quality  
Telephone: 503-229-5353  
Last EDR Contact: 09/14/2015  
Next Scheduled EDR Contact: 12/14/2015  
Data Release Frequency: Quarterly

HIST LF: Old Closed SW Disposal Sites

A list of solid waste disposal sites that have been closed for a long while.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 07/08/2003  
Date Made Active in Reports: 07/18/2003  
Number of Days to Update: 10

Source: Department of Environmental Quality  
Telephone: 503-229-5409  
Last EDR Contact: 07/08/2003  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 05/01/2015  
Next Scheduled EDR Contact: 08/17/2015  
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: No Update Planned

## **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/01/2015  
Date Data Arrived at EDR: 06/02/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 106

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/31/2015  
Next Scheduled EDR Contact: 12/14/2015  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## AOC COL: Columbia Slough

Columbia Slough waterway boundaries.

Date of Government Version: 08/10/2005  
Date Data Arrived at EDR: 05/17/2006  
Date Made Active in Reports: 06/16/2006  
Number of Days to Update: 30

Source: City of Portland Environmental Services  
Telephone: 503-823-5310  
Last EDR Contact: 03/13/2007  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## AOC MU: East Multnomah County Area

Approximate extent of TSA VOC plume February , 2002

Date of Government Version: N/A  
Date Data Arrived at EDR: 10/07/2002  
Date Made Active in Reports: 10/22/2002  
Number of Days to Update: 15

Source: City of Portland Environmental Services  
Telephone: 503-823-5310  
Last EDR Contact: 03/13/2007  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## CDL: Uninhabitable Drug Lab Properties

The properties listed on these county pages have been declared by a law enforcement agency to be unfit for use due to meth lab and/or storage activities. The properties are considered uninhabitable until cleaned up by a state certified decontamination contractor and a certificate of fitness is issued by the Oregon Health Division.

Date of Government Version: 07/27/2015  
Date Data Arrived at EDR: 08/14/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 34

Source: Department of Consumer & Business Services  
Telephone: 503-378-4133  
Last EDR Contact: 08/11/2015  
Next Scheduled EDR Contact: 11/23/2015  
Data Release Frequency: Varies

## CDL 2: Clandestine Drug Lab Site Listing

A listing of clandestine drug lab site locations included in the Incident database.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 05/07/2014  
Date Made Active in Reports: 05/22/2014  
Number of Days to Update: 15

Source: Oregon State Police  
Telephone: 503-373-1540  
Last EDR Contact: 08/06/2015  
Next Scheduled EDR Contact: 11/16/2015  
Data Release Frequency: Varies

## US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/15/2015  
Date Data Arrived at EDR: 06/02/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 106

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/31/2015  
Next Scheduled EDR Contact: 12/14/2015  
Data Release Frequency: Quarterly

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014  
Date Data Arrived at EDR: 03/18/2014  
Date Made Active in Reports: 04/24/2014  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Varies

## **Records of Emergency Release Reports**

### **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/02/2015  
Number of Days to Update: 68

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Annually

### **SPILLS: Spill Data**

Oil and hazardous material spills reported to the Environmental Response Program.

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 07/10/2015  
Date Made Active in Reports: 07/24/2015  
Number of Days to Update: 14

Source: Department of Environmental Quality  
Telephone: 503-229-5815  
Last EDR Contact: 07/06/2015  
Next Scheduled EDR Contact: 10/19/2015  
Data Release Frequency: Semi-Annually

### **HAZMAT: Hazmat/Incidents**

Hazardous material incidents reported to the State Fire Marshal by emergency responders. The hazardous material may or may not have been released.

Date of Government Version: 06/22/2015  
Date Data Arrived at EDR: 08/06/2015  
Date Made Active in Reports: 09/17/2015  
Number of Days to Update: 42

Source: State Fire Marshal's Office  
Telephone: 503-373-1540  
Last EDR Contact: 08/06/2015  
Next Scheduled EDR Contact: 11/16/2015  
Data Release Frequency: Semi-Annually

### **SPILLS 90: SPILLS90 data from FirstSearch**

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/01/2006  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/22/2013  
Number of Days to Update: 50

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

### **RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/26/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 09/10/2014	Telephone: 202-528-4285
Date Made Active in Reports: 09/18/2014	Last EDR Contact: 07/08/2015
Number of Days to Update: 8	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: N/A

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/21/2015
Number of Days to Update: 54	Next Scheduled EDR Contact: 08/31/2015
	Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/02/2015	Telephone: 202-566-1917
Date Made Active in Reports: 09/16/2015	Last EDR Contact: 08/12/2015
Number of Days to Update: 106	Next Scheduled EDR Contact: 11/30/2015
	Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 08/04/2015  
Next Scheduled EDR Contact: 11/23/2015  
Data Release Frequency: Quarterly

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013  
Date Data Arrived at EDR: 03/03/2015  
Date Made Active in Reports: 03/09/2015  
Number of Days to Update: 6

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 05/14/2015  
Next Scheduled EDR Contact: 08/24/2015  
Data Release Frequency: Varies

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/15/2015  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 14

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 06/25/2015  
Next Scheduled EDR Contact: 10/05/2015  
Data Release Frequency: Every 4 Years

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 02/12/2015  
Date Made Active in Reports: 06/02/2015  
Number of Days to Update: 110

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 01/29/2015  
Next Scheduled EDR Contact: 06/08/2015  
Data Release Frequency: Annually

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 07/22/2015  
Next Scheduled EDR Contact: 11/09/2015  
Data Release Frequency: Annually

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013  
Date Data Arrived at EDR: 12/12/2013  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 74

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 06/12/2015  
Next Scheduled EDR Contact: 09/21/2015  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/13/2015	Telephone: 202-564-8600
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 05/14/2015
Number of Days to Update: 3	Next Scheduled EDR Contact: 08/24/2015
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014	Source: EPA
Date Data Arrived at EDR: 10/15/2014	Telephone: 202-566-0500
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 07/17/2015
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/06/2015	Telephone: 202-564-5088
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 31	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/20/2015
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

**MLTS: Material Licensing Tracking System**

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/31/2015	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/09/2015	Telephone: 301-415-7169
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 06/04/2015
Number of Days to Update: 63	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Quarterly

**COAL ASH DOE: Steam-Electric Plant Operation Data**

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 07/13/2015
Number of Days to Update: 76	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Varies

**COAL ASH EPA: Coal Combustion Residues Surface Impoundments List**

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 06/12/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Varies

**PCB TRANSFORMER: PCB Transformer Registration Database**

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 07/31/2015
Number of Days to Update: 83	Next Scheduled EDR Contact: 11/09/2015
	Data Release Frequency: Varies

**RADINFO: Radiation Information Database**

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/07/2015  
Date Data Arrived at EDR: 07/09/2015  
Date Made Active in Reports: 09/16/2015  
Number of Days to Update: 69

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 07/09/2015  
Next Scheduled EDR Contact: 10/19/2015  
Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 08/04/2015  
Next Scheduled EDR Contact: 11/16/2015  
Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 04/17/2015  
Date Made Active in Reports: 06/02/2015  
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 06/22/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 04/19/2013  
Number of Days to Update: 52

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 05/29/2015  
Next Scheduled EDR Contact: 09/07/2015  
Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2015
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/28/2015
	Data Release Frequency: Semi-Annually

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 05/26/2015
Number of Days to Update: 146	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/26/2014	Telephone: 703-603-8787
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/07/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 07/22/2015	Source: EPA
Date Data Arrived at EDR: 07/24/2015	Telephone: 202-564-2496
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/05/2015
	Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 07/22/2015	Source: EPA
Date Data Arrived at EDR: 07/24/2015	Telephone: 202-564-2496
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 06/22/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/22/2015
	Data Release Frequency: Annually



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/14/2015	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 06/03/2015	Telephone: 303-231-5959
Date Made Active in Reports: 09/02/2015	Last EDR Contact: 09/01/2015
Number of Days to Update: 91	Next Scheduled EDR Contact: 12/14/2015
	Data Release Frequency: Semi-Annually

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005	Source: USGS
Date Data Arrived at EDR: 02/29/2008	Telephone: 703-648-7709
Date Made Active in Reports: 04/18/2008	Last EDR Contact: 06/05/2015
Number of Days to Update: 49	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: Varies

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 06/05/2015
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/14/2015
	Data Release Frequency: Varies

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015	Source: EPA
Date Data Arrived at EDR: 02/27/2015	Telephone: (206) 553-1200
Date Made Active in Reports: 03/25/2015	Last EDR Contact: 06/10/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Quarterly

## AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 12/31/2013	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/16/2015	Telephone: 503-229-6459
Date Made Active in Reports: 02/27/2015	Last EDR Contact: 07/20/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

## COAL ASH: Coal Ash Disposal Sites Listing

A listing of coal ash disposal sites.

Date of Government Version: 12/31/2013	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/19/2014	Telephone: 541-298-7255
Date Made Active in Reports: 02/02/2015	Last EDR Contact: 06/04/2015
Number of Days to Update: 45	Next Scheduled EDR Contact: 09/21/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DRYCLEANERS: Drycleaning Facilities

A listing of registered drycleaning facilities in Oregon.

Date of Government Version: 08/03/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/04/2015	Telephone: 503-229-6783
Date Made Active in Reports: 09/17/2015	Last EDR Contact: 08/03/2015
Number of Days to Update: 44	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for hazardous waste facilities.

Date of Government Version: 11/21/2014	Source: Department of Environmental Quality
Date Data Arrived at EDR: 11/26/2014	Telephone: 541-633-2011
Date Made Active in Reports: 01/15/2015	Last EDR Contact: 05/26/2015
Number of Days to Update: 50	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/26/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 05/28/2015	Telephone: 503-229-5521
Date Made Active in Reports: 06/30/2015	Last EDR Contact: 05/26/2015
Number of Days to Update: 33	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Varies

## HSIS: Hazardous Substance Information Survey

Companies in Oregon submitting the Hazardous Substance Information Survey and either reporting or not reporting hazardous substances.

Date of Government Version: 07/09/2015	Source: State Fire Marshal's Office
Date Data Arrived at EDR: 07/24/2015	Telephone: 503-373-1540
Date Made Active in Reports: 08/19/2015	Last EDR Contact: 07/24/2015
Number of Days to Update: 26	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Semi-Annually

## OR MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/16/2015	Telephone: N/A
Date Made Active in Reports: 07/24/2015	Last EDR Contact: 08/07/2015
Number of Days to Update: 38	Next Scheduled EDR Contact: 11/23/2015
	Data Release Frequency: Annually

## NPDES: Wastewater Permits Database

A listing of permitted wastewater facilities.

Date of Government Version: 08/07/2015	Source: Department of Environmental Quality
Date Data Arrived at EDR: 08/10/2015	Telephone: 503-229-5657
Date Made Active in Reports: 09/17/2015	Last EDR Contact: 08/06/2015
Number of Days to Update: 38	Next Scheduled EDR Contact: 11/23/2015
	Data Release Frequency: Quarterly

## UIC: Underground Injection Control Program Database

DEQ's Underground Injection Control Program is authorized by the Environmental Protection Agency (EPA) to regulate all underground injection in Oregon to protect groundwater resources.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2015  
Date Data Arrived at EDR: 06/26/2015  
Date Made Active in Reports: 07/24/2015  
Number of Days to Update: 28

Source: Department of Environmental Quality  
Telephone: 503-229-5945  
Last EDR Contact: 06/23/2015  
Next Scheduled EDR Contact: 10/12/2015  
Data Release Frequency: Varies

## **EDR HIGH RISK HISTORICAL RECORDS**

### ***EDR Exclusive Records***

#### **EDR MGP: EDR Proprietary Manufactured Gas Plants**

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### **EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### **EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners**

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## **EDR RECOVERED GOVERNMENT ARCHIVES**

### ***Exclusive Recovered Govt. Archives***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/03/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 186	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Oregon.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/27/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 179	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

## NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2015	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 08/06/2015	Telephone: 518-402-8651
Date Made Active in Reports: 08/24/2015	Last EDR Contact: 08/06/2015
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/16/2015
	Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014	Source: Department of Natural Resources
Date Data Arrived at EDR: 03/19/2015	Telephone: N/A
Date Made Active in Reports: 04/07/2015	Last EDR Contact: 06/11/2015
Number of Days to Update: 19	Next Scheduled EDR Contact: 09/28/2015
	Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: PennWell Corporation  
Telephone: 281-546-1505

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: 800-823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Child Care Listings

Source: Employment Department

Telephone: 503-947-1420

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetlands Inventory Data

Source: Oregon Geospatial Enterprise Office

Telephone: 503-378-2166

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

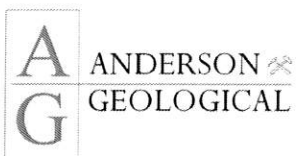
## STREET AND ADDRESS INFORMATION

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## **APPENDIX C**

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INTERVIEW DOCUMENTATION  
ENVIRONMENTAL FIELD CHECKLIST  
OWNER QUESTIONNAIRE



Adjusted tax lot 700, Map 1S1923 (Allen Property)  
Tillamook, Oregon  
AGI Project #1489.00  
September 2, 2015

USER QUESTIONNAIRE  
PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. Are you aware of any environmental cleanup liens that are filed or recorded against the property?

No     Yes

2. Are you aware of any Activity and Land Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place on the property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No     Yes

3. As the User of this ESA report, do you have any specialized knowledge or experience related to the property or nearby property? (*For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*)

No     Yes

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

No     Yes     Not applicable

If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the property?

No     Yes     Not applicable

Adjusted tax lot 700, Map 1S1923 (Allen Property)  
Tillamook, Oregon  
AGI Project #1489.00  
September 2, 2015  
Page 2

USER QUESTIONNAIRE  
PHASE I ENVIRONMENTAL SITE ASSESSMENT

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (preparer of the ESA report) to identify conditions indicative of releases or threatened releases? For example,

a.) Do you know the past uses of the property?

No     Yes

b.) Do you know of specific chemicals that are present or once were present at the property?

No     Yes

c.) Do you know of spills or other chemical releases on the property?

No     Yes

d.) Do you know of any environmental cleanups that have taken place at the property?

No     Yes

e.) Are you aware of any other conditions that may indicate release or threatened releases resulting in the contamination of the property?

No     Yes

6. As the User of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No     Yes

Paul Fuenque  
Name

Chief of Staff  
Title

9-4-15  
Date



ANDERSON   
GEOLOGICAL

Adjusted tax lot 700 Map 1S1023 (Allen Property)  
Tillamook, Oregon  
AGI Project #1489.00  
August 25, 2015

### ENVIRONMENTAL QUESTIONNAIRE

Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via email or FAX to (503) 682-2300. Where appropriate, include copies of reports, citations, permits, etc. For questions for which a "Yes" response is given, or for those which otherwise need further explanation, please use the space provided on page 5.

1. Is the property or any adjoining property **currently used** for an industrial use?  
 No    Yes    Unknown
  
2. To the best of your knowledge, has the property or any adjoining property **been used** for an industrial use in the past?  
 No    Yes
  
3. Is the property or any adjoining property currently used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?  
 No    Yes    Unknown
  
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?  
 No    Yes
  
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals stored on or used at the property or at the facility?  
 No    Yes

Initials: \_\_\_\_\_  
Project #1489.00  
Page 1 of 5

6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon (208 L)) or sacks of chemicals located on the property or at the facility?  
 No  Yes
7. Has fill dirt been brought onto the property that originated from a known contaminated site or that is of an unknown origin?  
 No  Yes  Unknown
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?  
 No  Yes
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property (other than related to automotive oil drip or other similar source)?  
 No  Yes
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?  
 No  Yes
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?  
 No  Yes
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?  
 No  Yes
13. Does the property discharge wastewater on, or adjacent to the subject property (other than storm water), or is the property served by an on-site septic system (i.e. septic tank or cesspool)?  
 No  Yes  Unknown



14. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste material, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?  
 No  Yes
15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?  
 No  Yes  Unknown
16. To the best of your knowledge, are you aware of the past or current existence of hazardous substances or petroleum products on the property or associated with any facility located on the property?  
 No  Yes
17. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?  
 No  Yes  Not applicable
18. Do you have any knowledge of environmental liens or activity and use limitations, such as deed restrictions, on the property that are filed or recorded under federal, tribal, state, or local law?  
 No  Yes
19. Do you have any knowledge of governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?  
 No  Yes
20. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?  
 No  Yes

21. Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property?

No  Yes

22. Please indicate with a check if you can provide, or you are aware of any of the following documents pertaining to the subject property:

- Prior environmental site assessment reports, including asbestos survey or abatement reports
- Environmental compliance audit reports
- Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits)
- Registrations for above or underground storage tanks
- Material Safety Data Sheets
- Registrations for underground injection systems
- Community right-to-know plan
- Safety plans, preparedness and prevention plans, spill prevention plans, etc.
- Hydrogeologic reports
- Notices or other correspondence from governmental agencies relating to past or current violations of environmental laws or relating to environmental liens encumbering the property
- Hazardous waste generator reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations

Comments related to #22 here:

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Please provide a description of the past and current use of the property to the best of your knowledge.

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For any questions that were answered "Yes", or which otherwise require additional explanation, please provide details.

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The undersigned represents that to the best of his/her knowledge the responses, statements and facts given in this questionnaire are true and correct and no material facts have been suppressed or misstated.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Company (Representing)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Affiliation with the Property

**erik@andersongeo.com**

---

**From:** allen <victordairy@centurylink.net>  
**Sent:** Wednesday, September 02, 2015 9:37 PM  
**To:** erik@andersongeo.com  
**Subject:** Re: Environmental questionnaire

I read the paper and no is the answer to all the questions, The land is currently being used of agriculture and drainage purposes to make the rest of the land farmable. Call If you have any more questions.

Thanks,

Chad Allen

503-801-1097

**From:** [erik@andersongeo.com](mailto:erik@andersongeo.com)  
**Sent:** Tuesday, August 25, 2015 10:12 PM  
**To:** [victordairy@centurylink.net](mailto:victordairy@centurylink.net)  
**Subject:** Environmental questionnaire

Chad,

Here's the questionnaire for the Phase I Environmental Assessment for the land that's being transferred to Tillamook County. Please complete the questionnaire and return it to me via mail or email.

Thank you.

Erik Anderson, R.G.  
Anderson Geological, Inc.  
PO Box 649  
Wilsonville, OR 97070  
[erik@andersongeo.com](mailto:erik@andersongeo.com)

O (503) 682-2500  
M (971) 645-2331

Project No.: 1489.00

Date: 8/25/15

Completed By: E Anderson

Site Name: Allen Property

Site Address: \_\_\_\_\_

Site Contact/Title: Mr. Chad Allen

Tenant(s): \_\_\_\_\_

Site Description: 6.98 acres on Blind Slough

Past usage: Pasture

Past owner: \_\_\_\_\_

Building Type: N/A

Date of Construction: — Major Renovations: — Lot size: 6.98 ac.

Elevator? — Hydraulic? — Escalator? — Hydraulic? —

Frame: — Foundation: —

Walls: — Ceilings: —

Floors: — Roof: —

Heating System: —

Natural Gas: — Provider: \_\_\_\_\_

Electric: — Provider: \_\_\_\_\_

Water: — Provider: \_\_\_\_\_

Sewer: — Provider: \_\_\_\_\_

Storm: — Provider: \_\_\_\_\_

Sampling: Asbestos? — Description: \_\_\_\_\_

Location: \_\_\_\_\_

Lead? — Description: \_\_\_\_\_

Location: \_\_\_\_\_

Other? — Description: \_\_\_\_\_

Location: \_\_\_\_\_

**Adjacent Properties:**

North: Undeveloped (wooded, wetland)

South: Farmland & pasture

East: Farmland & pasture

West: undeveloped (wooded, wetland)

Site Features:

Nearest Body of Water: Blind Slough (part of subject property)

Topography/slope: Level w/ stream incised

Wetlands, ponds, lakes: Wetlands around Blind Slough

Rivers, streams, creeks: Blind Slough

Wildlife, livestock: None on subject property (fenced)

Discolored/disturbed soils: none

Mounding or piles of soil: none

Depressions: none

Stressed vegetation: none

Discolored water: none

Solid waste: none

Landfills: none

Railroad spurs: none

Trails, dead end roads: none

Stored chemicals, hazmats: none

Drums, containers: none

Lagoons, surface impoundments: none

Repair, maintenance activities: none

Unusual odors: none

Floor drains: none

Catch basins, sumps: none

Dry wells: none

Oil-water separators: none

Water wells: none

Septic tanks: none

Monitoring wells: none

Boreholes: none

Buried utilities: none

USTs or ASTs: none

    vents: none

    fill pipes: none

Pits or foundations: none



Transformers:

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): \_\_\_\_\_ ID No. (Pole) \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): NONE ID No. (Pole) \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): \_\_\_\_\_ ID No. (Pole) \_\_\_\_\_

condition: \_\_\_\_\_ label: \_\_\_\_\_

Onsite interviews:

Name: N/A \_\_\_\_\_

Information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Areas not accessed/Why

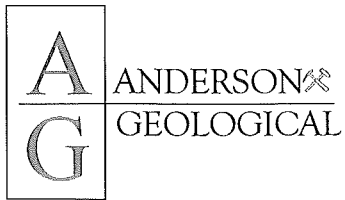
Areas of dense vegetation along edges of Blind Slough

Notes:

## **APPENDIX D**

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Contract Between User and Environmental Professional



April 14, 2015

Mr. Paul Levesque  
Tillamook County Chief of Staff  
201 Laurel Avenue  
Tillamook OR 97141

**PROPOSAL TO PROVIDE PHASE I ENVIRONMENTAL SITE ASSESSMENT  
ALLEN PROPERTY AND GEINGER PROPERTY  
TILLAMOOK, OREGON**

Dear Mr. Levesque:

We are pleased to submit this proposal to provide Phase I Environmental Site Assessment services for the above-referenced properties. The Phase I Site Assessments are being requested by Tillamook County prior to acquiring the properties through an OWEB grant.

The properties are located in two separate areas and each property is currently owned by a different party. AGI proposes to complete a separate report for each area (two reports total).

**PROJECT APPROACH:**

The purpose of the Phase I Environmental Site Assessment is to identify environmental concerns which may present a potential liability to the property owner/prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), related state laws and regulations, and which may require further investigation. The scope of work is intended to permit the user of the report to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability, that is, the practice that constitutes "all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 USC §9601(35)(B).

**SCOPE OF SERVICES:**

The scope of work for this project includes a review of applicable Federal and State databases, a review of readily available records to document the past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing our findings and conclusions. The project will be performed in accordance with ASTM Standard E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

P.O. Box 649  
Wilsonville, Oregon 97070  
Ph: (503) 682-2500  
Fax: (503) 682-2300

AGI will provide the following specific scope of services for the property:

1. **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the project and to obtain any information which may be relevant to the site or adjoining land. An environmental questionnaire will be submitted to the current owner or their representative for completion. It is understood that the client will provide all known environmental information including current and former site use, hazardous wastes, specialized site knowledge, and knowledge of possible environmental liens on the subject property. Under the AAI standard, it is the responsibility of the report user to identify environmental liens on the property.
2. **AGENCY FILE CHECK:** Using a commercial database search provider, obtain a search of regulatory agency listings per the ASTM standard to identify known hazardous substance violations, contaminant discharges, environmental and institutional and engineering controls, and other environmental problems for varying distances based upon their relative potential impact to the subject properties.
3. **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. **HISTORICAL REVIEW:** Review aerial photographs of the sites and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes Sanborn fire maps, city directories, building permits, or property title information (if provided by the client) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. **PHYSICAL INSPECTION:** Conduct one site visit by the environmental professional, during which the property and any structures will be visually inspected for potentially hazardous materials, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions will be recorded. A reasonable attempt will be made to interview on-site managers, employees, tenants, occupants, or other persons familiar with the history of the property.
6. **REPORT:** A report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed, opinion and conclusions. If appropriate, recommendations will be made in the text of the report, unless AGI is directed otherwise by the client.

**LIMITATION OF SCOPE:**

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Observations will be made based on the best available information by trained professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties. AGI is not responsible for inaccuracies of government records and other documents reviewed, nor for inaccuracies or lack of truthfulness of owners and prior owners who are interviewed.

Unless otherwise specified in this proposal, the scope of work for the project does not address the following items: hazardous materials audit, environmental compliance (unless directly related to potential CERCLA liability); indoor air quality, mold or radon; asbestos-containing building materials, lead-based paint, wetlands and other land use issues, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site which is needed to determine site contamination with scientific certainty.

It should be noted that, in order to qualify for *all appropriate inquiry* (AAI) and meet the ASTM standard, the user must provide a title report that includes a search for environmental liens, and complete a User Questionnaire.

AGI will utilize a commercial database search provider in the conduct of this project. Their report is subject to the limitations, constraints, inaccuracies and incompleteness of government information and of computer mapping data and conventions.

The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgement concerning the significance of the data gathered during the course of the study. AGI is not able to represent that the subject property or adjoining land contain no hazardous waste, oil or other latent condition beyond that detected or observed by AGI during the study. The possibility always exists for contaminants to migrate undetected through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

**FEE:**

Allen Property.....	
Geinger Property.....	
	TOTAL FEE .....

Mr. Paul Levesque  
Re: Allen and Geinger Properties, Tillamook, Oregon  
April 14, 2015  
Page 4

The cost of reproduction, mileage, travel time, per diem and postage are included in the above flat fee. Two copies of each report will be provided. The indicated fee and the terms under which our services are provided will be in accordance with the attached General Terms and Conditions for Professional Services ("Terms and Conditions") dated 01/2012, which together with this proposal comprise the entire agreement between the parties. The Terms and Conditions may not be changed without the prior written consent of the parties.

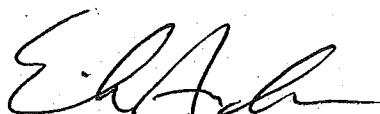
The data and information contained in this document are proprietary, and shall not be duplicated, used or disclosed in whole or in part to other parties without AGI's permission.

**SCHEDULE:**

We anticipate that our services can be started immediately upon receipt of a signed copy of this proposal. Final written reports will be provided within five weeks of receiving notice to proceed.

You may indicate acceptance of this Agreement by returning a signed copy of this proposal or a purchase order incorporating the terms of the Agreement. A full, signed copy of the proposal can be emailed or faxed to my attention at (503) 682-2300. We appreciate this opportunity to submit our proposal to you and look forward to your favorable consideration. Please call me if you have any questions.

Sincerely,



Erik Anderson, R.G.  
Hydrogeologist

ACCEPTED BY:

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature

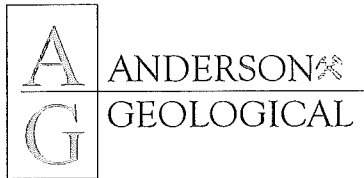
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Attachment:

General Terms and Conditions for Professional Services (rev. 01/2012)





## GENERAL TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Attached to and part of our letter agreement to client outlining our specific scope of services:

The purpose of these General Terms and Conditions is to identify basic contractual obligations of Anderson Geological, Inc. (AGI) and Client for various professional consulting services, whereby AGI would be acting in the role of Consultant/Owner Representative for Client. Individual projects may require additional detailed descriptions of services to be provided as a supplement to this agreement.

1. **RATE SCHEDULE:** Fees for services are based on the number of hours expended on the project, including travel, by AGI personnel plus any reimbursable expenses.

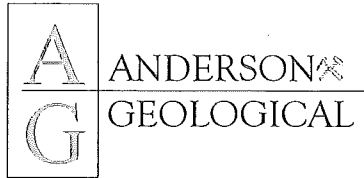
Hourly Rate

1. Registered Hydrogeologist/Geologist	95.00
2. Field Geologist/Scientist	75.00
3. CAD/Drafting	55.00
4. Administrative Support	45.00

Court and arbitration time will be charged at two times above rates.

2. **REIMBURSABLE EXPENSES:**

- A. **Outside Services.** Subcontractor's services (soil borings, well installation, heavy equipment and operators, geophysical surveys) will be invoiced at cost plus 15 percent.
- B. **Supplies.** Charges for items not ordinarily furnished by AGI such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and long-distance and wireless telephone calls will be invoiced at cost plus 10%.
- C. **Equipment.** Certain AGI-owned equipment (for sampling, testing, personal protective equipment, vehicle mileage, photocopying, etc.) may be required to complete the project. These will be invoiced at our standard rates without markup (rates available upon request). Current rates are as follows: vehicle mileage is \$0.50 per mile; photocopies are \$0.15 per copy; color copies are \$1.00 per copy. These rates are subject to change without notice.
3. **RIGHT OF ENTRY:** Unless otherwise agreed, the Client will furnish AGI right-of-entry on real property and be responsible for the propriety of the time, place, and manner of our entry upon the real property where we are to perform our services. AGI will take reasonable precautions to minimize damage to the real property from use of equipment, but have not included in the fee the cost of restoration, unless specifically included in our scope of work. If the Client desires AGI to restore the real property to its approximate former condition, we will accomplish this and add the cost plus 15 percent to our fee.
4. **BURIED UTILITIES:** AGI field personnel are trained to initiate field testing, drilling and/or sampling within a reasonable distance of each designated utility location. AGI field personnel will avoid hazards or utilities which are observed by them at the site. If AGI is advised in writing of the presence or potential presence of underground or above-ground obstructions, such as utilities, we will give special instructions to our field personnel. AGI is not responsible for any damage or loss due to undisclosed or unknown surface or subsurface conditions owned by client or third parties. The client will hold AGI and AGI subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Utility locates typically require an advance notice of two full business days.
5. **WORKER'S COMPENSATION INSURANCE:** AGI will provide Worker's Compensation insurance (and/or Employer's Liability insurance) as required by state statutes.
6. **LIABILITY INSURANCE:** AGI carries comprehensive General Liability insurance which, subject to its terms and limits, may provide protection against liability arising out of bodily injury or property damage arising out of AGI operations. AGI makes no representations or warranties concerning the effect, applicability or scope of such insurance. Upon request in writing by Client to AGI, AGI will request its insurer to name Client as an additional insured on such policies and to issue certificates to Client to that effect. AGI makes no representations or warranties regarding any act by its insurer(s), and shall not be responsible for performing any act with respect to such insurance not specifically called for by this paragraph.
7. **PROFESSIONAL LIABILITY AND LIMITATION THEREOF:** This paragraph relates only to Professional Liability and not General Liability. In performing our professional services, we will use that standard of care and skill ordinarily recognized under similar circumstances by members of our profession in the state and region at the time the services are performed. No other warranty, either expressed or implied, is made in connection with our rendering of professional services.



8. **CONTRACTED WORK:** AGI, including its subconsultants, are retained hereunder for the limited purpose of performing certain environmental surveys, providing the results of such surveys to client, and making recommendations with respect to the data produced by the surveys. AGI is not responsible for the overall environmental status of Client's project, for the interpretation of the survey results by others, for any use of its reports by Client or others except as specifically set forth herein, or for any other matter not encompassed in the specific assignment given to AGI by Client. Any unauthorized use or distribution of AGI's work shall be at the Client and recipients sole risk. If Client desires to release, or for AGI to provide, our report(s) to a third party not described above for that party's reliance, AGI will agree to such a release provided we receive written acceptance from such third party to be bound by acceptable terms and conditions similar to this agreement, in addition to a fee for extending our liability to a new party. The Client shall indemnify, defend and hold harmless AGI and its subconsultants from any claims, damages, costs, losses and expenses, including but not limited to attorney fees and costs on arbitration, trial or appeal arising out of unauthorized or third party use of AGI's reports.
9. **SAMPLES:** All samples will be discarded 30 days after submission of our final report unless other arrangements are made.
10. **PAYMENTS TO CONSULTANT:** Invoices will be submitted periodically for prior services. An account will become delinquent thirty days after date of billing. It is agreed that a late charge will be added to delinquent accounts at the rate of one-and-one-half percent (1-1/2%) for each thirty days delinquent (provided the rate of such late charge shall not exceed the maximum allowable by the laws of the state in which our office submitting the invoice is located).
11. **OTHER PROVISIONS:** Neither party shall hold the other responsible for delay in performance caused by acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Waivers by either party of any provision, term, condition or covenant, shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party by providing written notice. This agreement supersedes any contract language which may be issued by client as a matter of standard purchasing protocol without regard to the unique nature of professional services.

An opinion of construction, remediation and restoration costs prepared by AGI represents our judgment as a professional. Since we have no control over the cost of labor and material, or over competitive bidding or market conditions, we do not guarantee the accuracy of our opinion as compared to contractor bids of actual cost to the Client.

It is understood and agreed by both parties that AGI, in performing professional services for the Client with respect to hazardous substances, will make recommendations to the Client but does not have the authority or responsibility to decide where disposal or treatment takes place, nor to designate how or by whom the hazardous substances are to be transported for disposal or treatment. It is understood that AGI is not the generator or site operator and does not own the hazardous waste discovered, handled or removed from the owner's property. Client agrees under advice from client's counsel to timely disclosure to appropriate public agencies as required by law; any information that may be necessary to prevent damage to human health, safety, or the environment. Client agrees that AGI and its consultants are not responsible for the creation of the condition(s) AGI is being asked to investigate and that it would be unfair for AGI to be exposed to claims of injury or damage as a result of the conditions. In addition, Client understands that it is possible that exploration and investigation may fail to reveal the presence, location or source of the condition(s) being investigated even when the condition(s) is assumed or expected to exist. Client understands that AGI's failure to discover and/or locate the condition(s) or the spread of the condition(s) through appropriate and mutually agreed upon techniques does not guarantee that the condition(s) does or does not exist. Client agrees that it would be unfair to hold AGI liable for creating the condition(s) or the spread of the condition(s) providing AGI meets a reasonable standard of care and/or as described by supplemental proposal. Accordingly, Client Waives any resulting claims against AGI and its consultants, and agrees to defend, indemnify and hold harmless AGI and its consultants from any and all claims or liability for injury or loss arising from the creation of the original condition(s) or the unintentional exacerbation of the original condition(s) by AGI, the exacerbation of hazardous conditions by others, the discovery of any condition, location of any condition and/or allowing any condition to exist. Client also agrees to fairly compensate AGI and its consultants for any time spent and expenses incurred in the defense of any such claim.

AGI does not provide legal opinions, and recommends client seek legal counsel for advice on issues such as the appropriateness of a particular scope of work to minimize legal liability, potential cost recovery from responsible parties, and to assess the value of maintaining attorney/client privilege for work conducted under this agreement.

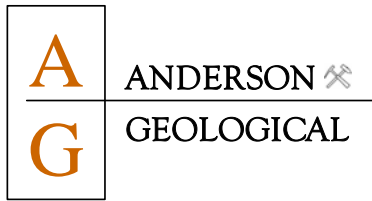
In the event there is a dispute between AGI and the Client concerning the performance of any provision in this agreement, the losing party shall pay the prevailing party reasonable attorney's fees and costs on trial or appeal. In addition, Client agrees to pay AGI for all employee time, costs, and witness costs incurred for collection activity.

This agreement can be terminated at any time by either party. If terminated prior to the completion of a scope of work, AGI shall be entitled to its portion of fees for any work performed in accordance with the above rate schedule.

## **APPENDIX E**

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### QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL



## **ERIK ANDERSON, R.G.**

Anderson Geological, Inc.  
P.O. Box 649  
Wilsonville, Oregon 97070  
(503) 682-2500  
erik@andersongeo.com

**EDUCATION** University of Minnesota - Minneapolis, B.S., Geology, 1984  
Portland State University, 1985-1987, 60 hours graduate Geology (geochemistry, hydrogeology)

**CERTIFICATIONS** Oregon Registered Geologist (#G1204)  
Washington Licensed Geologist/Hydrogeologist (#169)  
Alaska Licensed Geologist (#553)  
Oregon Certified Water Rights Examiner -2003 (#73723)  
Hazardous Materials Handling and Response (40-hour, OSHA 29 CFR 1910.120)  
Oregon Soil Matrix Cleanup Supervisor - 1990 (#12703)  
Oregon Heating Oil Tank Supervisor - 2001 (#19369)

**MEMBERSHIPS** American Institute of Professional Geologists  
Association of Environmental and Engineering Geologists  
International Right of Way Association

## **EMPLOYMENT HISTORY**

Feb. 2004 - Present, Anderson Geological, Inc., *Principal Hydrogeologist*, Wilsonville, Oregon

- Performed and managed numerous Phase I and Phase II Environmental Site Assessments.
- Designed and managed numerous environmental soil and groundwater remediation projects.
- Owner of business, responsible for marketing, project development and completion, client relations, invoicing.

Jan. 1988 - Feb. 2004, PBS Engineering and Environmental, Inc., *Senior Hydrogeologist*, Portland, Oregon

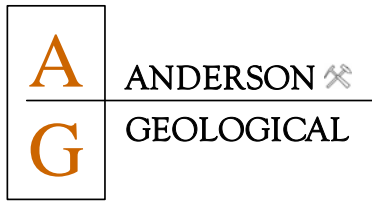
- Performed and managed numerous Phase I and Phase II Environmental Site Assessments.
- Designed and managed numerous environmental soil and groundwater remediation projects.
- Wrote specifications and performed project management for numerous complex asbestos abatement projects for K-12 schools throughout Oregon and for underground storage tank installations.

July 1987 - Jan. 1988, PSI, Inc., *Environmental Field Technician*, Portland, Oregon

- Performed building surveys for asbestos-containing materials and performed air monitoring at asbestos abatement projects.

Sept. 1985 - June 1987, Portland State University Dept. of Geology, *Teaching Assistant*, Portland, Oregon

- Developed lesson plans and instructed undergraduate university geology courses in General Geology, Stratigraphy and Sedimentation, Field Methods, Mineralogy and Petrology.



## PROFESSIONAL EXPERIENCE

Mr. Anderson has more than 25 years experience in various phases of environmental assessments and environmental site investigations for a diverse group of clients in Oregon and Washington.

Erik has a broad technical background in environmental site investigations and remediation. His years of completing and managing more than 1,200 Phase I Environmental Site Assessments and more than 700 soil and groundwater investigations and cleanups have given him valuable insight and perspective into the issue of assessment and remediation of properties.

He has established a sound reputation and good working relationships with many state regulatory agencies and has managed many environmental investigations and remediation projects under the Oregon DEQ Leaking Underground Storage Tank Program, Voluntary Cleanup Program, and Independent Cleanup Pathway of DEQ, as well as numerous independent assessments and cleanups completed without DEQ oversight.

## WORK EXAMPLES - ERIK ANDERSON, R.G.

- Managed a Phase I Environmental Assessment, soil and groundwater investigation, Risk-Based Corrective Action, ecological risk assessment, and beneficial water use determination of a Brownfields site (gas station) purchased through FEMA, the Oregon Economic Community Development Department, and the City of Tillamook for use as a greenway, park, and wetlands.
- Completed a site investigation and DEQ closure under the Voluntary Cleanup Program of 55 acres of agricultural land contaminated with pesticides. The site was the proposed location of a health care center and educational facility.
- Managed a remedial investigation and feasibility study at an operating asphalt plant. Contaminants included free-product petroleum in groundwater that migrated onto an adjacent property.
- Installed, monitored, and obtained regulatory closure of a soil vapor extraction system for the remediation of PCE-contaminated soils at a commercial dry cleaning facility.
- Provided initial assessment and management of the removal of 1,000 tons of soil contaminated by an historic pesticide spill on Interstate 5 in The Dalles, Oregon. The soils were removed for ODOT as part of the replacement of the bridge over Fifteen Mile Creek near The Dalles Dam.
- Managed a remedial investigation/feasibility study, performed the pilot testing, and designed the installation of a dual extraction groundwater remediation project in downtown Salem where a historic fuel release resulted in up to 11 inches of free product (gasoline) on the water table.
- Designed and managed the investigation of soils on an 11-acre automobile wrecking yard contaminated by petroleum hydrocarbons, chlorinated solvents, and lead.
- Served as team leader for geologic and hydrogeologic field mapping investigations for proposed stream and wetland improvements at Burnt Bridge Creek, Vancouver, Washington.
- Designed and managed the Site Characterization and Risk-Based Corrective Action Plan for gasoline UST release for a major food processing business. Release impacted a wetland and stream. Managed the completion of Level One and Level Two Ecological Risk Assessments to assess possible impact to wildlife.
- Designed and managed a pre-acquisition groundwater investigation for chlorinated solvents on two downtown city blocks for a 30-story high-rise office building. Installed deep groundwater monitoring wells in congested, high-traffic city streets.
- Managed Phase I Baseline Property Transaction Site Assessments on 25 Bonneville Power Administration electrical substations in Oregon, Washington, California and Montana.
- Conducted a Groundwater Assessment and Human Risk Assessment for a gasoline pipeline rupture in a Critical Ground Water Area in Washington County, Oregon. Obtained a No Further Action letter for the owner from the Oregon DEQ.
- Managed a 3,000 cubic-yard landfill remediation project on a commercial property, including investigation of soil and groundwater, periodic groundwater monitoring, waste profiling, remediation design, development of project specifications, bidding, contractor selection, and project management.