

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**JONES PROPERTY  
590 GOODSPEED ROAD N.  
TILLAMOOK, OREGON**

PREPARED FOR:

**TILLAMOOK COUNTY, OREGON**

P.O. Box 649  
Wilsonville, Oregon 97070  
(503) 682-2500

Project #1419.01  
September 28, 2015

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

JONES PROPERTY  
590 GOODSPEED ROAD N.  
TILLAMOOK, OREGON

PREPARED FOR

TILLAMOOK COUNTY, OREGON

This report is for the exclusive use of the client and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced in total or in part without the expressed written consent of the client and Anderson Geological.

Prepared by  
Anderson Geological, Inc.  
P.O. Box 649  
Wilsonville, Oregon 97070  
(503) 682-2500

Project No: 1419.01

**TABLE OF CONTENTS**

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

**2.0 INTRODUCTION .....3**

    2.1 Location and Client Information .....3

    2.2 Purpose .....3

    2.3 Scope of Work .....3

    2.4 Non-ASTM Method Scope of Work .....4

    2.5 Significant Assumptions .....4

    2.6 Limitations and Exceptions .....4

    2.7 Special Terms and Conditions .....5

    2.8 User Reliance .....6

**3.0 SITE DESCRIPTION .....7**

    3.1 Location and Legal Description .....7

    3.2 Site and Vicinity General Characteristics .....7

    3.3 Current Use of the Subject Property .....8

    3.4 Description of Structures, Roads, Other Improvements on the Site .....8

**4.0 USER-PROVIDED INFORMATION .....10**

    4.1 Title Records .....10

    4.2 Environmental Liens or Activity and Use Limitations .....10

    4.3 Specialized Knowledge .....10

    4.4 Commonly Known or Reasonably Ascertainable Information .....10

    4.5 Valuation Reduction for Environmental Issues .....10

    4.6 Owner, Property Manager and Occupant Information .....10

    4.7 Reason for Performing Phase One .....11

    4.8 Other Information Provided by the User .....11

**5.0 RECORDS REVIEW .....12**

    5.1 Standard Environmental Record Sources .....12

    5.2 Additional Environmental Record Sources .....15

    5.3 Physical Setting Source(s) .....16

    5.4 Historical Use Information – Subject Property .....17

**6.0 SITE RECONNAISSANCE .....20**

    6.1 Methodology and Limiting Conditions .....20

    6.2 General Site Setting .....20

    6.3 Exterior and Interior Observations .....21

    6.4 Current Use of Adjoining Properties .....23

**7.0 INTERVIEWS .....24**

    7.1 Interview with Owner .....24

    7.2 Interview with Site Manager .....25

    7.3 Interviews with Occupants .....25

    7.4 Interview with Local Government Officials .....25

    7.5 Interview with Others .....25

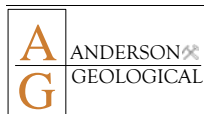
**8.0 EVALUATION .....26**

    8.1 Findings and Opinion .....26

    8.2 Conclusions .....27

    8.3 Signature of Environmental Professional .....28

    8.4 Qualifications of Environmental Professional .....28



**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 (1967)
- Figure 8 – Aerial Photograph (1960)
- Figure 9 – Aerial Photograph (1953)
- 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 located at 590 Goodspeed Road N., Tillamook, Oregon. The project was performed in general 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 74.94 acres of land on three tax lots that is used by the owner for raising sheep and beef cattle. 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.

Improvements on the subject property include a single-family residence and garage on the north side of Goodspeed Road and five agricultural buildings directly across Goodspeed Road to the south. The areas around the buildings in both areas, located adjacent to Hall Slough, are protected from flood waters by ring levees constructed by the owner in 1995. The levees are composed of earthen materials obtained from various construction projects around Tillamook.

The subject property was a dairy farm operated by the Beeler family from 1914 until 1996. The current owner (Ron Jones) purchased the property from Farm Credit Services in 1996 after Steven Beeler defaulted on the mortgage. Mr. Jones has raised beef cattle, sheep and pigs on the property since that time.

The farm buildings consist of loafing sheds, a former milking parlor, a machine shed, and a liquid manure above-ground storage tank. Two underground liquid manure tanks are located beneath the west end of the north loafing shed. An inactive water well, installed in 1951 and previously used for irrigation, is located in the pasture south of the farm buildings. The well is an open casing with no covering over the well.

An open breezeway on the east end of the north loafing shed is used for storage of miscellaneous farm supplies, including motor oil, used oil (in 55 gallon drums) antifreeze, and automobile batteries. The floor in this area is concrete that is covered with a light coating of silt and mud from the recent flood events that inundated the building. Various pieces of equipment and supplies are stored on the ground surface outside of the milking parlor.

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

No *other issues of concern* were identified, except for the following:

- An inactive water supply well consisting of an open steel casing is located in the pasture south of the farm buildings. If the well is not to be used, it should be permanently abandoned in accordance with Oregon Department of Water Resources rules. If the well may be used in the future, it should be temporarily abandoned by welding a steel cap or plate over the casing to prevent contaminants from entering the well and contaminating the aquifer. This concern is particularly high during periods of flooding when the well casing is submerged under the flood waters.
- Two underground liquid manure tanks (14,500 and 36,000 gallons) are located beneath the floor of the loafing shed. Seepage of liquids from the concrete tanks, as well as leaching of manure on the ground surface in the livestock feeding areas, could result in elevated concentrations of nitrates in the groundwater. Since groundwater is not being used as a drinking water source, this should not present a risk to occupants of the property. The manure tanks should be emptied and permanently decommissioned as part of the future decommissioning of the buildings.

## 2.0 INTRODUCTION

### 2.1 Location and Client Information

**Site Location:**

590 Goodspeed Rd. N.  
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 One was 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: 590 Goodspeed Rd. N., Tillamook, Oregon  
Map, Tax Lot: Tillamook Co. Map No. 1S1023, Tax lots 00500, 00600 and 01500  
Township, Range, Section: T1S, R10W Section 23 (Willamette Meridian)  
Acreage: 74.94 acres

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 bisected east to west by Goodspeed Road which also bisects tax lot 600.

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. 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 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).

Improvements on the subject property include a single-family residence and garage on the north side of the road and five agricultural buildings directly across Goodspeed Road to the south. The areas around the buildings in both areas, located adjacent to Hall Slough, are protected from flood waters by placement of fill around the buildings and the construction of ring levees composed of earthen materials.

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 is currently the site of a residence that is the primary residence of the owners (Ron and Joyce Jones) and farm buildings that support the owner's use of the property for raising livestock (sheep and beef cattle). The remaining areas of the property are fenced and used for pasture.

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

The subject property is developed with a 2,024 square foot wood-framed residence and detached single-car garage, and five agricultural buildings and a liquid manure storage tank. The house was constructed in 1914 and is heated by electric wall units. The house is connected to the public water supply (Wilson River Water District) and an on-site septic tank. Mr. Ron Jones (owner) elevated the house three feet to prevent flooding, resulting in a large crawlspace beneath the house.

The other buildings and structures are described below:

#### 1) Two loafing sheds (3,780 and 6,000 square feet)

These buildings, referred to as the north and south loafing sheds, have concrete floors, metal-framed walls and metals roofs. The buildings are used primarily for covered livestock range. An open loft in the north loafing shed is used for general storage. Two underground liquid manure tanks are located beneath the west end of the north shed.

An open breezeway on the east end of the north loafing shed is used for storage of miscellaneous farm supplies, including motor oil, used oil (in 55 gallon drums and 5-gallon buckets) antifreeze, and automobile batteries. The floor in this area is concrete which is covered with a light coating of silt and mud from the last flood event that inundated the building. Photographs of the area are included as photos #4, 5 and 6.

#### 2) Milking parlor (3,192 square feet)

The milking parlor consists of three separate rooms that currently used for general storage of tools and hardware/repair parts for farm equipment. According to records on file with the Tillamook County Department of Community Development, the north room was the Milk Room (storage of milk), the middle room was the Milking Parlor, and the south room was the Hospital Area.



The north room currently includes the storage of miscellaneous farm items (photograph #10). The original dairy office adjacent to the Milk Room is currently used as a tool room and small workshop (photograph #9).

The Milking Parlor is currently unused and is the site of the concrete-lined milking pit (photograph #7).

The Hospital Area is currently used for general storage (photograph #11).

The floor throughout the milking parlor building is concrete which is covered with a light coating of silt and mud from previous flooding events that inundated the building.

Dilapidated equipment, supplies and metal scraps are stored outside, on the north and east sides of the milking parlor (photographs #2, 3). The area was overgrown with grasses. No staining or other evidence of spills or dumping was observed in the area.

### **3) Machine shed (1,144 square feet)**

This is a three-sided wood-framed building with a concrete floor, metal walls and metal roof. At the time of the site visit, the building was used for hay storage and vehicle storage (one tractor and one passenger vehicle). According to Ron Jones, he also performs vehicle repair in the shed. The dirt floor displayed no stains or other evidence of spillage.

A small (150 gallon) above-ground storage tank is located on the north end of the shed, enclosed in a wooden frame suspended from the roof trusses (photograph #16). The tank was empty at the time of the site visit.

### **4) Covered manure storage building (11,032 square feet)**

This is a wood-framed building with a concrete floor, metal walls and metal roof. At the time of the site visit, the building was used for bundled hay storage.

### **5) Liquid Manure Tank**

This is a 44-foot diameter, 16 foot high open-top cylindrical above-ground tank constructed of reinforced concrete. The tank was originally used for storage of liquid manure, but has been unused since at least 1996.

## **4.0 USER-PROVIDED INFORMATION**

### **4.1 Title Records**

A preliminary title report from Ticor Title Company of Oregon (dated September 12, 2013) 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, managed and occupied by Ron R. and Joyce L. Jones.

#### **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. The areas south of Goodspeed Road are to be acquired by a grant from the Oregon Watershed Enhancement Board (OWEB) through the Southern Flow Corridor Project. The areas north of Goodspeed Road are to be acquired by private funding.

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

Phase I Environmental Site Assessment  
590 Goodspeed Road N.  
Tillamook, Oregon  
Anderson Geological, Inc.  
November 22, 2013

This report was completed for Tillamook County. The property was in active use as a farm by Ron Jones. No recognized environmental conditions were identified. The report recommended that the water supply well be decommissioned if it will not be used in the future and the underground manure tanks be emptied and properly decommissioned as part of the future demolition of the buildings.

## 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. **Eight STATE sites are listed within one mile of the subject property.** The nearest ECSI site (Unpermitted Landfill, Front Street and Douglas Street) is located  $\frac{3}{4}$  mile southeast of the subject property. Based on their distance and/or closed regulatory status, none of the sites are expected to pose a significant environmental concern to 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 have been reported 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 24, 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 well log query database has a Well Record (driller's log) for the irrigation well located on tax lot 600. The well was drilled in 1951 for Antone and Johanna Beeler. The well was drilled to a depth of 115 feet and finished with a 9-inch casing. A copy of the well record is included in Appendix A.

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

Three electrical transformers are located on two utility poles on the south side of Goodspeed Road. The locations of the transformers are shown on Figure 3. The transformers appeared to be in good condition with no evidence of leakage.

## **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 to be located between Hall Slough and Hoquarten Slough. The house is shown on the north side of Goodspeed Road and the barn and one other small building are shown south of the road.

### ***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 surface water bodies are Hall Slough, which forms the north boundary of the subject property and Hoquarten Slough, which forms the south boundary of the property.

### ***Groundwater***

Based on groundwater assessments in the immediate area, groundwater is expected to be present at 0 to 10 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 variable flow directions. The possible effect of ocean tides on regional groundwater flow is not known.



## 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, 1953, 1960, 1967, 1970, 1980, 1994 and 2009. Copies of the aerial photographs are included in Figures 3-10.

**1939:** The house and garage appear on the north side of Goodspeed Road near Hall Slough. The remaining portion of tax lot 600 north of the road is pasture. Tax lot 500 is also pasture. A large building (dairy barn) and two smaller buildings are located across Goodspeed Road from the house. The remaining area of tax lot 600 south of the road is pasture. Tax lot 1500 is a combination of low, marshy land with small channels. Portions of the lot are wooded. Adjacent properties are a combination of marshland, pasture and farmhouses.

**1953:** The only changes to the subject property is the clearing of trees from tax lot 1500 and the conversion of the marshy land to pasture. A small addition was added to the west side of the barn/loafing shed.

**1960:** A long, narrow channel crosses the south end of tax lot 600 and middle of tax lot 1500. Tax lots 500, 1500 and most of tax lot 600 remain in use as pasture.

**1967:** Much of tax lot 600 south of Goodspeed Road has been planted in a field crop (hay?) which appears to have been recently harvested.

**1970:** There are no significant, observable changes to the subject property or adjacent properties.

**1980:** The main barn/loafing shed has been enlarged or replaced with a larger structure.

**1994:** The main barn/loafing shed has been enlarged to the south. The above-ground liquid manure tank appears in its present-day location.

**2009:** Ring dikes appear around the house/garage and the buildings south of Goodspeed Road. Unidentified items are stored outside west of the house/garage and southwest of the loafing shed.

***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 the following documents:

Permit # 97-656A (September 2, 1997)

Permit for a metal pole shop/machine shed on the west side of the garage. Fill was allowed to be placed in the area as necessary for the structure and access to the structure. The building was never constructed.

Development Permit DP-99-61 (October 14, 1999):

Permit for the placement of fill in areas of designated floodplain to protect farm buildings and create a refuge area for livestock out of flood waters. The permit was approved.

***Tillamook County Assessor's Office Records***

Appraisal records for the subject property were obtained from the Tillamook County Assessor's office. According to the records, the house was constructed in 1914 and has 2,024 square feet of floor space. The house is heated by electric baseboard heaters.

The farm buildings include a free stall barn, milking parlor, milk house, liquid manure storage tank and a general purpose building (machine shed). The records include no reference to hazardous materials or underground storage tanks.

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

***Other Historical Records***

No other historical records were used.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Erik Anderson of AGI on September 24, 2015, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was accompanied by Mr. Ron Jones, owner.

All areas of the subject property were accessed. 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 adjacent to Hall Slough to the north and east and Hoquarten Slough to the south. Ring dikes were constructed around the house and farm buildings to control flooding. The USGS topographic map shows a small slough (Nolan Slough) running east to west across the south half of tax lot 600.

#### *Structures*

The subject property is occupied by a wood-framed single-family home with a detached garage and farm buildings consisting of two contiguous loafing sheds, a former milking parlor, a machine shed and an above-ground manure tank.

The house and garage are located on the north side of Goodspeed Road, near the bridge that crosses Hall Slough. The farm buildings are located directly across Goodspeed Road from the house. Descriptions of the buildings are included in section 3.4.

#### *Heating/Cooling System*

The house is heated by electric wall heaters. The farm buildings are unheated.

#### *Roads*

Goodspeed Road crosses between tax lot 500 and the north portion of tax lot 600. Dirt driveways and roadways provide vehicle access to areas north of the house where vehicles and farm equipment is stored and south to the pastures along Hoquarten Slough. Other dirt roads,

located on the top of the ring levee on the south of Goodspeed Road, provide vehicle access to the farm buildings and livestock areas south of the buildings.

### Utilities

Water Supply:	Wilson River Water District
Sewage System:	On-site septic tanks
Storm water:	None
Electrical Utility:	Tillamook PUD

## 6.3 Exterior and Interior Observations

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

#### Breezeway between Loafing Shed and Milking Parlor

Various hazardous substances and petroleum products are stored on elevated surfaces and directly on the concrete floor. Hazardous substances include various substances related to vehicle maintenance such as motor oil (new and used), antifreeze, and paints, and five automobile batteries. The used motor oil was stored in two sealed 55-gallon drums (photo #4). Mr. Jones is in the process of transferring the used oil into 5-gallon containers since the local recycling facility does not accept used oil in 55-gallon drums.

The concrete floor in this area displayed evidence of minor spills.

#### Milk Room

This room, located north of the milking parlor, is used for general storage (Photo #10). The floor in this area was covered with debris and silt from recent flooding events.

#### Machine Shed

A 150-gallon above-ground motor fuel storage tank is located in the machine shed (Photo #16). The tank is empty and, according to Ron Jones, was empty when he purchased the property. See the following section on page 22 for a discussion of the tank.

### Garage

The garage contains various garden chemicals (pesticides, herbicides, fertilizers) used by the owners in their personal garden. Many of the containers are also used as educational exhibits by Joyce Jones (Ron Jones' wife) in college classes she instructs on horticulture.

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

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

Two underground manure tanks are located in the west end of the north loafing shed. The tanks have capacities of approximately 14,500 gallons and 36,000 gallons. According to Ron Jones, the tanks are rectangular vaults that are constructed of reinforced concrete. The tanks have not been used by Mr. Jones and are full of water and manure to prevent them from buoying up out of the ground.

A small (150 gallon) above-ground motor fuel storage tank is located on the north end of the machine shed and is enclosed in a wooden frame suspended from the roof trusses (photograph #16). The tank was empty and there was no evidence of leakage or spillage of fuel from the tank.

One 275-gallon above-ground storage tank was located on the east side of the milking parlor (photograph #15). The tank is empty and has not been used since Ron Jones purchased the property. A large corrosion hole was observed in the bottom of the tank. The ground beneath the tank exhibited no evidence of impacts by petroleum products.

### ***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.

Three pole-mounted electrical transformers were observed on subject property. The utility poles are located along the south side of Goodspeed Road, near the bridge over Hall Slough and near the machine shed. The transformers exhibited no labels indicating PCB content. None of the transformers showed any signs of damage or leakage of oils from the units.

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

No floor drains, sumps or oil-water separators were observed on the subject property. A drain is located in the bottom of the milking pit that, according to Ron Jones, discharges to Hall Slough. Debris and stored items prevented direct observation of the floor drain.

### ***Solid Waste Disposal***

A small burn pile is located northwest of the house (photo #20). The pile contained ashes and unburned cardboard, plastic wrap, wood scraps and metal debris. According to Ron Jones, he only burns non-hazardous household and farm-related garbage. No evidence of hazardous substances was observed in the burn pile.

## **6.4 Current Use of Adjoining Properties**

North:	Pasture, farm land, houses, Hall Slough
South:	Pasture, farm land, Hoquarten Slough
East:	Pasture and farm land
West:	Pasture and farm 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

The Owner Environmental Questionnaire was completed by Mr. Ron Jones (owner). A copy of the questionnaire is included in Appendix C. Mr. Jones provided the following information during the previous environmental assessment in 2013. During the current investigation, Mr. Jones said nothing has changed on the subject property since the completion of the previous report.

- He purchased the subject property in 1996 from Farm Credit Services as a flood-damaged property. The previous owner was Mr. Harold Beeler, who is now deceased. He worked the property as a dairy farm with his son, Steve Beeler.
- The property had been a dairy farm prior to 1996. After purchasing the property, he raised sheep and beef cattle on the property. He has never used the liquid manure storage tanks (underground or above ground). He has left the underground manure tanks filled with water to prevent them from buoying out of the ground due to the high water table.
- He doesn't know of any underground storage tanks (except for the manure tanks and septic tanks) or spills of hazardous substances on the property. One septic tank is located on the east side of the milking parlor and one is located behind the house.
- The concrete-lined pit in the milking parlor is where the milker stands while milking. A drain in the floor of the pit discharged into a sump west of the pit. Mr. Jones observed that, during periods of flooding when the water level in the slough was rising, water bubbled out of the sump, indicating that the sump is connected to the slough. Mr. Jones filled the sump with soil to prevent future flooding of the building.
- When he purchased the property there was no vehicle shop. He stores tools and equipment in the former dairy office and in the area between the loafing barn and milking parlor. Vehicle maintenance and repair is done on the concrete apron outside of the loafing barn, along Goodspeed Road.
- The empty above-ground tank in the machine shed was empty when he purchased the property. He has never used the tank.
- The empty barrels and bins located around the buildings are from a food manufacturer that shipped food waste (corn dogs) to him as pig feed when he raised pigs.



- The elevation of the area around the house and barns was raised with fill consisting of weathered asphalt, soil and controlled-density fill obtained from the widening of Highway 101 in 1997, scrap bricks from the demolition of a hotel in Tillamook, and scrap concrete from the replacement of a loading dock at a local creamery.
- The well located in the pasture was originally installed for irrigation. The well is currently not functional.
- The burn pile behind the house is used for burning general household and farm garbage (paper, wood, etc.). He has never dumped any petroleum products or hazardous substances in the burn pile.
- The original loafing building reportedly burned down in 1972 and was rebuilt.

## 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

Ms. DJ Mahr, previous owner of the subject property, provided the following information for the original environmental assessment in 2013:

- The subject property was originally owned by the parents of her husband, Harold. They began leasing the land from his parents in 1959 and purchased it from them in 1962. They ran a dairy farm on the property until 1980 when they sold it on contract to their son, Steve Beeler. Steve Beeler defaulted on the loan and the property was acquired by the bank.

- There were never any underground storage tanks on the property except for the two septic tanks and the manure tanks. They had a gasoline above-ground storage tank on the west side of the garage. They never had any spills of gasoline or other petroleum products on the subject property.
- Herbicide use was limited to minor spraying for weed control around buildings and roads.
- They never imported fill onto the property. Their only involvement with the levees was being involved in their occasional maintenance.
- There was only one well on the property, which was located in the field behind the buildings. The well was used for irrigation.
- They only performed very minor vehicle repair and maintenance in the machine shop. Other repairs were done off-site. Her husband kept the farm in very orderly condition.

## 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, except for the following:

- An inactive water supply well consisting of an open steel casing is located in the pasture south of the farm buildings. If the well is not to be used, it should be permanently abandoned in accordance with Oregon Department of Water Resources rules. If the well may be used in the future, it should be temporarily abandoned by welding a steel cap or plate over the casing to prevent contaminants from entering the well and contaminating the aquifer. This concern is particularly high during periods of flooding when the well casing is submerged under the flood waters.
- Two underground liquid manure tanks (14,500 and 36,000 gallons) are located beneath the floor of the loafing shed. Seepage of liquids from the concrete tanks, as well as leaching of manure on the ground surface in the livestock feeding areas, could result in elevated concentrations of nitrates in the groundwater. Since groundwater is not being used as a drinking water source, this should not present a risk to occupants of the property. The manure tanks should be emptied and permanently decommissioned as part of the future decommissioning of the buildings.

### ***Data Gaps***

No data sources were identified that provided information on the use of the property prior to 1939, when an aerial photograph shows the property in use as a dairy farm and farm house. Given the widespread use of land in the area for pasture and agricultural use in the 1930's, it is unlikely that the subject property had been developed for industrial use prior to 1939. This data gap is therefore not considered to significantly affect the findings of this report.

## **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 located at 590 Goodspeed Rd. N., Tillamook, 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.

The following other issues of concern were identified:

- An inactive water supply well consisting of an open steel casing is located in the pasture south of the farm buildings. **Recommendation:** If the well is not to be used, it should be permanently abandoned in accordance with Oregon Department of Water Resources rules. If the well may be used in the future, it should be temporarily abandoned by welding a steel cap or plate over the casing.
- Two underground liquid manure tanks (14,500 and 36,000 gallons) are located beneath the floor of the loafing shed. **Recommendation:** The manure tanks should be emptied and permanently decommissioned as part of the future decommissioning of the buildings.

**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.



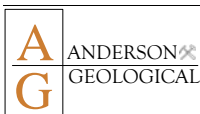
expires 3/31/2015

---

Erik Anderson, R.G.  
Hydrogeologist

**8.4 Qualifications of Environmental Professional**

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



**Glossary**

---

## Phase I Environmental Site Assessment

### Glossary

*The following is an excerpted list of terms defined in the ASTM standard E1527-13, 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 1527-13 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

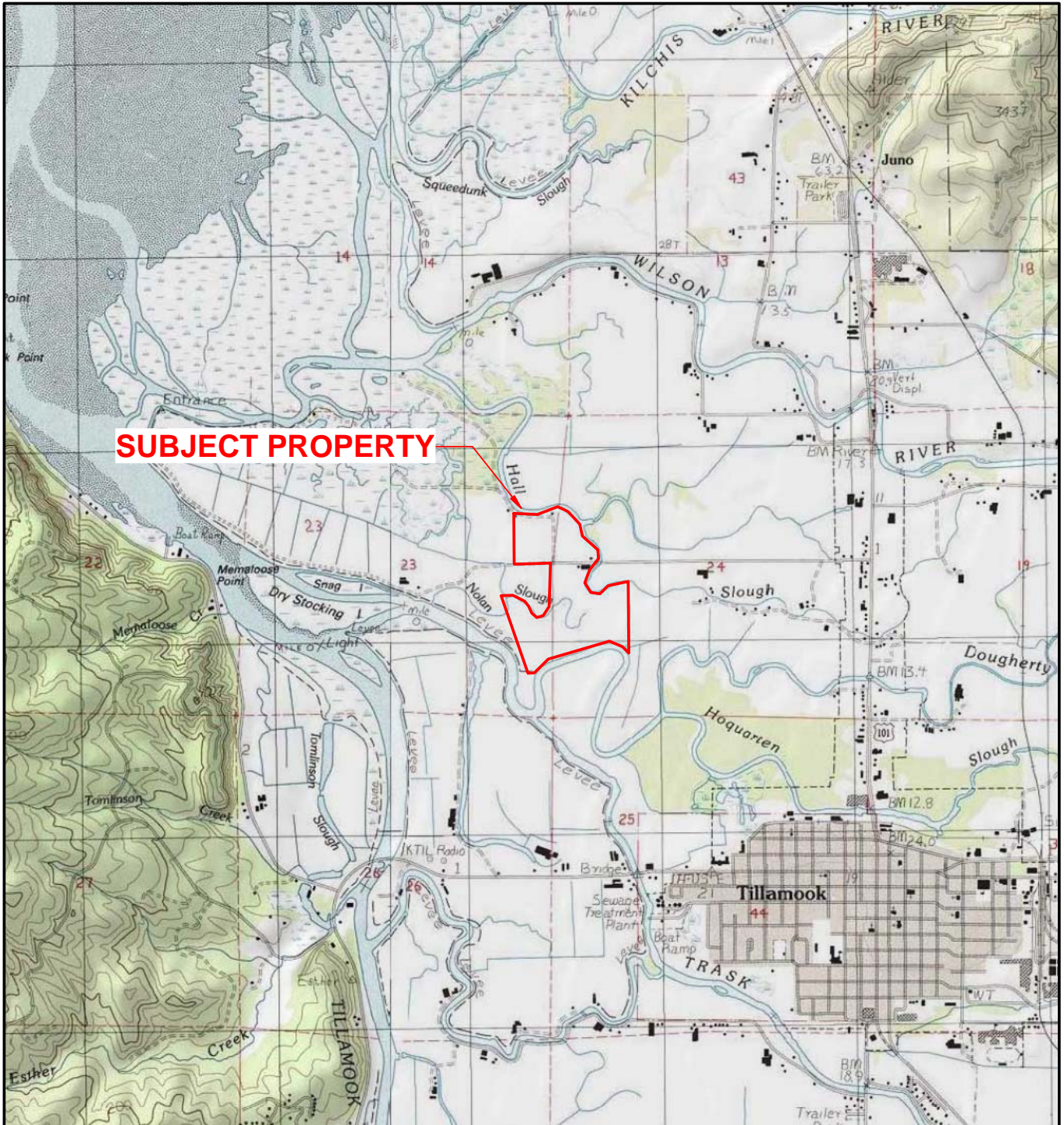
Gannett, Marshall W, Caldwell, Rodney R., 1998, Geologic Framework of the Willamette Lowland Aquifer System, Oregon and Washington, US Geological Survey Professional Paper 1424-A.

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 14.


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.

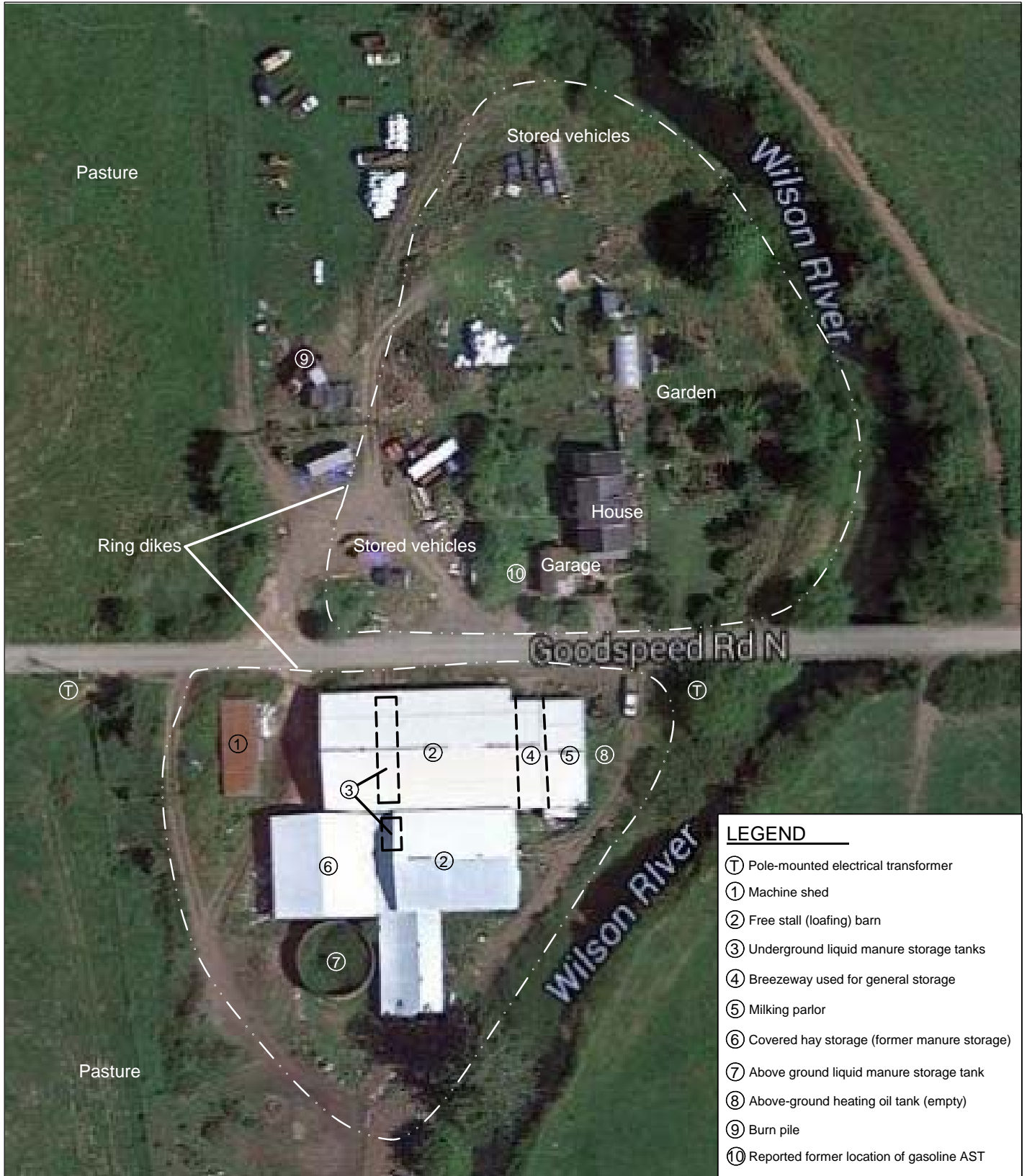


 <b>ANDERSON</b> <b>GEOLOGICAL</b>	<b>SITE LOCATION MAP</b>	
	590 Goodspeed Rd., Tillamook, Oregon	
SIZE <b>A</b>	PROJECT NO. 1419.01	REV
	Sept. 2015	FIGURE 1



	<b>SITE AND VICINITY PLAN</b>		
	590 Goodspeed Rd, Tillamook, Oregon		
	SIZE <b>A</b>	PROJECT NO. 1419.01	REV
	Sept. 2015	<b>FIGURE 2</b>	






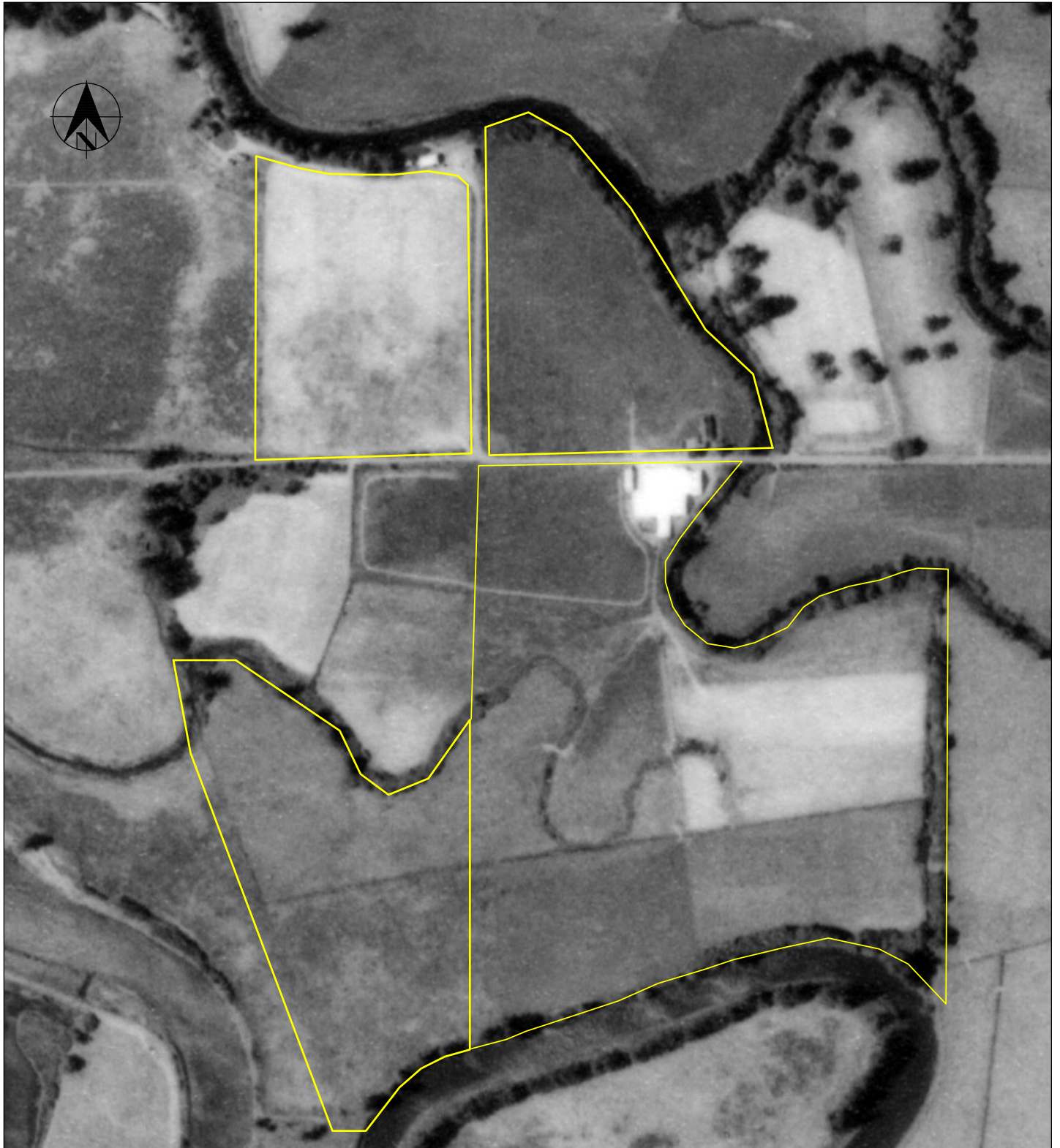
LEGEND	
Ⓣ	Pole-mounted electrical transformer
①	Machine shed
②	Free stall (loafing) barn
③	Underground liquid manure storage tanks
④	Breezeway used for general storage
⑤	Milking parlor
⑥	Covered hay storage (former manure storage)
⑦	Above ground liquid manure storage tank
⑧	Above-ground heating oil tank (empty)
⑨	Burn pile
⑩	Reported former location of gasoline AST


 <b>ANDERSON</b> <b>GEOLOGICAL</b>	<b>SITE PLAN DETAIL</b>		
	590 Goodspeed Rd, Tillamook, Oregon		
	SIZE <b>A</b>	DWG NO	PROJECT NO. 1419.01   REV
		Sept. 2015	FIGURE 3




 ANDERSON GEOLOGICAL	<b>AERIAL PHOTOGRAPH - 2009</b> 590 Goodspeed Rd, Tillamook, Oregon	
	SIZE <b>A</b>	DWG NO  
		Sept. 2015 <b>FIGURE 4</b>



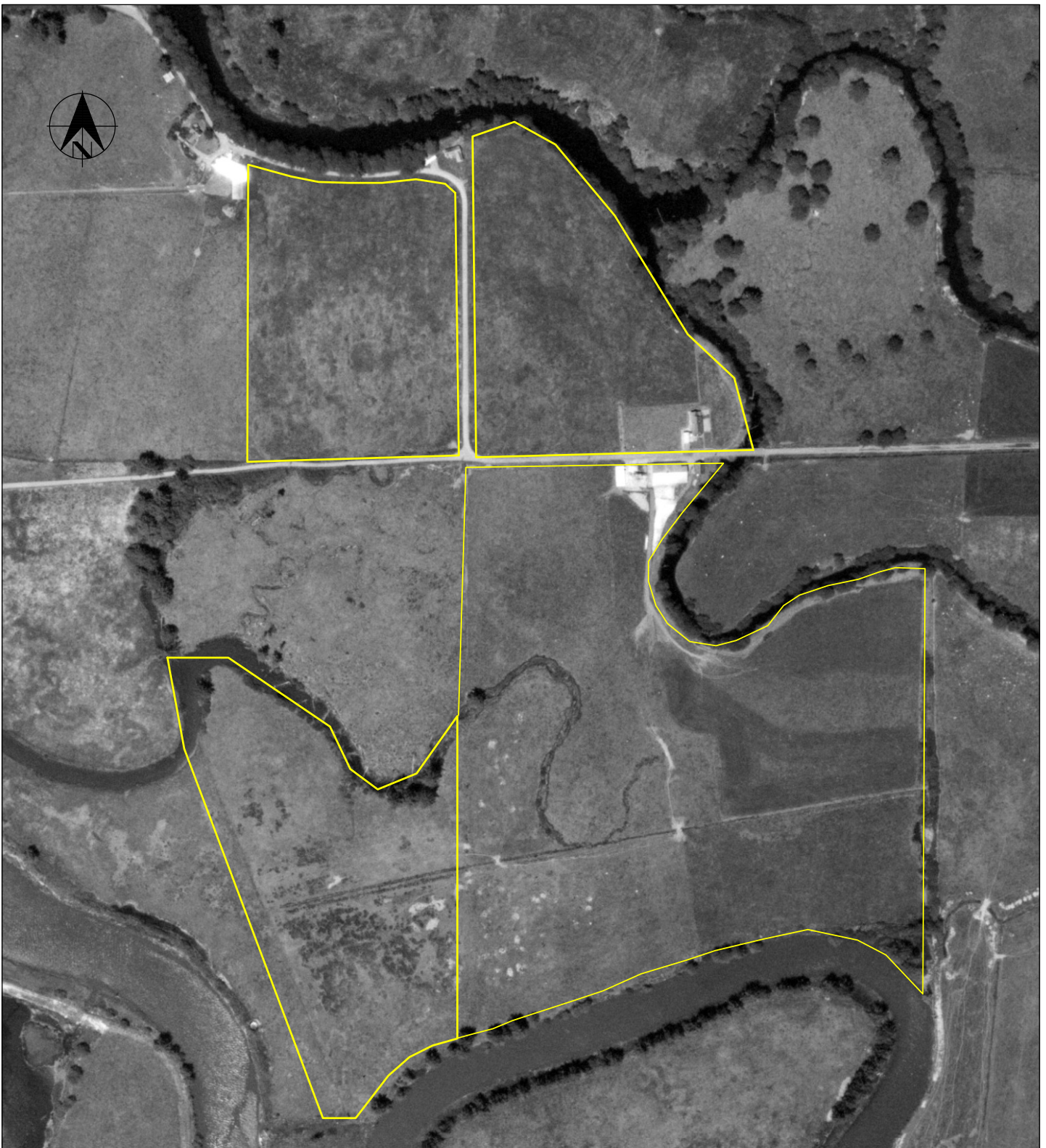



 <b>ANDERSON</b> <b>GEOLOGICAL</b>	<b>AERIAL PHOTOGRAPH - 1994</b>	
	590 Goodspeed Rd, Tillamook, Oregon	
SIZE <b>A</b>	DWG NO	PROJECT NO. 1419.01   REV
		Sept. 2015   <b>FIGURE 5</b>



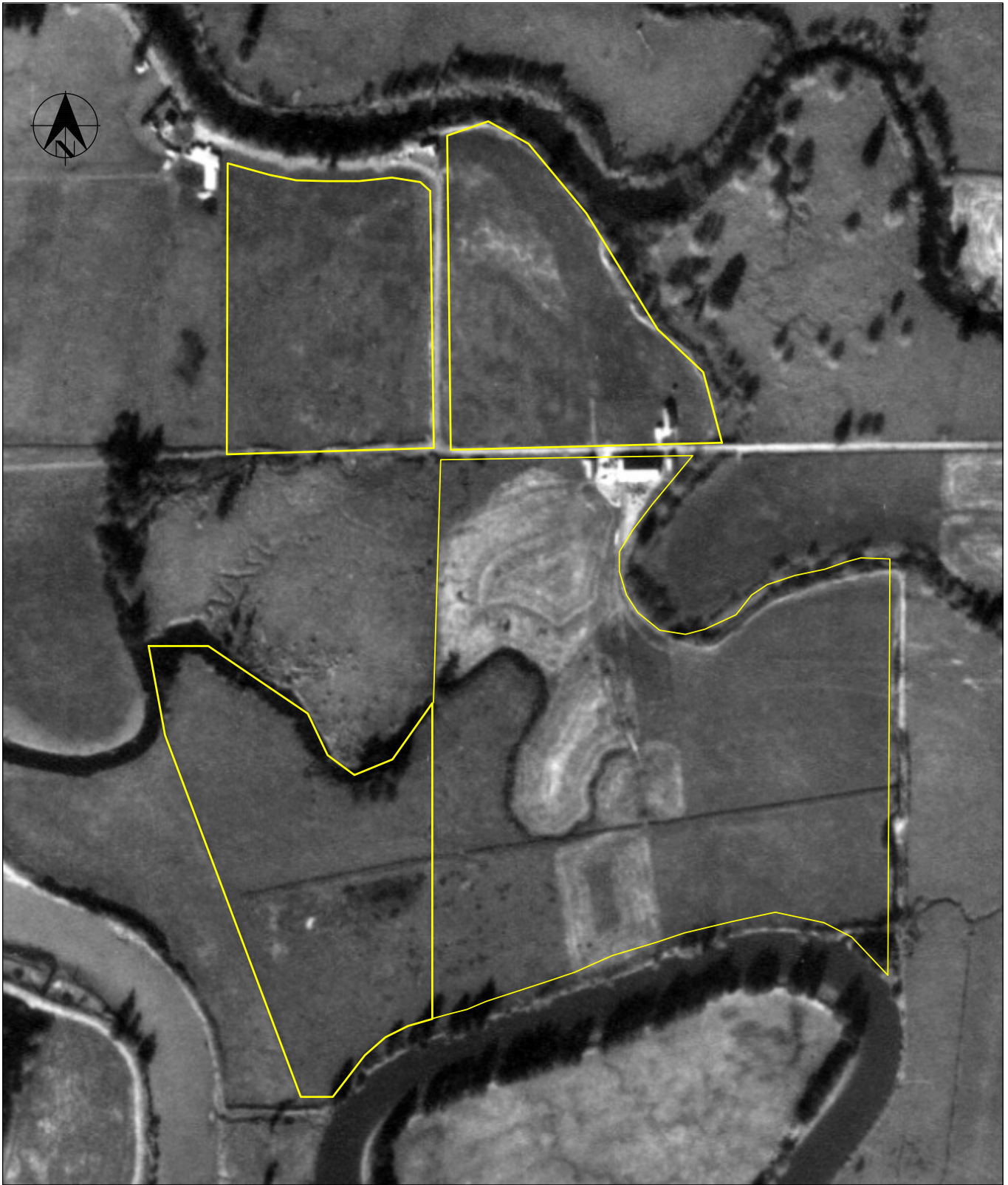
	ANDERSON		AERIAL PHOTOGRAPH - 1980	
	GEOLOGICAL		590 Goodspeed Rd, Tillamook, Oregon	
SIZE	DWG NO	PROJECT NO.	REV	
A		1419.01		
		Sept. 2015	FIGURE 6	




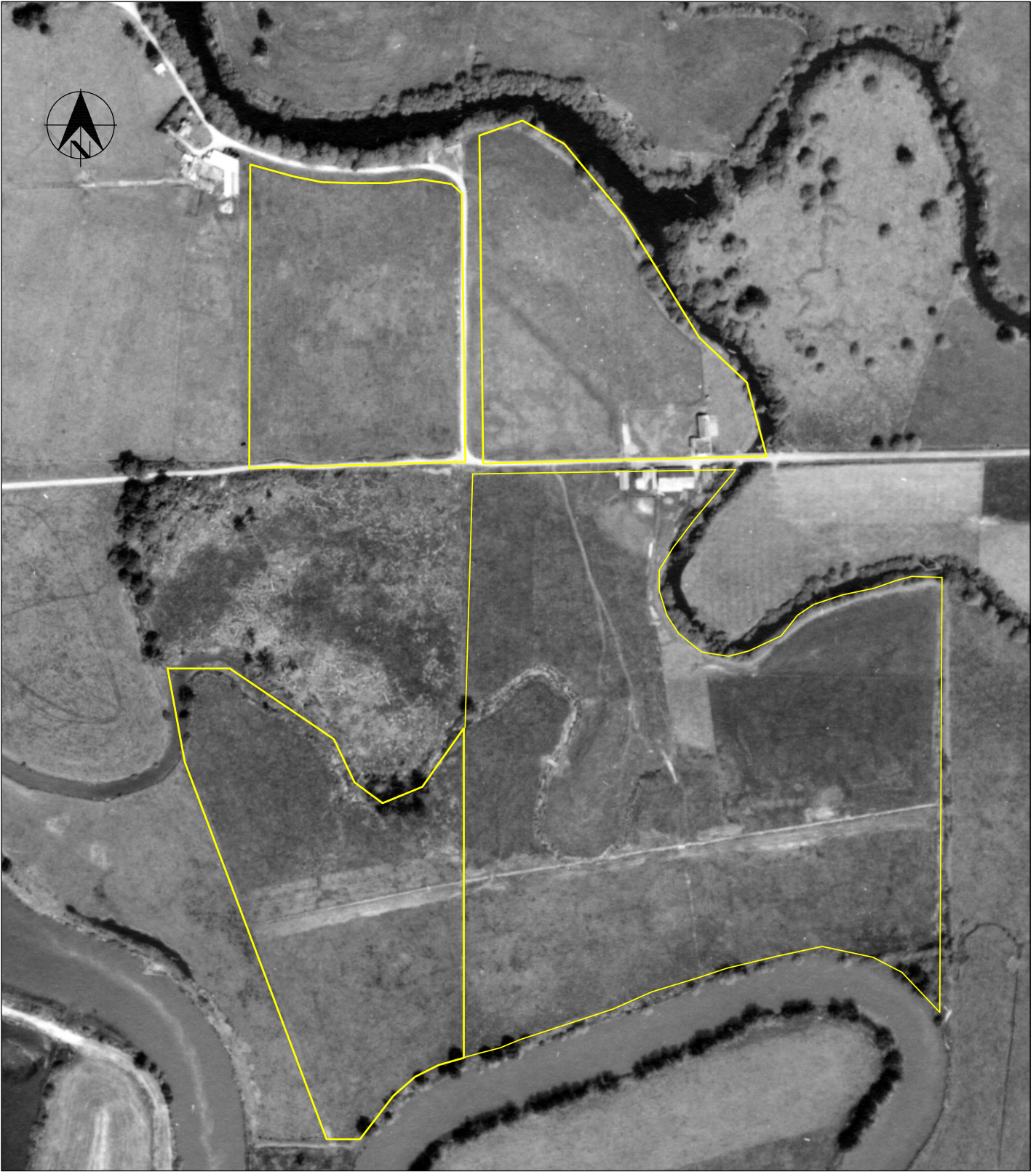



 <b>ANDERSON</b> <b>GEOLOGICAL</b>	<b>AERIAL PHOTOGRAPH - 1970</b>	
	590 Goodspeed Rd, Tillamook, Oregon	
SIZE <b>A</b>	DWG NO	PROJECT NO. 1419.01   REV
		Sept. 2015   <b>FIGURE 7</b>






 ANDERSON GEOLOGICAL	AERIAL PHOTOGRAPH - 1967		
	590 Goodspeed Rd, Tillamook, Oregon		
SIZE A	DWG NO	PROJECT NO. 1419.01	REV
		Sept. 2015	FIGURE 8



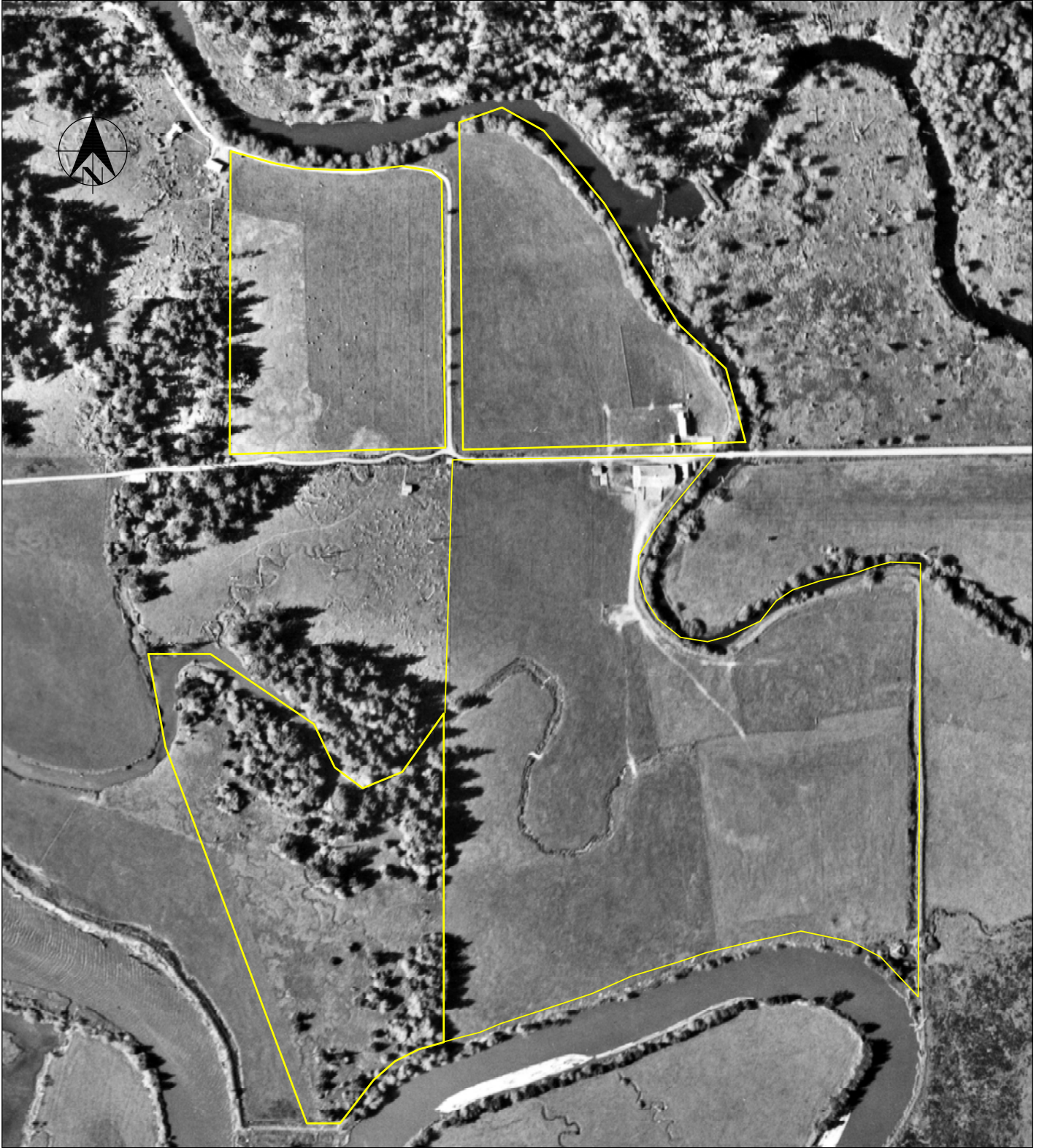
 ANDERSON GEOLOGICAL	AERIAL PHOTOGRAPH - 1960	
	590 Goodspeed Rd, Tillamook, Oregon	
SIZE A	DWG NO	PROJECT NO. 1419.01
		REV
	Sept. 2015	FIGURE 9





 ANDERSON GEOLOGICAL	AERIAL PHOTOGRAPH - 1953	
	590 Goodspeed Rd, Tillamook, Oregon	
SIZE A	DWG NO	PROJECT NO. 1419.01   REV
		Sept. 2015   FIGURE 10






	<b>AERIAL PHOTOGRAPH - 1939</b>	
	590 Goodspeed Rd, Tillamook, Oregon	
ANDERSON GEOLOGICAL	SIZE <b>A</b>	DWG NO PROJECT NO. 1419.01
		REV Sept. 2015 <b>FIGURE 11</b>





PHOTO 1: View down Goodspeed Rd., looking east. Farm buildings on right, homesite on left.



PHOTO 2: Items stored outside near former milking parlor.





PHOTO 3: Items stored outside near east breezeway between former milking parlor and loading shed.



PHOTO 4: Drums of used motor oil in east breezeway between loading shed and milking parlor.



PHOTO 5: East breezeway between loafing shed and milking parlor. Floor is concrete.



PHOTO 6: View of east breezeway from loft.





PHOTO 7: Milking pit in milking parlor. Silt is from last flooding event.



PHOTO 8: Interior of loading shed.





PHOTO 9: Tool room in former dairy office.



PHOTO 10: Miscellaneous items stored in former milk room.  
Silt and debris on floor are from most recent flooding event.



PHOTO 11: Former "hospital" area on south end of milking parlor.



PHOTO 12: West breezeway in loafing shed.  
Underground liquid manure tanks are located beneath floor.





PHOTO 13: Above-ground liquid manure tank on southwest corner of loafing shed.



PHOTO 14: Fill material south of farm buildings and manure tank. Concrete pieces were from demolition of loading dock at a local dairy.





PHOTO 15: Above-ground oil tank (empty) on east side of milking parlor.



PHOTO 16: Machine shed. Note empty oil tank mounted on rack attached to north wall.





PHOTO 17: Pasture on tax lot 600, north side of Goodspeed Road.



PHOTO 18: Steel casing for water well on tax lot 600, south of Goodspeed Road.





PHOTO 19: Hoquarten Slough on south side of subject property.



PHOTO 20: Burn pile northwest of house.





PHOTO 21: Stored vehicles and implements on north side of house.



PHOTO 22: Pasture on tax lot 500.





PHOTO 23: House on north side of Goodspeed Road.



PHOTO 25: West side of garage where above-ground gasoline storage tank was reportedly located.



## **APPENDIX A**

---

HISTORICAL RESEARCH DOCUMENTATION, REFERENCES

STATE ENGINEER  
Salem, Oregon

TILL  
627

# Well Record

STATE WELL NO. 1/10W-24M(1)  
COUNTY TILLAMOOK  
REGISTRATION NO. GR-2952  
Certificate No.

OWNER: Antone & Johanna Beeler

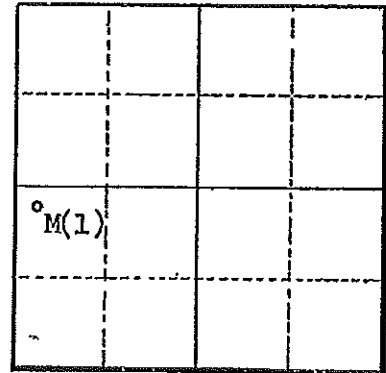
MAILING ADDRESS: Rt. 1

LOCATION OF WELL: Owner's No.

CITY AND STATE: Bay City, Oregon

NW 1/4 SW 1/4 Sec. 24 T. 1 N. S. R. 10 E. W.M.

Bearing and distance from section or subdivision corner 650' S. and 310' E. from the NW corner of the SW 1/4 of section 24



Section 24

Altitude at well

TYPE OF WELL: drilled Date Constructed 1951

Depth drilled 115 Depth cased 115

### CASING RECORD:

9-inch

### FINISH:

About 1/4" perforations from 0 to 38

### AQUIFERS:

Clay

### WATER LEVEL:

8-feet

PUMPING EQUIPMENT: Type Electric H.P. 5  
Capacity 200 G.P.M.

### WELL TESTS:

Drawdown 9 ft. after hours Pumping 184 G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation GR-2771 Temp. °F. 19

### SOURCE OF INFORMATION

DRILLER or DIGGER

### ADDITIONAL DATA:

Log  Water Level Measurements Chemical Analysis Aquifer Test

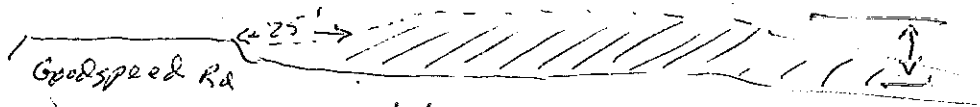
### REMARKS:

Blue clay

115

EXISTING  
BANK

Cross section



Fill to approx  
3' above base  
flood elevation

Fill placed shall be minimum  
necessary for the structure and  
access to the structure

RECEIVED

AUG 27 1997

COMMUNITY  
DEVELOPMENT

Must be  $\geq 20'$   
from County road  
right-of-way

(36'  
48')

up to 100'  
PROPOSED  
METAL/POLE  
SHOP-MACHINE SHED

10'

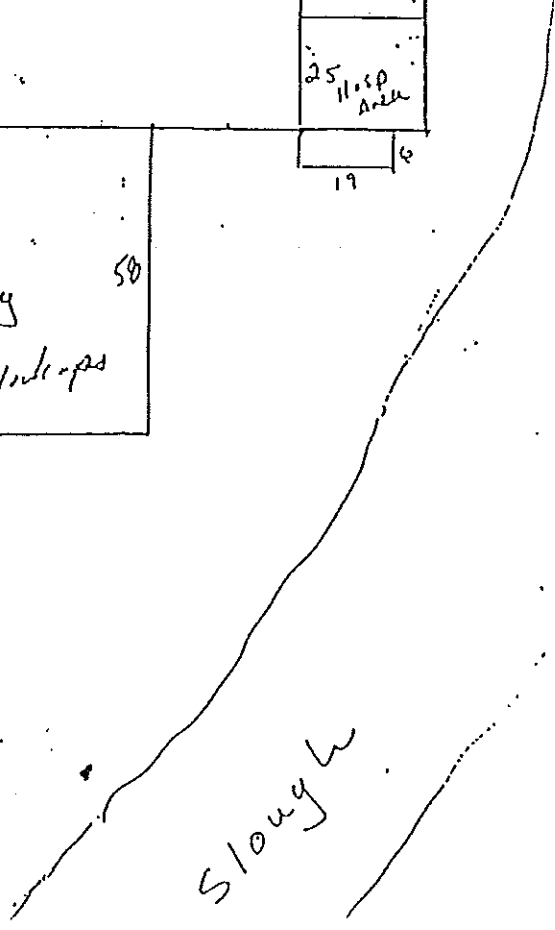
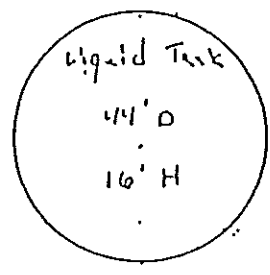
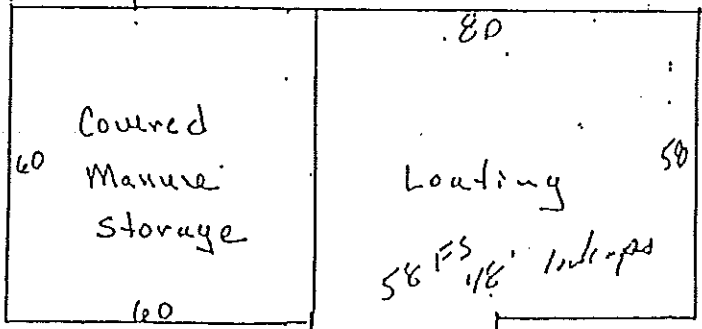
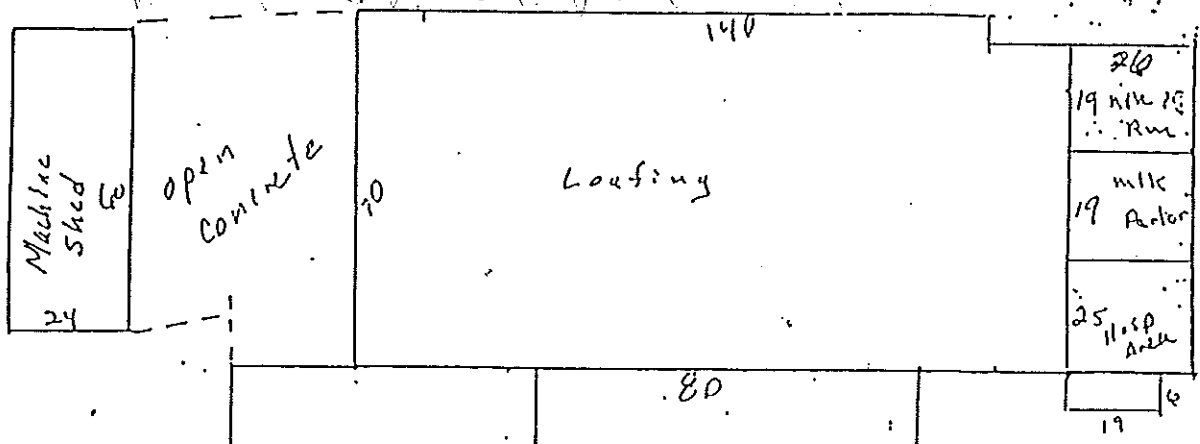
4'-0" x 4'-0"

only

County Road

Existing  
DRIVEWAY

Existing  
driveway



APPROVED BY GV

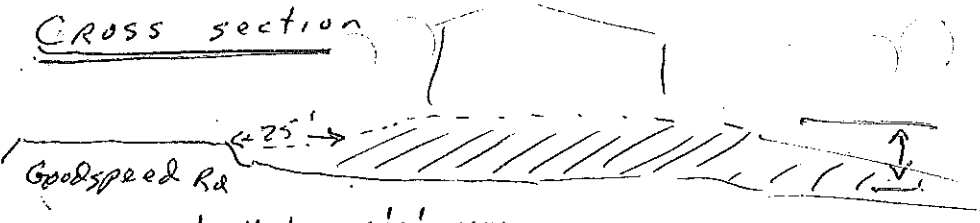
PLANNING AND ZONING

PERMIT NO. 97-656A

DATE 9/2/97

Cross section

existing  
barr



Fill to approx  
3' above base  
flood elevation

Fill placed shall be minimum  
necessary for the structure and  
access to the structure

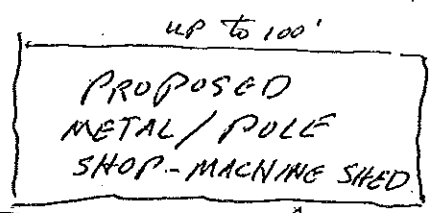
RECEIVED

AUG 27 1997

COMMUNITY  
DEVELOPMENT

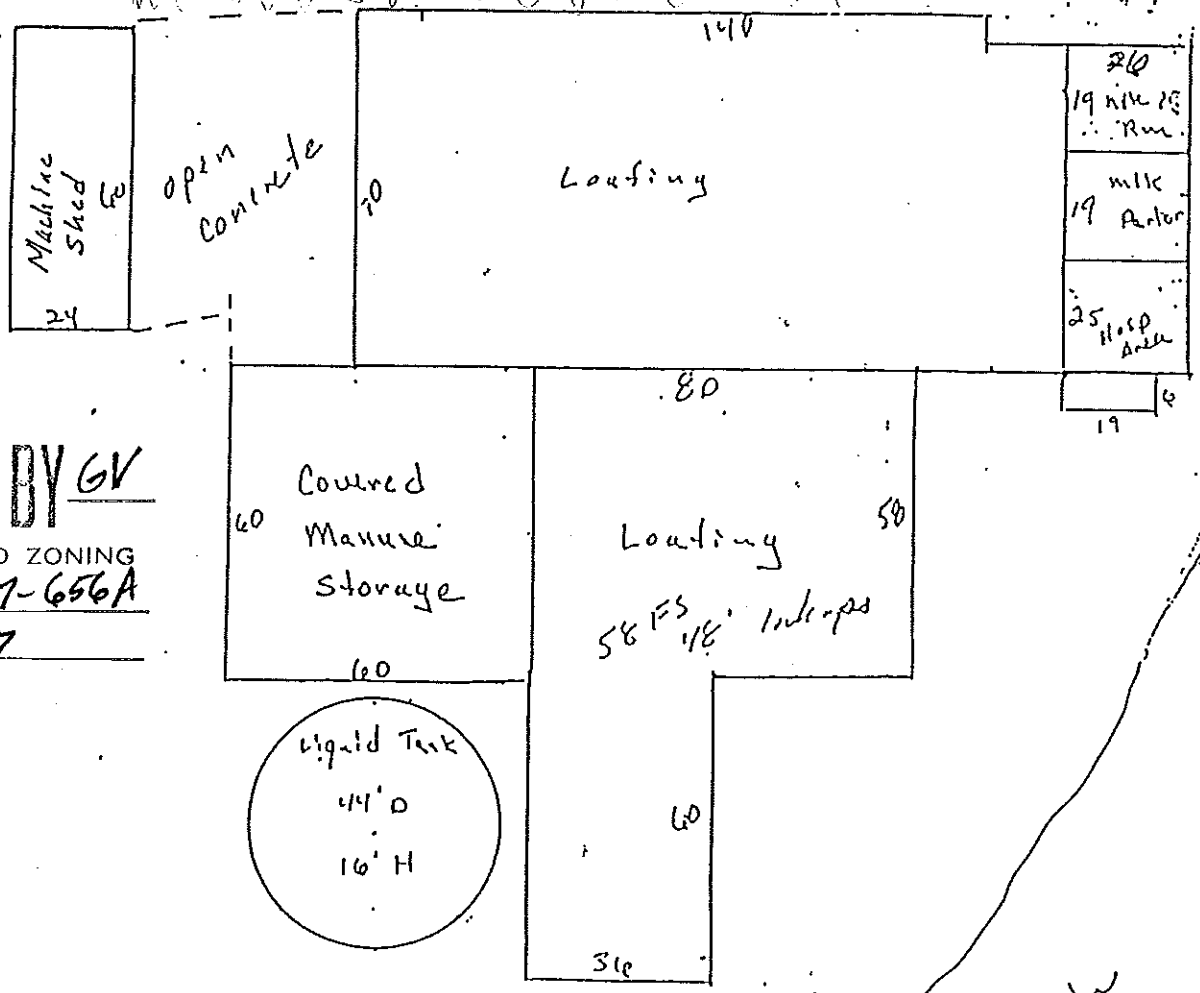
Must be  $\geq 20'$   
from County road  
right-of-way

(36-48')

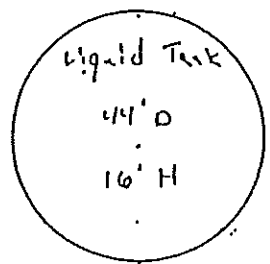


County Road Existing DRIVEWAY

Existing driveway



**APPROVED BY** GV  
PLANNING AND ZONING  
PERMIT NO. 97-656A  
DATE 9/2/97



Slough



Land of Cheese, Trees and Ocean Breeze

DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Avenue  
Tillamook, Oregon 97141

Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1-(800) 488-8280

DEVELOPMENT PERMIT DP-99-61  
ADMINISTRATIVE DECISION & STAFF REPORT

Decision: Approved with Conditions  
Staff Report Date: October 14, 1999

Report Prepared By: Tom Ascher, Coastal Resource Planner

I. GENERAL INFORMATION

Request: Placement of fill in areas of designated floodplain to protect farm buildings and create a refuge area for livestock outside of flood waters.

Zone: Section 3.002: Farm Zone (F-1)  
Section 3.060: Flood Hazard Overlay Zone

Location: At 590 Goodspeed Road; Township 1 South, Range 10 West W.M., Section 24, Tax Lot 600, Tillamook County, Oregon.

Applicant & Property Owner: Ron and Joyce Jones, 590 Goodspeed Road, Tillamook, OR 97141.

Description of Site and Vicinity: The site is currently operating as a farm. The farm buildings border on Hall Slough and straddle Goodspeed Road. A low dike along Hall Slough currently provides limited protection. The proposed fill will encircle the farm buildings. The vicinity is largely farm and pastureland. The proposed project will provide protect from flooding lost by a blowout of an existing dike located elsewhere on the Jones farm. By permitting the proposed fill, the property owner will permit the breach of the dike to remain, thereby providing a pathway for flood waters to drain the 101 North area and proceed to Tillamook Bay.

II. APPLICABLE ORDINANCE AND ANALYSIS:

FLOOD HAZARD OVERLAY ZONE (FH) Land Use Ordinance Section 3.060:

The purpose of the Flood Hazard Overlay Zone is, "to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions."

**Findings:** The fill area is intended protect farm buildings during flooding events, and to prevent losses of livestock due to the flood conditions. The protection provided by the fill replaces that lost when an existing dike failed in 1998. The area to be filled will be located in a wide floodplain. Due to the width of the proposed fill relative to the expansive floodplain in this area, it is anticipated that the affects of this fill will be minimal when spread out over the floodplain. Any flooding that will occur on the subject parcel is not anticipated to be significantly deeper or cover additional area, as the subject parcel is lower in elevation than the roads which border it.

**Conclusion:** The applicant has demonstrated a need to place fill in the floodplain and due to the size and nature the floodplain the proposed fill will have minimal affects.

### **III. DECISION:**

**WITH CONDITIONS:** Staff concludes that based on the findings of fact and other relevant information in the record, that the applicant has satisfied the applicable ordinance requirements to place fill according to the submitted plans (Exhibit A) on the subject tract subject to the **Conditions in Section V** below.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such case, forms and fees must be filed in the office of this department before 5:00 PM on October 25, 1999.

### **IV. CONDITIONS OF APPROVAL:**

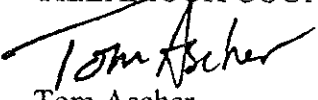
All activities shall conform to the following condition:

1. The applicant is responsible to obtain any federal or state permits required. Any wetland fill shall be approved by the Oregon Division of State Lands and the Army Corp of Engineers prior to the fill being placed.
2. The project shall comply with plans submitted with the application and attached to this report as Exhibit A.
3. Erosion control measures and establishment of vegetation shall occur during and immediately after placement of the fill in order to effectively prevent soil erosion.

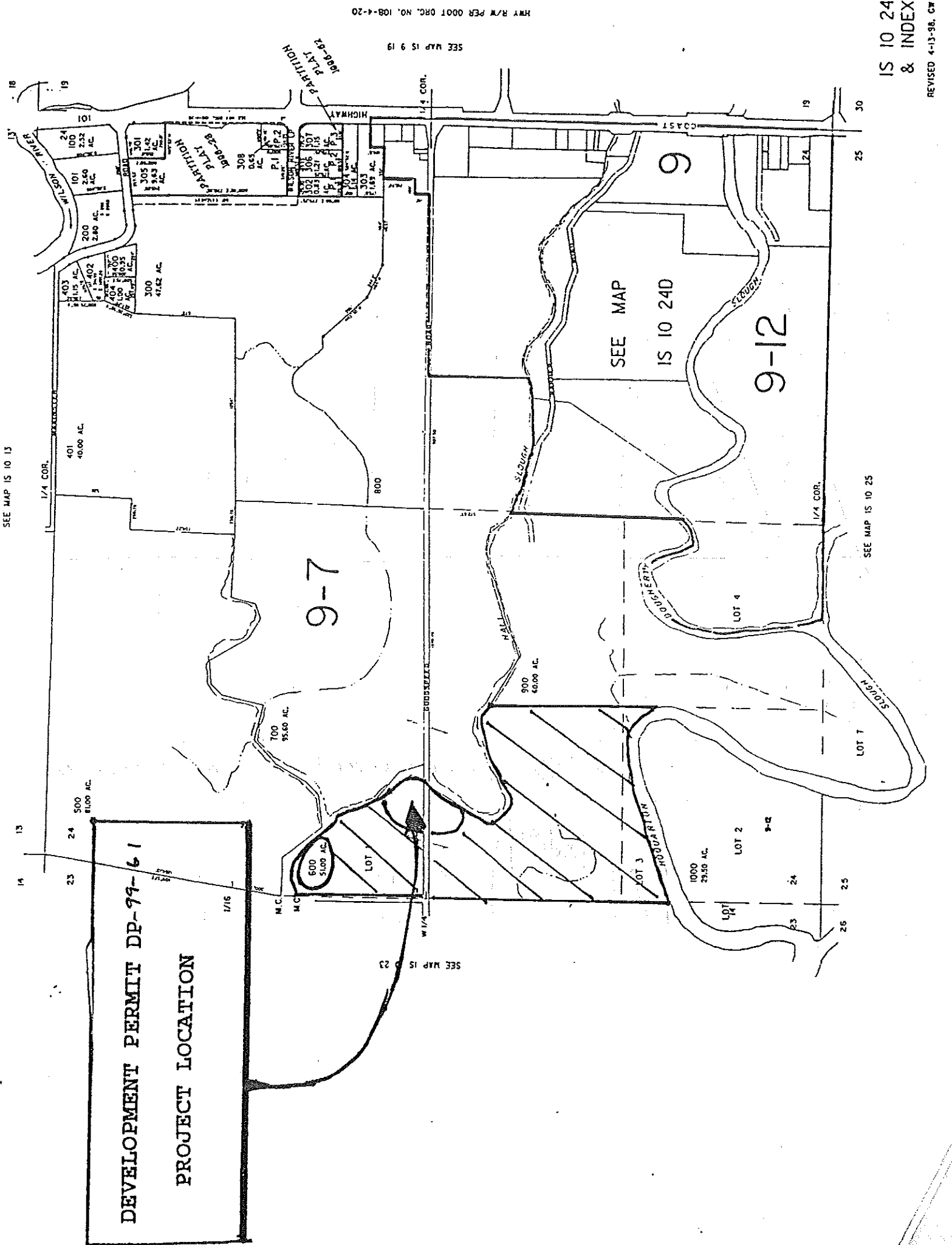
### **IV. EXHIBITS**

Exhibit A: Applicant's submittal

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

  
Tom Ascher  
Coastal Resource Planner

**DEVELOPMENT PERMIT DP-99-61**  
**PROJECT LOCATION**



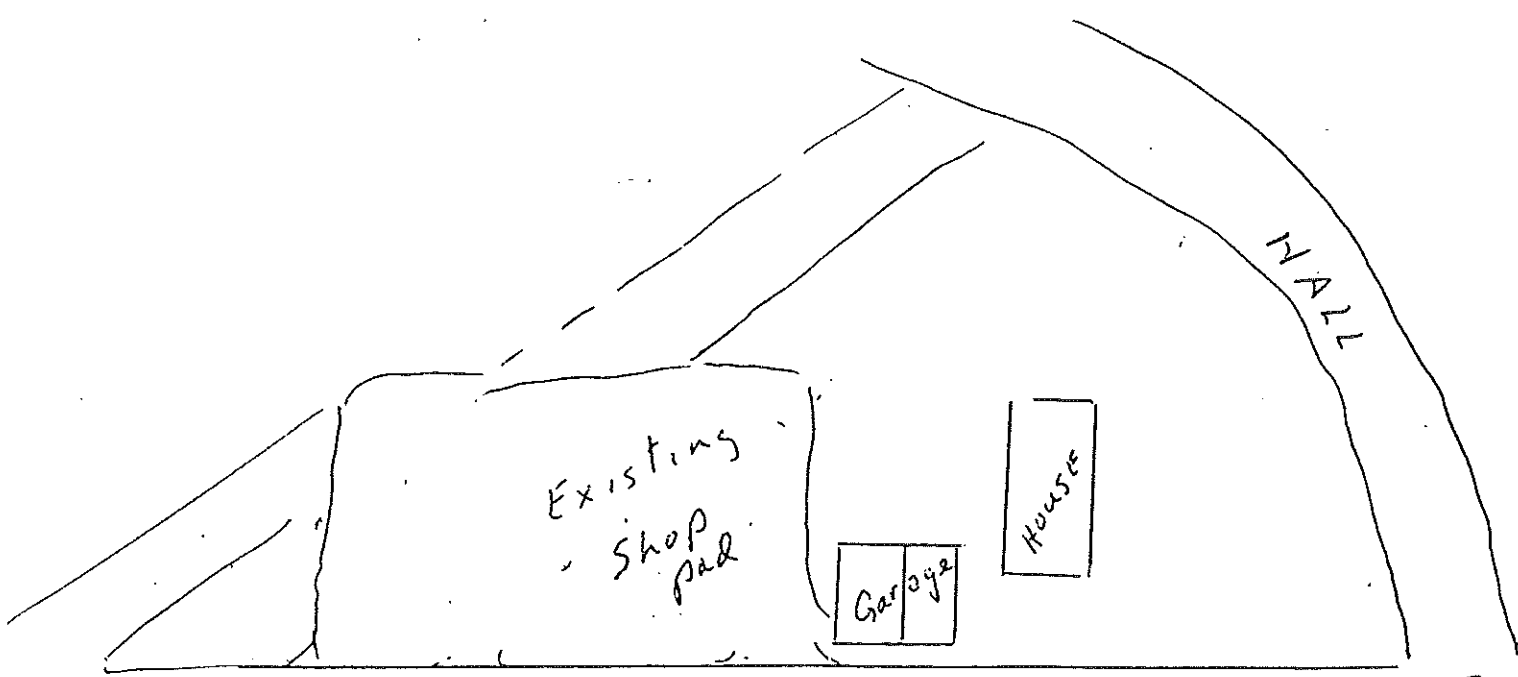
Hwy R/W PER 000T ORG. NO. 108-4-20

SEE MAP IS 9 19

SEE MAP IS 10 13

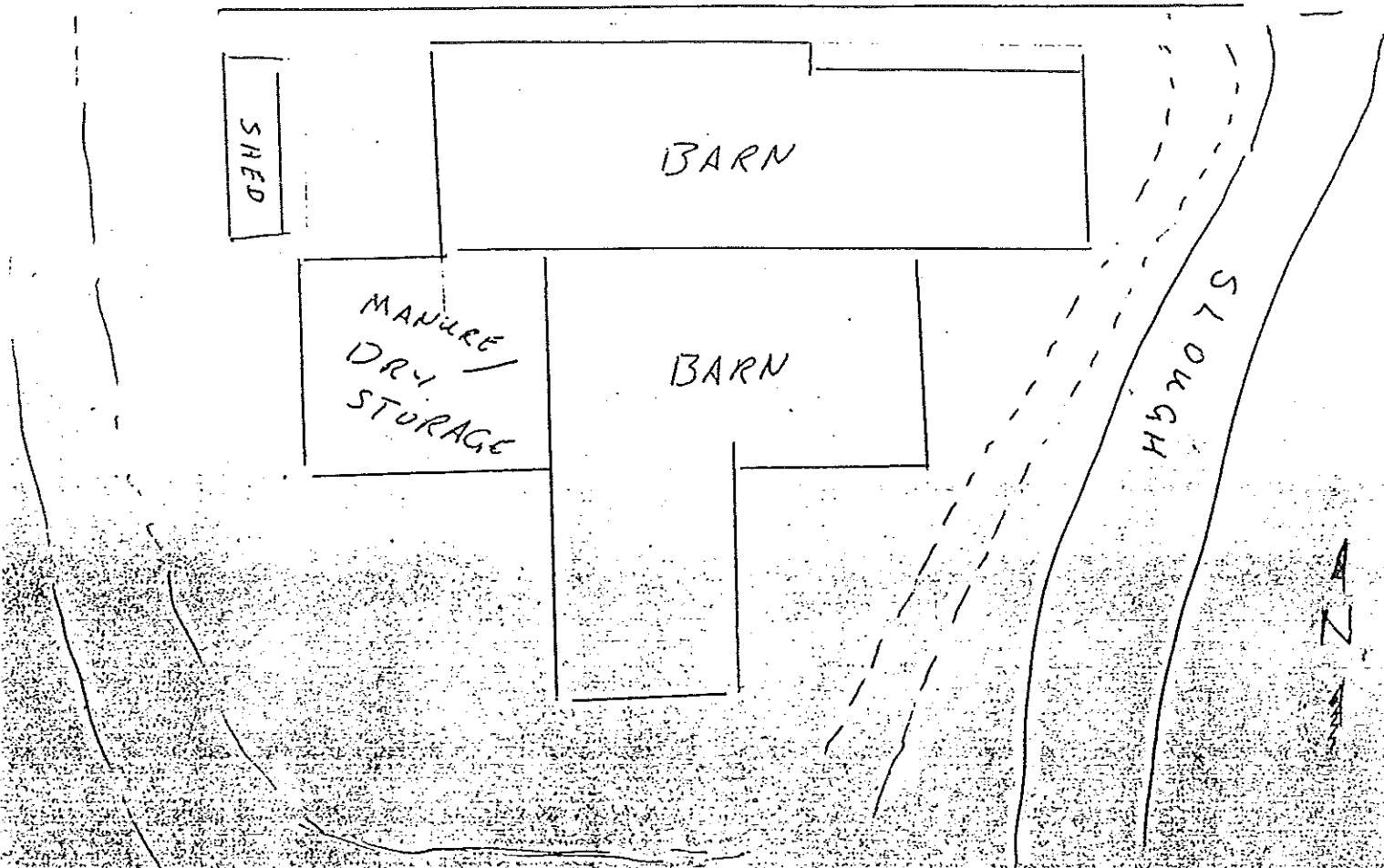
SEE MAP IS 10 23

SEE MAP IS 10 25



ELEVATE ROAD

GOODSPEED ROAD



SHED

BARN

MANURE  
DRY  
STORAGE

BARN

SLOUGH

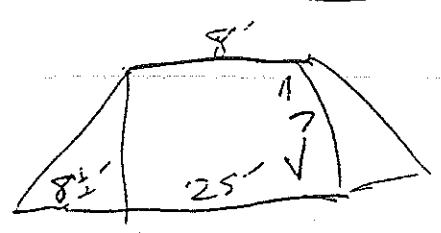
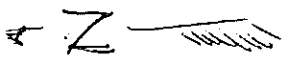
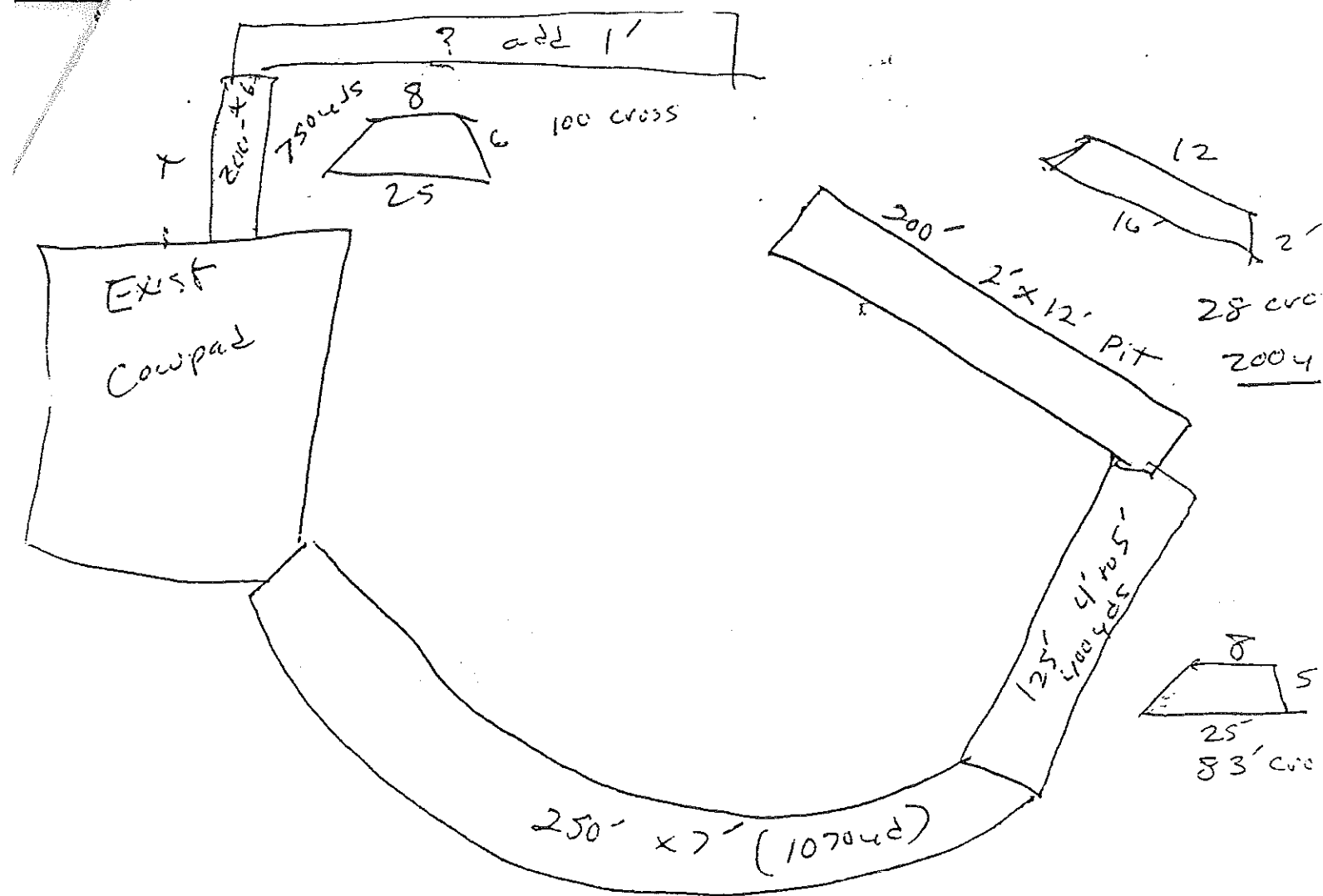
N  
S

RAISED  
DYKE / Couped  
to approx  
12' ELEV

100' x 200'  
RAISED Couped  
attached to  
"Rim Levee" to 12 to 15' elevation

EXHIBIT A





1155' cross sec.



750 yd behind house

1070 yd - yds west side

400 yds - south side

200 yds pit area

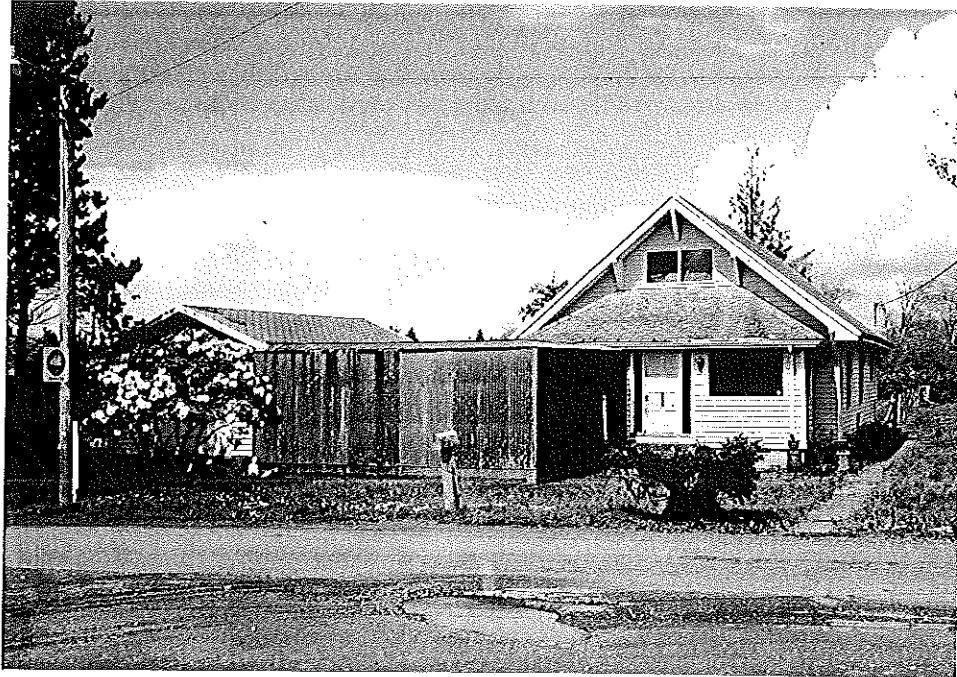
$$2220 \times 140\% \text{ fluff} = 3108 \text{ yds}$$

Additional for cowpad - 3000 to 4500 yds

EXHIBIT A

1000 1/2 1st St. S. 1900

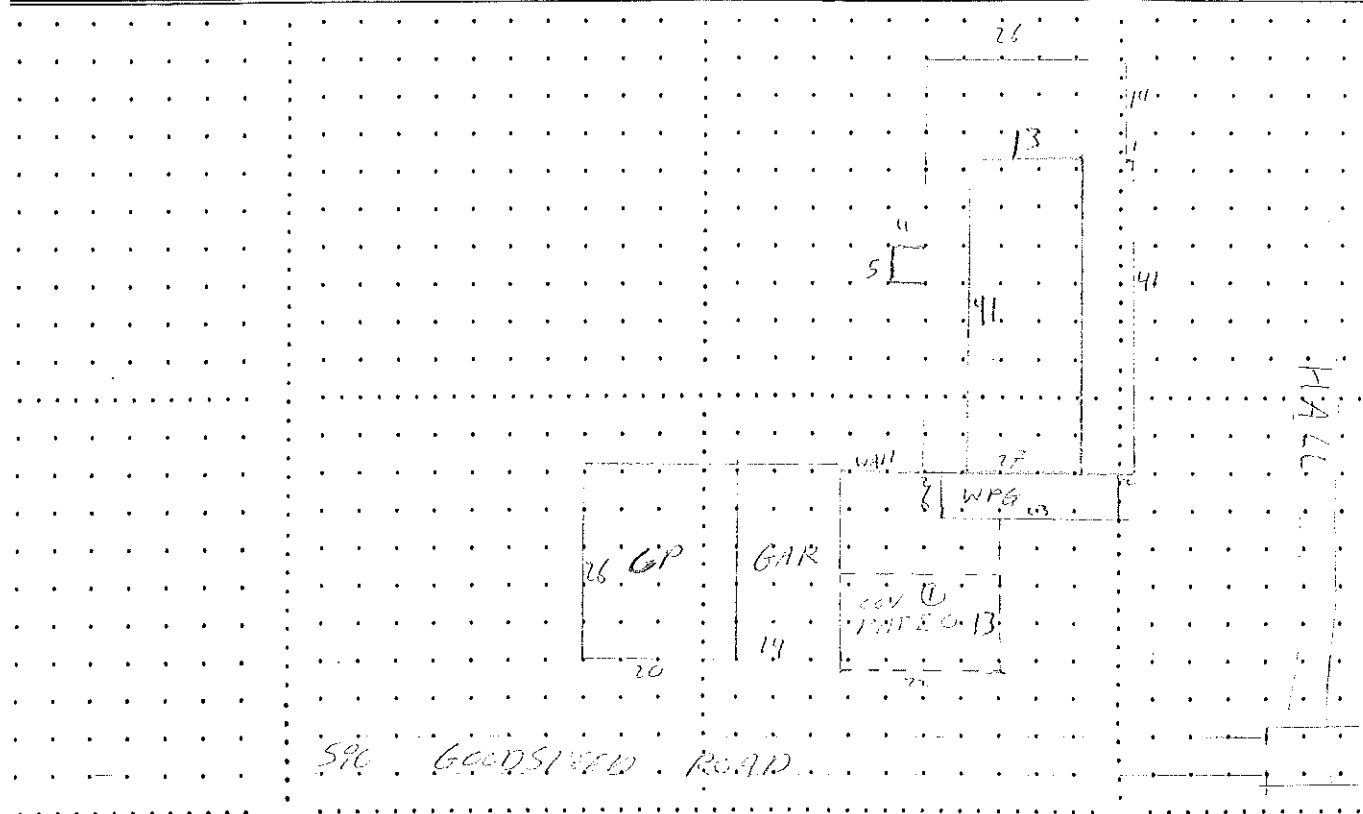
4/95



PERMANENT DATA CARD

ACCT. NO. 1312 04  
 CODE NO. 7.07  
 ST. ADDRESS 596 GOODSPEED RD.  
 DATE CHECKED 12-1-53

KEY NO. 149592  
 SQ. FT. HOUSE 2024 1/2  
 DATE BUILT 1914  
 NO. OF BUILDINGS 1



REMARKS  
MAIN  
 $41 \times 27 = 1107$   
 $14 \times 26 = 364$   
 $584 = 20$   
1471 1/2  
 $13 \times 26 = 338$

FAROT

HALL  
SIBBGA

**GARAGE / CARPORTS**

	Class	Quality						Other
Garages	?	<u>364</u>	<u>50</u>	640 - 641 - 642		643 - 644 - 645		
		Sq. Ft.	Depr.	Att (Unf - Lcf - Fin)		Det (Unf - Lcf - Fin)		
Roof		652 - 653 - 654			660			
		Blt - In (Unf - Lcf - Fin)			Sq. Ft.	Attic Stg		
Floor		663	664	665	667	668	669	671
		Comp	W/Shgl	Tile	M/Shk	Bltup	E/Mtl	Roll
Carports	3	<u>520</u>	<u>10</u>	680 - 681		683 - 686		
		Sq. Ft.	Depr.	Att (FI - Ext)		Det (FI/Gab - Hip)		
Roof		672			673		674	
		Gravel			Dirt		Asphalt	
Floor		694			695		696	
		Comp			W/Shgl		Tile	
Other Adj		<u>46</u>	<u>690</u>	691	692	702		
		Lin.Ft.	C/Wall	S/Wall	Stg Rm	Tool Rm		

**FEATURES**

Porches	<u>135</u>	<u>50</u>	770	771	772	773	774	<u>775</u>	768	<u>35</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	<u>729</u>	<u>730</u>	731		735		768			
	E/G/Comp	E/G/Bltup	E/G/W-Shk		E/F/Bltup		Encl 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			
	Lin. Ft.	Depr.	881		882		883			
			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	Depr.	Cost
		Sq. / Lin Ft.		
1. <u>CON PATIO</u>			<u>P/R</u>	<u>500</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

TILLAMOOK COUNTY BUILDING APPRAISAL

Pin #: 1516 24 600 Acct. #: 149592 Struct.: 1 of 1  
 Situs: House#: 590 Street: 61777 RD City: COUNTY  
 PCA: 5511 Stat Class: 133 Neighborhood #: 5001 Levy Code: 6.07  
 Type: R1/R2/R3/R4/RM Year Blt: 1974 Rmdl: \_\_\_\_\_ Total Liv Area: 2024  
 Bedrooms: 4 Baths: 1.5 Quality: \_\_\_\_\_ Depr: 50 Condition: F/A/G  
 Sold: Date \_\_\_\_\_ Amt.: \_\_\_\_\_ Ownership % \_\_\_\_\_  
 Appraiser: MJA App Date: 1/18/85 Interior Inspected: Yes/No Not Home  
 Floors: 1st: X Sq. Ft. 1471 Class: 3  
 2nd: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Class: \_\_\_\_\_  
 Attic: Y Sq. Ft. 533 Class: 3 U/L/F  
 Bsmt: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Class: \_\_\_\_\_ U/L/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 Dbl	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	1471	140	157	148	154	144	143	147		
	Sq. Ft.	Comp	H-Comp	E/Mtl	M/Shk	Bltup	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	Pistr	T&G					
Heat	24	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/Dbl	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	Hf/Bth	Tub	Sh (TI - Fbg - Mtl)	Lav	Toilet				
	580	582	593	598	599	874				
	Jac	H/Tub	Lndry Tub	Grdn Tub	Wetbar	Jet tub				

Notes: 4/85 FANM FOR SALE FOR \$ 350,000  
 11/98 - Spoke w/owner. Flood damage to house 7 at 11/98.  
 Shop bldg not started 9/6/99.  
 2/99 - Rem build mtlking of pump out tank. no longer built.  
 fire to flood. bk. (spoke w/owner) (spoke w/owner) (spoke w/owner)



PERMANENT DATA CARD

ACCT. NO. 1910 24 600

KEY NO. 149592

CODE NO. 1-07 4-9-12

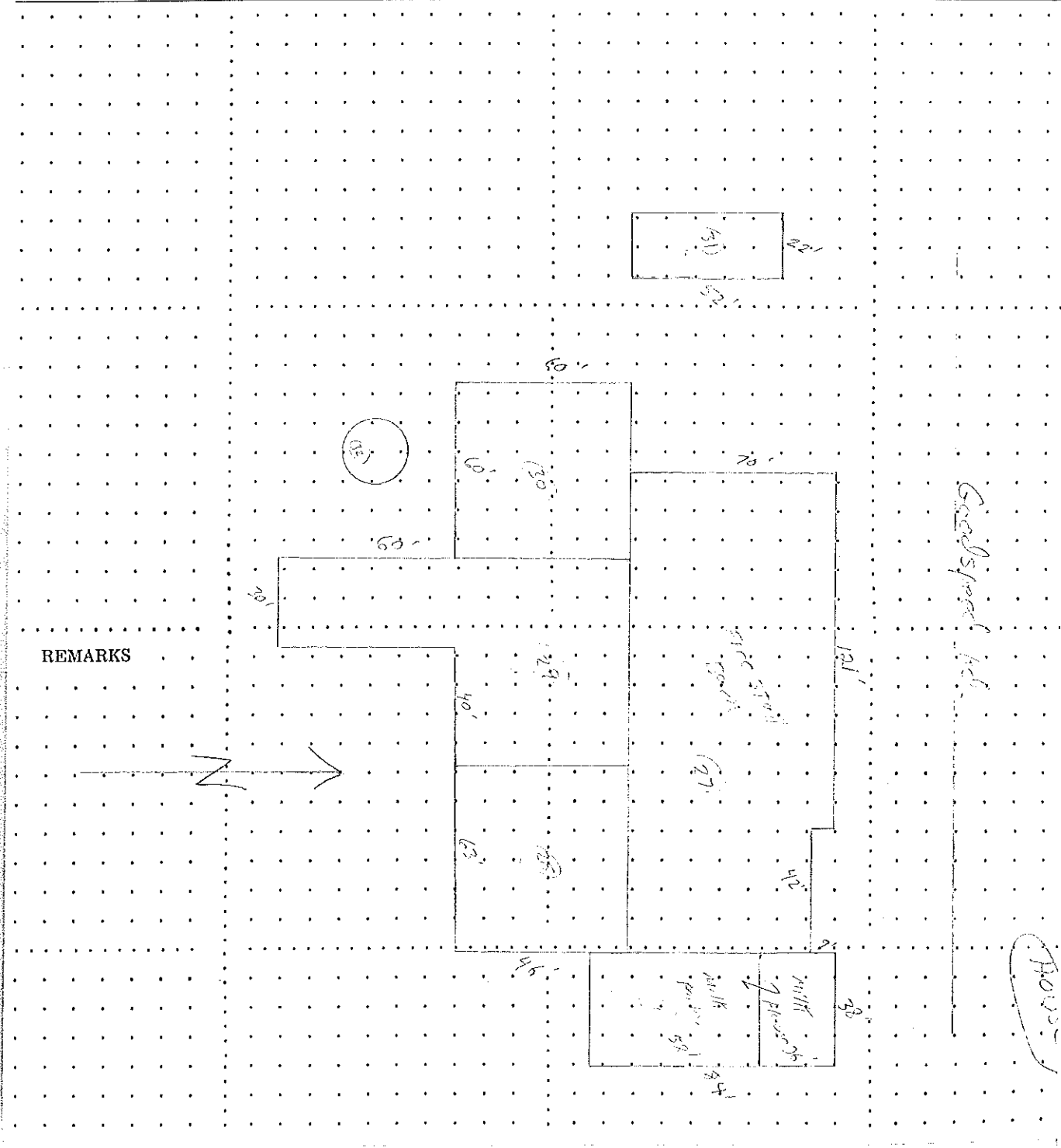
SQ. FT. HOUSE \_\_\_\_\_

ST. ADDRESS 590 Goodspeed Rd

DATE BUILT \_\_\_\_\_

DATE CHECKED \_\_\_\_\_

NO. OF BUILDINGS \_\_\_\_\_



TILLAMOOK COUNTY  
LAND APPRAISAL

AGRAMEICA FCB

PCA: 5511

NBRHD #: 5001 \* STAT CLS: \_\_\_\_\_

% FARM CREDIT SERVICES  
PO BOX 590  
SALEM ORE 97308

REMARKS: 12/95 modified 501 into Parent, 51.0 ac Total PTO w/1510-23 500-4  
1500, 75.0 ac Total PTO Pa.

$75.0 ac = 52200 + (65.0 \times 1100) = 125,300 \div 75.0 = 1671 / ac RAV$

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

APPRAISED BY / DATE	LEVY CODE	UNITS	ZONING	LAND CLASS	ACRES	BASE RATE	ADJ VALUE	TOTAL VALUE	RMV ONLY
<u>FD</u> <u>1-16-76</u>	<u>09.07</u>	<u>1.0</u>	<u>F-1</u>	<u>F.I.</u>	<u>1.0</u>	<u>1671</u>		<u>1671</u>	
	<u>09.07</u>	<u>1.0</u>	<u>F-1</u>	<u>OS</u>	<u>-</u>	<u>4000</u>		<u>4000</u>	
	<u>09.12</u>	<u>50.0</u>	<u>F-1</u>	<u>F-I</u>	<u>50.0</u>	<u>1671</u>		<u>83,550</u>	<u>X</u>
<u>1-16-76</u>	<u>09.12</u>	<u>1.0</u>	<u>F-1</u>	<u>SP?</u>	<u>50.0</u>				

# of acres in fire patrol: 0

Special fire patrol: YES / NO

# of solid waste(s): 1.0

\* Use only for 900 PCA series

*See Book*



code  
9-12

FARM AND DRC ITEMS CONT.

	Description	Table #	Units Sq. / Lin Ft.	Depr.	Cost
11	Milk Parlor	MILP-4	3192	60	
12	Milking units	DRC	12 X 390	60	
13	Stainless steel Pipeline	DRC	12 X 188	60	2199 Removed
14	Milk Pump system	DRC	1 X 3705	60	Milk equip
15	Filter Receiver	DRC	1 X 650	60	values as are gone off
16	Bulk Milk Tank	DRC	1 X 16,910	60	195 added for RU + owner.
17	Plate Type cooling units	DRC	1 X 2080	60	LR
18	PVC Pipeline	DRC	12 X 65	60	
19	Vacuum system motor 7HP	DRC	1 X 3640	60	
20	Entry & Exit Gates	DRC	1 X 1170	60	
21	Detachers	DRC	12 X 520	60	
22	Auger System	DRC	1 X 520	60	
23	Hoppers	DRC	6 X 156	60	
24	Chutes	DRC	6 X 45	60	
25	Dispensers	DRC	6 X 143	60	
26	Box & shields	DRC	12 X 169	60	
27	Free Stall Barn	FSB-4	11,032	50	
28	Free Stall Barn	FSB-4	3780	70	
29	Free Stall Barn	FSB-4	6000	70	
30	Runker silo	BKSR-5	3600	70	
31	General Purpose Bldg.	GPB-5	1144	60	
32	Liquid Manure Tank	DRC	1 X 23,517	65	



**Ticor Title Company**

2211 3rd Street, Tillamook, OR 97141  
(503)842-5533 FAX (503)842-5536

**PRELIMINARY REPORT**

TITLE OFFICER: Tami Malcolm

ORDER NO.: 360410003875-TTAST04

CUSTOMER NO.: 01.JONES

Supplemental No.2-Change Plant Date, etc

TO: Right-of-Way Associates  
Attn: Shannon L. Fish  
10186 SW Laurel Street  
Beaverton, OR 97005

OWNER/SELLER: Ronald R. Jones and Joyce L. Jones

BUYER/BORROWER:

PROPERTY ADDRESS: 590 Goodspeed Rd  
Tillamook, Oregon 97141

EFFECTIVE DATE: September 12, 2013, 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	25,000.00	\$ 200.00

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:

Ronald R. Jones and Joyce L. Jones, as tenants by the entirety

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

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

## PRELIMINARY REPORT

(Continued)

Order No.: 360410003875-TTAST04

### EXHIBIT "ONE"

#### PARCEL 1

All of the Northwest quarter of the Southwest quarter of Section 24, lying South and West of Hall Slough.

ALSO: All of Lot 3 in Section 24, Township 1 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon.

EXCEPT 5 acres off from the South and East heretofore sold to Alfred Larsen, et al by Deed recorded April 10, 1902 in Book X, page 204, in Deed Records in Tillamook County, Oregon.

ALSO: Beginning at the quarter Section post on the line between Sections 23 and 24 in Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon;

and running thence North 13.22 chains to the South bank of a slough;

thence North 75 ° East 2.68 chains;

thence South 62 ° East 2.64 chains;

thence South 44 ° East 4.50 chains;

thence East 50 links;

thence South 19 ° East 3.79 chains;

thence South 50 ° East 4.31 chains;

thence South 17 ° East 3.00 chains;

thence South 25 ° 30' West 25 links to the quarter Section line;

thence West 13.75 chains to the place of beginning.

#### PARCEL 2

Beginning at a point South 0° 47' West 684.6 feet from the quarter Section corner between Sections 23 and 24, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon.

And running thence South 0° 47' West 955.4 feet to the North bank of Hoquarton Slough;

Thence following down said North bank of Slough South 63° 40' West 150.00 feet;

Thence South 46° 02' West 179.7 feet;

Thence leaving Slough South 89° 25' West 61.0 feet;

Thence North 21° 22' West 1130.3 feet to a point on South bank of a Slough;

Thence across Slough North 8° 58' West 260.3 feet to Southwest corner of Gust Wicklund tract on North bank of Slough;

Thence along North bank of Slough South 86° 07' East 217.7 feet;

Thence South 49° 02' East 282.8 feet;

Thence South 26° 18' East 139.6 feet;

Thence South 48° 11' East 69.9 feet;

Thence North 71° 11' East 136.7 feet;

Thence North 34° 36' East 202.0 feet to place of beginning.

**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, 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.
5. 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.

**SPECIFIC ITEMS AND EXCEPTIONS:**

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

Fiscal Year: 2012-2013  
Amount: \$1,347.19  
Levy Code: 0912  
Account No.: ID# 407984  
Map No.: 1S10 24 00600  
Affects: Portion of Parcel 1

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.

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

Fiscal Year: 2012-2013  
Amount: \$964.46  
Levy Code: 0907  
Account No.: ID# 149592  
Map No.: 1S10 24 00600  
Affects: Portion of Parcel 1

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.

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

Fiscal Year: 2012-2013  
Amount: \$130.41  
Levy Code: 0912  
Account No.: ID# 149208  
Map No.: 1S10 23 01500  
Affects: Parcel 2

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.

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014.
7. The Land has been classified as Farm, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
8. Regulations, including levies, liens, assessments, rights of way and easements of Wilson River Water District.
9. Personal Property Taxes, if any, affecting said premises.
10. Unrecorded leases and/or tenancies, if any, affecting said premises.
11. 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 Hall Slough, Hoquarton Slough and unnamed creeks in the event the boundary of said Hall Slough, Hoquarton Slough and unnamed creeks has been artificially raised or is now or at any time has been below the high watermark, if said Hall Slough, Hoquarton Slough and unnamed creeks 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 Hall Slough, Hoquarton Slough and unnamed creeks, or has been formed by accretion to any such portion.
12. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
13. Easement Deed and Agreement, including the terms and provisions thereof;  
Executed by: Ronald R. Jones and Joyce L. Jones; and Tillamook County  
Recording Date: July 11, 2000  
Recording No.: Book: 418 Page: 518
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Tillamook Peoples' Utility District  
Purpose: Public utilities  
Recording Date: December 18, 2003  
Recording No: 2003-428850  
Affects: Parcel 1

15. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$199,750.00  
Dated: May 27, 2005  
Trustor/Grantor: Ronald R. Jones and Joyce L. Jones  
Trustee: Fidelity National Title-New York  
Beneficiary: J A M Consultants, Inc.  
Loan No.: 2090050547010  
Recording Date: June 1, 2005  
Recording No: 2005-004602  
Affects: A portion of Parcel 1

16. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.

Optionor: Ronald R. Jones and Joyce L. Jones  
Optionee: Tillamook County ("County")  
Disclosed by: Option to Purchase Real Estate  
Recording Date: November 10, 2011  
Recording No: 2011-006048

17. 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.

END OF EXCEPTIONS

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

Parties: Ronald R. Jones and Joyce L. Jones

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

Recording charge for a RESPA transaction (all transfer and loan documents):  
RESPA Residential Sale and Purchase \$189.00  
RESPA Residential Loan/Refinance \$136.00  
RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

ANY ADDITIONAL FEES CHARGED BY THE TILLAMOOK COUNTY RECORDING CLERK FOR NON-CONFORMING DOCUMENTS WILL BE BILLED SEPARATE FROM THE ABOVE DESCRIBED RESPA AVERAGE RECORDING FEES.

All recordings for Tillamook County properties should be sent to:

Ticor Title Company  
Attention: Recorder  
2211 3rd Street  
Tillamook, OR 97141

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.

The following item pertains to Sale transactions only:

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.

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.

## **Fidelity National Financial, Inc. Privacy Statement**

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

### **Personal Information Collected**

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

### **Disclosure of Personal Information**

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 insurance agents, brokers, representatives, support organizations, 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 for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements 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.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

**DISCLOSURE TO AFFILIATED COMPANIES** - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. 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.

**DISCLOSURE TO NONAFFILIATED THIRD PARTIES** - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

### **Confidentiality and Security of Personal Information**



Fidelity National Financial, Inc.  
Privacy Statement  
(continued)

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

**Access to Personal Information/  
Requests for Correction, Amendment, or Deletion of Personal Information**

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF'S CURRENT POLICY IS TO MAINTAIN CUSTOMERS' PERSONAL INFORMATION FOR NO LESS THAN YOUR STATE'S REQUIRED RECORD RETENTION REQUIREMENTS FOR THE PURPOSE OF HANDLING FUTURE COVERAGE CLAIMS.

For your protection, ALL REQUESTS MADE UNDER THIS SECTION MUST BE IN WRITING AND MUST INCLUDE YOUR NOTARIZED SIGNATURE TO ESTABLISH YOUR IDENTITY. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer  
Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, FL 32204

**Changes to this Privacy Statement**

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Effective Date: 5/1/2008

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. 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.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

**Confidentiality and Security of Personal Information**

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

**Access to Personal Information/**

**Requests for Correction, Amendment, or Deletion of Personal Information**

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer  
Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, FL 32204

**Changes to this Privacy Statement**

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.



**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 A. 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 A 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*

*Jami Malosh*

---

## **APPENDIX B**

---

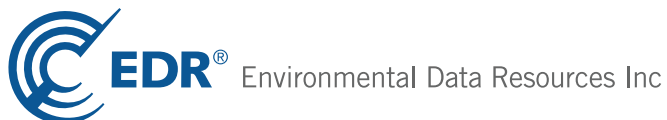
REGULATORY ENVIRONMENTAL DATABASE DOCUMENTATION

**Jones Property**

590 Goodspeed Rd  
Tillamook, OR 97141

Inquiry Number: 4419609.2s  
September 23, 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 .....	94
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.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## 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

590 GOODSPEED RD  
TILLAMOOK, OR 97141

#### COORDINATES

Latitude (North): 45.4691000 - 45° 28' 8.76"  
Longitude (West): 123.8641000 - 123° 51' 50.76"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 432451.8  
UTM Y (Meters): 5035209.0  
Elevation: 6 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:  
 590 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
<a href="#">1</a>	UNPERMITTED LANDFILL	FRONT ST & DOUGLAS S	ECSI, BROWNFIELDS, FINDS	Higher	4052, 0.767, SE
<a href="#">2</a>	COAST TIRE	635 MAIN AVE. N	ECSI, INST CONTROL, VCP, BROWNFIELDS	Higher	4258, 0.806, ESE
<a href="#">A3</a>	UNION OIL SERVICE ST	540 MAIN AVE. N	ECSI, VCP	Higher	4388, 0.831, ESE
<a href="#">A4</a>	US HIGHWAY 101 - HAD	N MAIN ST (HWY 101)	CRL, ECSI, FINDS	Higher	4408, 0.835, ESE
<a href="#">5</a>	TILLAMOOK SAFEWAY (F	955 MAIN AVE. N	ECSI, INST CONTROL, BROWNFIELDS	Higher	4430, 0.839, ENE
<a href="#">A6</a>	PRIDE OF OREGON TEXA	460 MAIN AVE. N	ECSI	Higher	4465, 0.846, ESE
<a href="#">7</a>	TOMMIE'S CLEANERS	1111 4TH ST.	CRL, ECSI, INST CONTROL, DRYCLEANERS	Higher	4627, 0.876, SSE
<a href="#">8</a>	MODERN DRY CLEANER (	1908/1910 1ST ST.	ECSI, BROWNFIELDS	Higher	5243, 0.993, SE



# 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 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

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

AOCONCERN..... Columbia Slough

US HIST CDL..... National Clandestine Laboratory Register

## EXECUTIVE SUMMARY

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  
DRYCLEANERS..... Drycleaning Facilities  
Financial Assurance..... Financial Assurance Information Listing  
HSIS..... Hazardous Substance Information Survey  
MANIFEST..... Manifest Information  
NPDES..... Wastewater Permits Database

# EXECUTIVE SUMMARY

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 identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

## STANDARD ENVIRONMENTAL RECORDS

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

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

A review of the CRL list, as provided by EDR, and dated 08/01/2015 has revealed that there are 2 CRL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>US HIGHWAY 101 - HAD</i></b>	<b><i>N MAIN ST (HWY 101)</i></b>	<b><i>ESE 1/2 - 1 (0.835 mi.)</i></b>	<b><i>A4</i></b>	<b><i>38</i></b>
Facility Status: Further Investigation of Area Facilities recommended Facility Id: 1889				
<b><i>TOMMIE'S CLEANERS</i></b>	<b><i>1111 4TH ST.</i></b>	<b><i>SSE 1/2 - 1 (0.876 mi.)</i></b>	<b><i>7</i></b>	<b><i>77</i></b>
Facility Status: No Further Action (Conditional) Facility Id: 1931				

## EXECUTIVE SUMMARY

ECSI: The Environmental Cleanup Site Information System records information about sites in Oregon that may be of environmental interest. The data come from the Department of Environmental Quality.

A review of the ECSI list, as provided by EDR, and dated 07/01/2015 has revealed that there are 8 ECSI sites within approximately 1 mile of the target property.

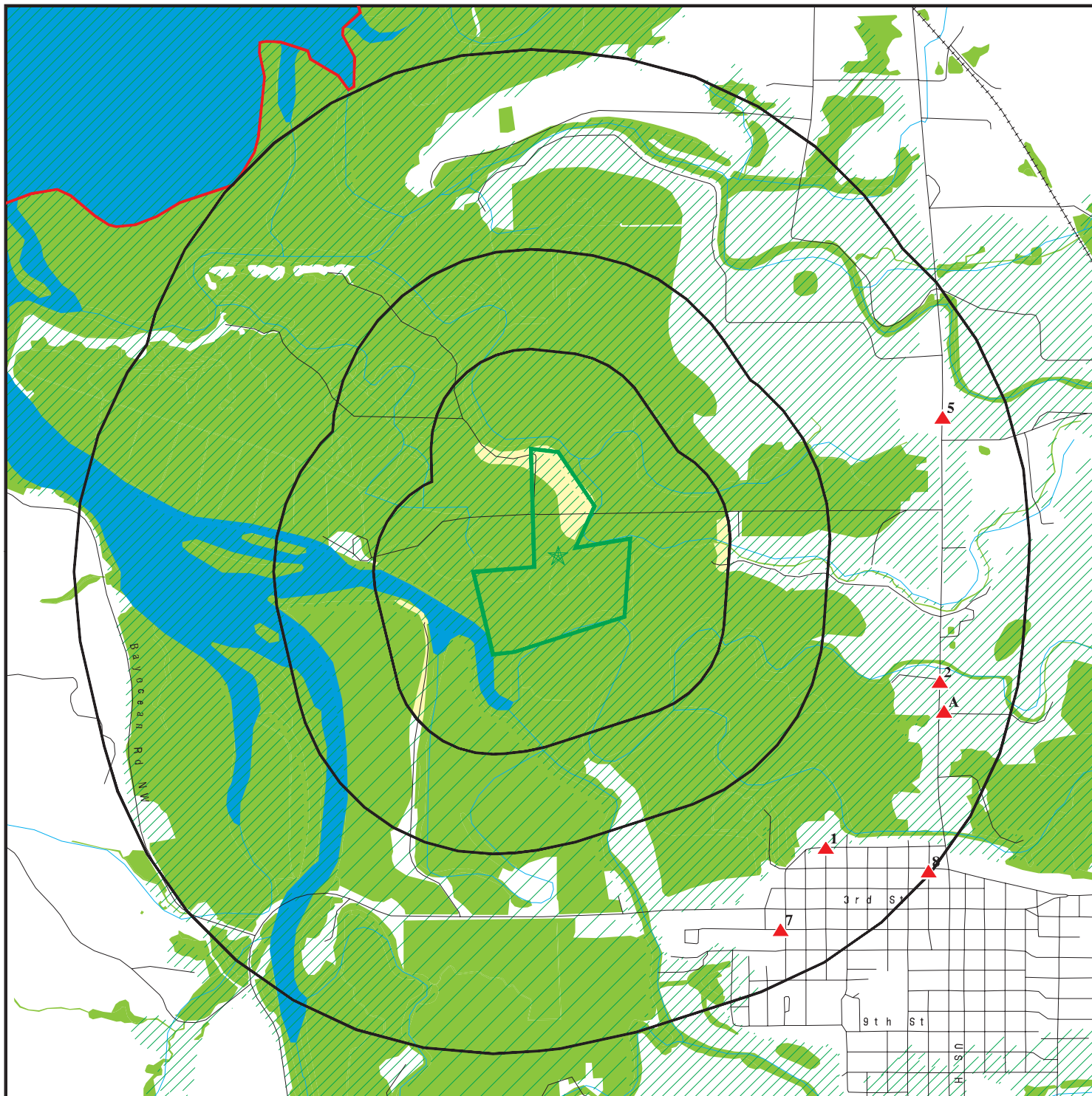
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNPERMITTED LANDFILL</b> Investigation: No Further Action State ID Number: 1360	<b>FRONT ST &amp; DOUGLAS S</b>	<b>SE 1/2 - 1 (0.767 mi.)</b>	<b>1</b>	<b>8</b>
<b>COAST TIRE</b> Investigation: No Further Action State ID Number: 3784	<b>635 MAIN AVE. N</b>	<b>ESE 1/2 - 1 (0.806 mi.)</b>	<b>2</b>	<b>16</b>
<b>UNION OIL SERVICE ST</b> Investigation: No Further Action State ID Number: 1916	<b>540 MAIN AVE. N</b>	<b>ESE 1/2 - 1 (0.831 mi.)</b>	<b>A3</b>	<b>24</b>
<b>US HIGHWAY 101 - HAD</b> Investigation: Listed on the CRL/Inventory State ID Number: 1889	<b>N MAIN ST (HWY 101)</b>	<b>ESE 1/2 - 1 (0.835 mi.)</b>	<b>A4</b>	<b>38</b>
<b>TILLAMOOK SAFEWAY (F)</b> Investigation: No Further Action State ID Number: 5566	<b>955 MAIN AVE. N</b>	<b>ENE 1/2 - 1 (0.839 mi.)</b>	<b>5</b>	<b>53</b>
<b>PRIDE OF OREGON TEXA</b> Investigation: No Further Action State ID Number: 1915	<b>460 MAIN AVE. N</b>	<b>ESE 1/2 - 1 (0.846 mi.)</b>	<b>A6</b>	<b>57</b>
<b>TOMMIE'S CLEANERS</b> Investigation: Listed on the CRL/Inventory State ID Number: 1931	<b>1111 4TH ST.</b>	<b>SSE 1/2 - 1 (0.876 mi.)</b>	<b>7</b>	<b>77</b>
<b>MODERN DRY CLEANER (</b> Investigation: No Further Action State ID Number: 5855	<b>1908/1910 1ST ST.</b>	<b>SE 1/2 - 1 (0.993 mi.)</b>	<b>8</b>	<b>88</b>

## EXECUTIVE SUMMARY


There were no unmapped sites in this report.




# OVERVIEW MAP - 4419609.2S



 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

 Indian Reservations BIA

 County Boundary

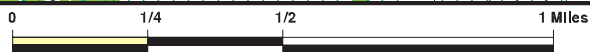
 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 State Wetlands

 Areas of Concern

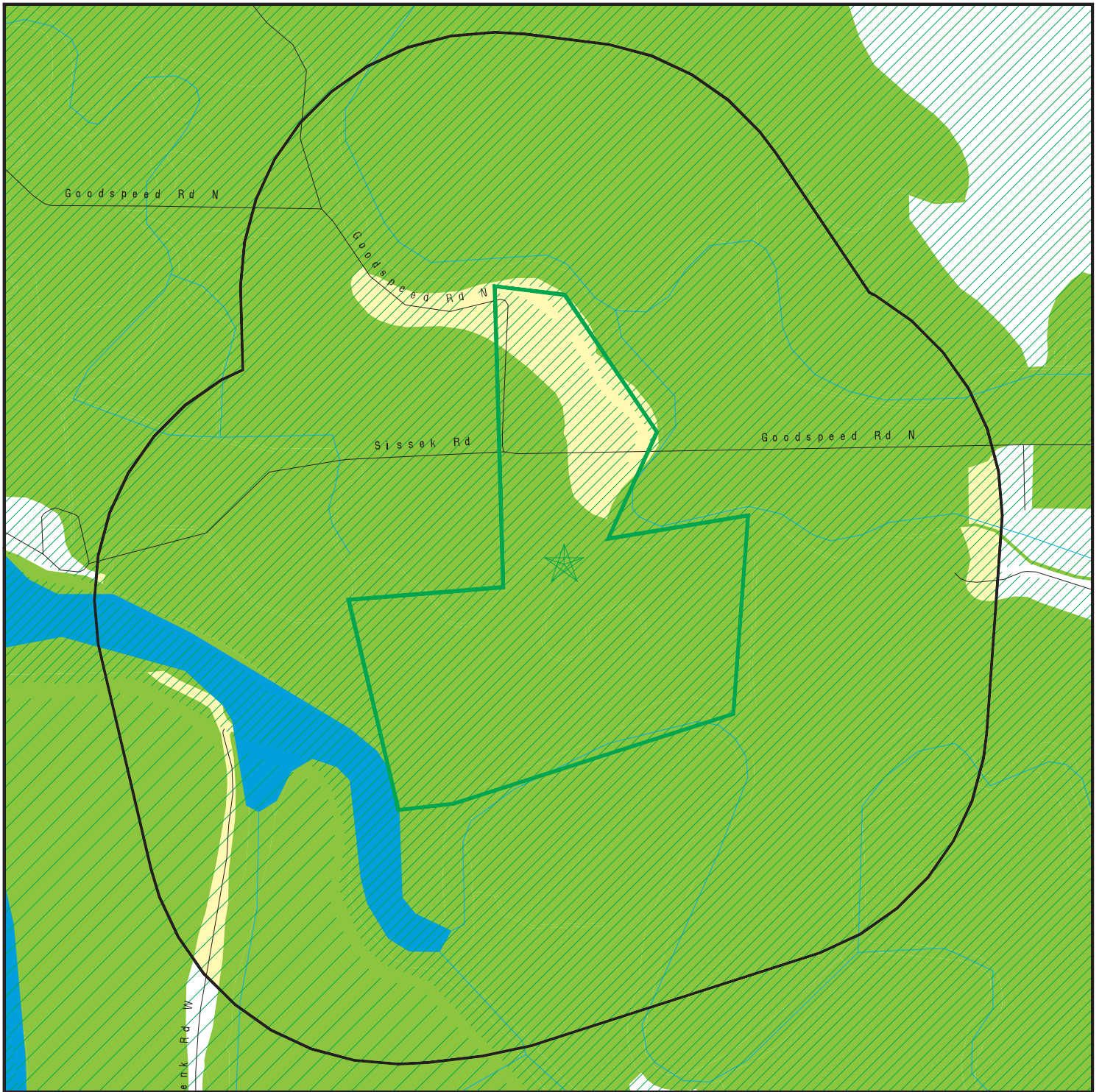









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.







SITE NAME: Jones Property  
 ADDRESS: 590 Goodspeed Rd  
 Tillamook OR 97141  
 LAT/LONG: 45.4691 / 123.8641

CLIENT: Anderson Geological  
 CONTACT: Erik Anderson  
 INQUIRY #: 4419609.2s  
 DATE: September 23, 2015 4:44 pm

# DETAIL MAP - 4419609.2S



-  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: Jones Property  
 ADDRESS: 590 Goodspeed Rd  
 Tillamook OR 97141  
 LAT/LONG: 45.4691 / 123.8641

CLIENT: Anderson Geological  
 CONTACT: Erik Anderson  
 INQUIRY #: 4419609.2s  
 DATE: September 23, 2015 4:45 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	0.001		0	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	0.001		0	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
CRL	1.000		0	0	0	2	NR	2
ECSI	1.000		0	0	0	8	NR	8
<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	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
OR HAZMAT	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	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

**1**  
**SE**  
**1/2-1**  
**0.767 mi.**  
**4052 ft.**

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST**  
**FRONT ST & DOUGLAS ST**  
**TILLAMOOK, OR 97141**

**ECSI 1006854563**  
**BROWNFIELDS N/A**  
**FINDS**

**Relative:**  
**Higher**

**Actual:**  
**23 ft.**

ECSI:  
 State ID Number: 1360  
 Brown ID: Brownfield Site - DEQ Funding Assistance  
 Study Area: False  
 Region ID: 2  
 Legislative ID: 0  
 Investigation: No Further Action  
 FACA ID: 40150  
 Further Action: 0  
 Lat/Long (dms): 45 27 33.50 / -123 50 59.60  
 County Code: 29.00  
 Score Value: Not reported  
 Cerclis ID: Not reported  
 Township Coord.: 1.00  
 Township Zone: S  
 Range Coord: 10.00  
 Range Zone: W  
 Section Coord: 25  
 Qtr Section: AC  
 Tax Lots: 200 and 100  
 Size: 0.68 acres  
 NPL: False  
 Orphan: False  
 Updated By: GWISTAR  
 Update Date: 01/10/2012  
 Created Date: 04/13/1993  
 Decode For RegionID: Northwest Region  
 Decode For BrownID: Brownfield Site - DEQ Funding Assistance  
 Decode For Furtheract: Not reported  
 Decode For Investstat: No Further Action  
 Decode For Legislative: Not reported  
 Alias Name: Unpermitted Landfill - Front St. & Douglas St.

**Narrative:**

NARR ID: 5732855  
 NARR Code: Site Contacts  
 Created By: Not reported  
 Created Date: 12/17/2002  
 Updated By: RWELLS  
 Updated Date: 12/22/2011  
 Decode for NarcdID: Site Contacts  
 NARR Comments: Site owner M.L. Schmidt, M.L. Schmidt Real Estate, Inc., 709 Pacific Avenue, Tillamook, OR 97141. (503) 842-7510. James Schmidt, PO Box 545, North Plains, Oregon 97133

NARR ID: 5732856  
 NARR Code: Contamination  
 Created By: Not reported  
 Created Date: 12/17/2002  
 Updated By: RWELLS  
 Updated Date: 12/22/2011  
 Decode for NarcdID: Contamination  
 NARR Comments: (7/25/85 CGray/NWR) A NWR inspection (in response to a citizen complaint) found that solid waste was being disposed of on-site

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

without a DEQ permit. \*\*\*The types of solid waste that were found on this property are particularly disturbing, in that they are located next to a slough that drains to Tillamook Bay, a certified shellfish growing estuary.\*\*\* (7/11/96 SMF/SAS) Wastes disposed of on-site are thought to have included skinned animal carcasses, kitchen garbage, demolition debris, and fresh concrete batch excesses. No indication that hazardous substances have been disposed of at the site. Due to the sites history of receiving concrete fill material as well as unauthorized dumping of scrap lumber, automobile parts, scrap plastic and animal carcasses, the City of Tillamook hired Anderson Geological to perform a Phase I investigation in October, 2009. Anderson completed a limited Phase II investigation in November, 2009 collecting one groundwater sample on the northeast corner of the site that was non-detect for TPH, VOCs, and metals. Additional sampling was hampered by the presence of concrete fill over much of the property. DEQ Brownfield State Response Grant funding will be used to conduct a site investigation of the property to determine if a release of hazardous substances has occurred at the property.

NARR ID: 5732857  
NARR Code: Disposals  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 12/22/2011

Decode for NARCD: Disposals

NARR Comments: Site disposals appear to have been limited to kitchen garbage, animal carcasses, concrete wastes, and demolition debris including concrete excess.

NARR ID: 5732858  
NARR Code: Data Sources  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 12/22/2011

Decode for NARCD: Data Sources

NARR Comments: Complaint letter to DEQ 6/2/85; DEQ letter to Wayne and Thelma Ferguson (c/o M.L. Schmidt) 7/25/85; Letter to DEQ from M.L. Schmidt 7/26/85; Anderson Geological. Phase One. Environmental Site Assessment, Map 1S1025AC, Tax Lot 100, Tillamook, Oregon. October, 13, 2009. Anderson Geological. Phase Two. Environmental Site Assessment, Map 1S1025AC, Tax Lot 00100, Tillamook, Oregon. November 30, 2009. Hart Crowser. Site Investigation Report, Schmidt Property, Map 1S1025AC, Tax Lot 100, Tillamook, Oregon. June 29, 2011.

NARR ID: 5732859  
NARR Code: General Site Description  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 12/22/2011

Decode for NARCD: General Site Description

NARR Comments: The Schmidt Property site is located on the northwest side of downtown Tillamook, approximately 200 feet north of the intersection of Front Street and Douglas Street. The 0.68-acre site is located within the southwest quarter of the northeast quarter of Section 25,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

Township 1 South, Range 10 West (Willamette Baseline and Meridian). The site is undeveloped land partially covered with dense vegetation on the north, east, and west. The southern portion of the property contains a significant volume of broken up concrete and rough-poured concrete from batch excesses. Scrap lumber, automobile parts, and scrap plastic associated with unauthorized dumping are present on the south side of the property. An illegally constructed dwelling, comprised of a camping area, is present in a wooded area on the north side of the site. The site is situated at approximately 15 feet above mean sea level, located within the 100-year flood plain, with a gradual topographic slope to the north and east towards the Hoquarten Slough. The site is located approximately 50-100 feet from Hoquarten Slough, which borders the site to the north and east and flows west/northwest to the Tillamook River. Neighboring properties to the south include Coastwide Ready-Mix (former Erskine Oil site) and a former foundry and welding shop. Erskine Oil underwent an extensive cleanup for a leaking underground storage tank and was issued an NFA in 2008 (DEQ LUST # 29-92-0087). Coats Lumber Mill (no longer operating) is located to the west of the site. DEQ found no record of environmental investigations for either the foundry or Coats Lumber Mill properties. In 2010, the Beatrice Schmidt Trust offered the subject property for donation to the City of Tillamook. Due to the site's history of unauthorized dumping and the surrounding land use that included a foundry and mill, the City requested assistance to use funds from DEQs 128(a) EPA Brownfield Grant to conduct an expanded investigation of the property to determine if a release of hazardous substances had occurred. The City would like to redevelop the property and include it in their proposed water trail system. The redeveloped site, as planned, would include a canoe and kayak launch for recreational use of the Hoquarten Slough.

NARR ID: 5732861  
NARR Code: Manner of Release  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Manner of Release  
NARR Comments: Solid waste disposal. Time of release: prior to 7/85 (No hazardous substance release documented; smf 10/2/95)

NARR ID: 5732862  
NARR Code: Site Ownership  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 12/22/2011  
Decode for NARR Code: Site Ownership  
NARR Comments: Site has been owned since 1973 by M.L. Schmidt (M.L. Schmidt Real Estate, Inc.). Currently rented to Coastwide Ready Mix Company. The city of Tillamook will be accepting the property as donation for future development of a public park that will include a launch area for canoes and kayaks on the Hoquarten Slough.

NARR ID: 5732863  
NARR Code: Pathways Other Hazards  
Created By: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NardlPathways & Other Hazards

NARR Comments: The site lies within the 100 year flood zone, and along wetlands associated with Hoquarten Slough. Groundwater level is about 4 to 6 feet bgs. The sloughs in this area are important spawning areas for anadromous fish, including Coho salmon (a threatened species in this area). The area is also important waterfowl habitat. The site lies 2.1 miles upstream from Tillamook Bay, an important commercial shellfish growing/harvesting area. Local rainfall is quite high: 101.5 inches total precipitation; 68.5 inches net annual precipitation.

NARR ID: 5732864  
NARR Code: Remedial Action  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 12/22/2011

Decode for NardlRemedial Action

NARR Comments: (7/25/85 CGray/NWR) \*\*\*We request that you immediately cease further disposal of solid waste on this property...(and) to close the disposal site by submitting a closure plan...prior to 8/5/85. Final closure is to be completed prior to 9/30/85. Closure of this type of landfill normally requires proper grading of the site to promote rapid drainage of surface water and the application of at least 2 feet of approvable soil cover.\*\*\* (7/11/96 SMF/SAS) A DEQ site visit on 10/25/95 indicated no obvious wastes at the site, with the exception of concrete batch excesses. No remediation required. (12/6/10 RWA/SAS) Based on the lack of evidence that hazardous substances were disposed of on site, the non-hazardous nature of chemicals commonly used in the concrete batching industry, and the lack of contaminants detected in the monitoring well on the Erskine Oil site, DEQ concluded that no further action was required under the state Superfund Program. (12/22/2011 RWA/VCP) Due to the sites history of receiving concrete fill material as well as unauthorized dumping of scrap lumber, automobile parts, scrap plastic and animal carcasses, the City of Tillamook hired a consultant to perform an investigation in October 2009, which was completed the following month. One groundwater sample was collected from the NE corner of the site, and it had no detectable TPH, VOCs, or metals. Additional sampling was hampered by the presence of concrete fill over much of the property. As a result, DEQ assisted the city with additional site sampling. An investigation and sampling event was conducted in May, 2011. No remedial actions are required for the site. The following conclusions were made regarding the human health and ecological risk assessment for the site: Human Health Risk Soil concentrations of TPH, PAHs, VOCs, PCBs, and all metals except arsenic do not result in direct contact risks for future recreational users, future occupational workers, future construction workers, or future excavation workers. TPH, VOCs, and PAHs with the exception of benzo(a)pyrene, were below all applicable RBCs and JSCS SLVs. Levels of arsenic at some sampling locations exceed RBCs for future recreational, occupational, and current trespasser receptors. However, the mean estimate of 7.5 mg/kg for arsenic, as calculated from site-wide data, is only slightly above the naturally-occurring

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

background level of 7 mg/kg. The site-related risk from arsenic is therefore not considered to be significant. Terrestrial Ecological RiskSoil concentrations of TPH, PAHs, VOCs, and PCBs do not result in unacceptable risk to terrestrial ecological receptors. Metals concentrations were all below EPA EcoSSLs, with the exception of zinc, which was found in samples HC-3 and HC-4 at 250 mg/kg and 410 mg/kg, respectively. The zinc EPC of 256 mg/kg exceeds the zinc EcoSSL screening value of 230 mg/kg. However, the zinc EcoSSL is based on a highly variable data set for no observed adverse effect levels (NOAELs). The range of literature values reported by EPA and used in the development of the zinc EcoSSL, as well as the essential nutrient status of zinc make the population-level effects to terrestrial ecological receptors unlikely at the Schmidt site. Aquatic Ecological RiskSoil concentrations of TPH, PAHs, VOCs, and PCBs do not result in unacceptable risk to aquatic ecological receptors. Concentrations of arsenic, lead and mercury in upland soils exceeded JSCS SLVs for bioaccumulation. However, due to the relatively flat site topography and the presence of dense vegetation and concrete armoring, the potential for soil at the site to erode into nearby Hoquarten Slough is considered minimal. In addition, detected site contaminants tend to sorb to soil and are considered relatively immobile. Future development of the site will include the establishment of vegetation over existing soil, as well as hardscape (i.e., paved surfaces) for a parking lot. These redevelopment elements will mitigate potential soil contaminant migration from the site to the slough. GroundwaterHuman Health RiskConcentrations of TPH, PAHs, VOCs, and metals were below direct contact RBCs and do not result in unacceptable risk to future construction or excavation workers. Use of groundwater for drinking or other higher-risk uses is not expected. Aquatic Ecological RiskConcentrations of TPH, PAHs, and VOCs are below JSCS SLVs and do not present an unacceptable risk to aquatic ecological receptors. Total metal concentrations of arsenic, chromium, copper, lead, mercury and zinc exceed SLVs at numerous sampling locations. Although concentrations of total metals exceed JSCS SLVs, DEQ has concluded that the potential for contaminants to migrate to the Hoquarten Slough and pose a risk to ecological receptors is unlikely. Dissolved metals analysis, which provides a more accurate representation of water quality, was not performed on any of the groundwater samples. The groundwater analysis for total metals is based on unfiltered samples, where turbidity may impact sampling results. Most importantly, metals concentrations in soil samples are only modestly elevated, making groundwater impacts to nearby surface water unlikely. DEQ has concluded that the risk posed to groundwater from metals in this area is not significant. CONCLUSIONDEQ concludes that current environmental conditions at the Schmidt Property site do not pose an unacceptable risk to human health and the environment, and therefore, the property meets the requirements of the Oregon Environmental Cleanup Laws. A health and safety plan should be developed prior to site redevelopment activities as per OSHA 1910.120. Solid waste remaining on the property should be recycled or disposed of in accordance with local and state regulations and guidance. If contaminated media are encountered during site redevelopment, the materials should be handled in accordance with all applicable regulations. In addition, appropriate sediment control measures must be implemented during site redevelopment to protect Hoquarten Slough from sediment runoff. Furthermore, if concrete waste is to be transported offsite for use

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

as fill, soil should be removed from the concrete to the maximum extent possible prior to removal from the site.

NARR ID: 5732865  
NARR Code: Substances of Concern  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: RWELLS  
Updated Date: 03/10/2011

Decode for NARR Code: Substances of Concern  
NARR Comments: No known disposal of hazardous substances at the site.

NARR ID: 5753759  
NARR Code: Water Use (Current/Reasonably Likely)  
Created By: RWELLS  
Created Date: 12/22/2011  
Updated By: RWELLS  
Updated Date: 12/22/2011

Decode for NARR Code: Water Use (Current/Reasonably Likely)  
NARR Comments: It is unlikely that shallow groundwater at the site would be used for drinking water purposes in the future due to the availability of the City of Tillamook's public water system and the inadequate yield of shallow groundwater at the site. A query of the OWRDs well log database indicates that the closest drinking water well to the Schmidt property is approximately one mile west of the site across the Trask River. Therefore, consumptive use of groundwater is not considered a complete exposure pathway.

NARR ID: 5752932  
NARR Code: Institutional Control  
Created By: GWISTAR  
Created Date: 02/28/2011  
Updated By: GWISTAR  
Updated Date: 02/28/2011

Decode for NARR Code: Institutional Control  
NARR Comments: In 1985, DEQ responded to a solid waste complaint regarding illegal disposal of materials. A site inspection noted household waste, demolition debris, and concrete batch excesses with no indication of hazardous substance disposal. DEQ listed the site on the state-CERCLIS list and considered it to be an unpermitted landfill. DEQ then requested the property owner cease further disposal of solid waste and submit a closure plan. DEQ conducted a site visit in 1995 and did not observe obvious wastes at the site (with the exception of the concrete excesses). The site was also secured by an iron gate and a No Trespassing sign.

Administrative Action:

Action ID: 9518  
Region: Northwestern Region  
Complete Date: 12/22/2011  
Rank Value: Not reported  
Cleanup Flag: True  
Created Date: 02/28/2011

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: TARGETED BROWNFIELD ASSESSMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)

1006854563

Further Action: Low  
Comments: Not reported

Action ID: 9443  
Region: Northwestern Region  
Complete Date: 12/22/2011  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 12/22/2011  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

Action ID: 9424  
Region: Headquarters  
Complete Date: Not reported  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9443  
Region: Northwestern Region  
Complete Date: 07/11/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

Action ID: 9508  
Region: Headquarters  
Complete Date: 02/12/1994  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Remedial Action  
Action Code Flag: False  
Action: Site Screening recommended (EV)  
Further Action: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNPERMITTED LANDFILL - FRONT ST & DOUGLAS ST (Continued)**

**1006854563**

Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 10/25/1995  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: Not reported  
Comments: Federal Screening

Operations:  
Operation Id: 132676  
Operation Status: Unknown  
Common Name: Unpermitted Landfill - Front & Douglas s  
Yrs of Operation: Not reported  
Comments: Not reported  
Updated Date: 04/26/1996  
Updated By: sxf  
Decode for OpstatID: Unknown

Operation Id: 132677  
Operation Status: Unknown  
Common Name: Unpermitted Landfill - Front & Douglas s  
Yrs of Operation: Not reported  
Comments: Not reported  
Updated Date: 04/26/1996  
Updated By: sxf  
Decode for OpstatID: Unknown  
Operations SIC Id: 196293  
SIC Code: 4953  
Created By: Not reported  
Created Date: 12/17/2002

OR BROWNFIELDS:  
Geolocation Id: 40150  
Status: NO FURTHER STATE ACTION REQUIRED  
Lat/Long: 45.4593 / -123.849

**FINDS:**

Registry ID: 110014168060

**Environmental Interest/Information System**

OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**2**  
**ESE**  
**1/2-1**  
**0.806 mi.**  
**4258 ft.**

**COAST TIRE**  
**635 MAIN AVE. N**  
**TILLAMOOK, OR 97141**

**ECSI 1006844970**  
**INST CONTROL N/A**  
**VCP**  
**BROWNFIELDS**

**Relative:**  
**Higher**

ECSI:

**Actual:**  
**20 ft.**

State ID Number: 3784  
 Brown ID: Brownfield Site - DEQ Tech Assistance  
 Study Area: False  
 Region ID: 2  
 Legislative ID: 0  
 Investigation: No Further Action  
 FACA ID: 18164  
 Further Action: 0  
 Lat/Long (dms): 45 27 42.80 / -123 50 37.70  
 County Code: 29.00  
 Score Value: Not reported  
 Cerclis ID: Not reported  
 Township Coord.: 1.00  
 Township Zone: S  
 Range Coord: 9.00  
 Range Zone: W  
 Section Coord: 30  
 Qtr Section: Not reported  
 Tax Lots: 1S9 30BB 600  
 Size: 2.7 acres  
 NPL: False  
 Orphan: False  
 Updated By: GWISTAR  
 Update Date: 04/30/2015  
 Created Date: 01/22/2003  
 Decode For RegionID: Northwest Region  
 Decode For BrownID: Brownfield Site - DEQ Technical Assistance  
 Decode For Furtheract: Not reported  
 Decode For Investstat: No Further Action  
 Decode For Legislative: Not reported

Narrative:

NARR ID: 5742942  
 NARR Code: Site Contacts  
 Created By: JWAGGY  
 Created Date: 01/28/2003  
 Updated By: JWAGGY  
 Updated Date: 01/28/2003  
 Decode for NarcdID: Site Contacts  
 NARR Comments: Mark J. Gervasi- City Manager, City of Tillamook (Interested Party) 210 Laurel Ave. Tillamook ,OR 97141(503) 842 2742 Mr. Steve Baertlin, Site owner and operator 7635 11th Street Bay City, OR 97107(503) 377 2625

NARR ID: 5742944  
 NARR Code: Contamination  
 Created By: MPUGH  
 Created Date: 01/28/2003  
 Updated By: GWISTAR  
 Updated Date: 06/02/2003  
 Decode for NarcdID: Contamination  
 NARR Comments: In September 2002, a Phase II site assessment was completed, and included a total of 20 direct-push borings. Ten borings were advanced

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST TIRE (Continued)**

**1006844970**

to 15 feet below ground surface (bgs) and 10 were advanced to 4 feet bgs, the approximate depth to groundwater. Soil samples were collected from 14 borings. Gasoline (up to 12,000 mg/kg) and benzene, toluene, ethylbenzene and xylenes (BTEX) were detected in the majority of samples. Benzene was detected at over 8 mg/kg in two samples. This exceeds the risk-based concentration for soil contact under a residential exposure scenario; benzene appears to be the only compound to exceed its respective applicable screening level. Diesel was detected in a number of samples, including a sample collected near a former diesel underground storage tank (UST) that reportedly was never used, and has been removed from the site. Groundwater was collected from five borings. The highest BTEX concentrations were reported for a sample collected from near the former pump island (GP-2- ethylbenzene 1,800 ug/L, xylenes 12,000 ug/L) and near the former above-ground storage (AST) area (GP-7, benzene 1,700 ug/L; xylenes 23,000 ug/L). A number of other petroleum-related volatile organic compounds (VOCs) also were detected at elevated levels. A number of concentrations exceeded RBCs for vapor intrusion into buildings.

NARR ID: 5742952  
NARR Code: Data Sources  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 11/13/2003

Decode for NARR ID: Data Sources

NARR Comments: Phase I and Phase II Environmental Assessments prepared by PBS Environmental, and dated June 2002 and October 2002, respectively. Extended risk-based soil and groundwater Assessment, prepared by PBS, dated September 12, 2003.

NARR ID: 5742949  
NARR Code: General Site Description  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: GWISTAR  
Updated Date: 06/02/2003

Decode for NARR ID: General Site Description

NARR Comments: The site is flat-lying and occupied by a vacant building that formerly was used as a tire repair shop and service station, and formerly contained hydraulic hoists to assist with lubrication services. An AST containment area, former pump island, and in-ground piping appear to be contaminant source areas. The ASTs have been removed. The site is covered with about 3 feet of fill. It appears that forested wetlands are present to the east of the site. These wetlands may be connected to Dougherty or Hoquarten Slough.

NARR ID: 5742943  
NARR Code: Hazardous Substance/Waste Types  
Created By: JWAGGY  
Created Date: 01/28/2003  
Updated By: JWAGGY  
Updated Date: 01/28/2003

Decode for NARR ID: Hazardous Substance/Waste Types

NARR Comments: Gasoline, benzene, toluene, ethylbenzene, xylenes, diesel, possibly zinc

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST TIRE (Continued)**

**1006844970**

NARR ID: 5742948  
NARR Code: Land Use (Current/Reasonably Likely)  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 11/13/2003  
Decode for NARR ID: Land Use (Current/Reasonably Likely)  
NARR Comments: The site is tentatively planned as greenspace to be managed by the City of Tillamook. It appears the property is currently zoned commercial/retail. As a condition of the NFA the City will rezone the property as open space to be consistent with the risk scenario evaluated for the property use.

NARR ID: 5742951  
NARR Code: Manner of Release  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 01/28/2003  
Decode for NARR ID: Manner of Release  
NARR Comments: Gasoline-related contamination appears to have originated from the AST area, and the pump island area, and possibly associated piping.

NARR ID: 5742953  
NARR Code: Media Contamination  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 01/28/2003  
Decode for NARR ID: Media Contamination  
NARR Comments: Soil and groundwater

NARR ID: 5742946  
NARR Code: Pathways - Other Hazards  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 11/13/2003  
Decode for NARR ID: Pathways & Other Hazards  
NARR Comments: Direct contact, vapor intrusion into on-site, and potentially off-site structures. Contaminant migration along utility corridors is of concern given the shallow site groundwater conditions. Contaminated shallow groundwater discharge to adjacent wetlands and or sloughs is of concern. Groundwater ingestion does not appear to be a pathway of concern. Based on proposed use as open space, the only pathway of concern is volatilization to outdoor air. Sampling has indicated that significant site contamination has not migrated off-site. Further monitoring as required as a condition of the NFA will be conducted to verify this assessment.

NARR ID: 5742954  
NARR Code: Remedial Action  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 04/06/2007  
Decode for NARR ID: Remedial Action

**COAST TIRE (Continued)**

**1006844970**

NARR Comments:(11/13/03 MTP/VCS) The City of Tillamook directed a Phase I and Phase II investigation of the site. The Federal Emergency Management Agency (FEMA) is considering providing funding for the City to purchase the property for use as greenspace, and to mitigate recurring flooding and associated damages to site improvements. DEQ has identified a scope of work to complete a site characterization in order to pursue a no further action determination (NFA). DEQ prepared a Staff Report that included a risk evaluation, determining that the site characterization was complete and the cleanup was protective of future use as open space. DEQ identified the following four conditions of the no further action determination, based on limited future use of the site as open space: 1. The City of Tillamook must rezone the Coast Tire property to open space. This will preclude future site development and/or other intrusive activities, thereby preventing site use for any purpose not consistent with the site visitor exposure scenario upon which DEQ based its risk assessment. 2. Site monitoring wells need to be monitored in December 2003 and April 2004. Monitoring will include measuring groundwater levels and submitting a map to DEQ showing the potentiometric groundwater surface and inferred groundwater flow direction(s). A calculation of the hydraulic gradient also should be included. Groundwater samples will be collected from all three monitoring wells and submitted to an analytical laboratory for volatile organic compound (VOC) analysis. In addition, three storm drain water samples will be collected and submitted for VOC analysis. Catch basins at the southwest corner of the site, at or near the discharge to Hoquarten Slough, and from upgradient (north) of the site should be sampled. The upgradient catch basin sampling will allow a determination of contaminant contribution from other potentially contaminated sites along Highway 101. These data will be used to determine whether significant groundwater contaminant transfer is occurring to the adjacent Safeway property, or if site-related contamination is adversely impacting Hoquarten Slough. If DEQ determines that either of these conditions exists, the responsible parties will be required to enter into a Letter Agreement with DEQ to further evaluate the risks as deemed necessary by DEQ, complete appropriate remedial actions as warranted, and compensate DEQ for subsequent project oversight costs. 3. Any solid waste generated during the demolition and conversion of the property to open space must be managed according to all applicable County, State, and Federal regulations. 4. Site monitoring wells must be appropriately abandoned, according to State of Oregon Water Resource Department regulations upon request from DEQ. DEQ will also require abandonment of the well installed in 1991, if it is discovered during site work. 3/14/05 MTP Elevated benzene levels are persisting in groundwater, and are above the site-specific action level. The cleanup requirements of the conditional NFA are currently not being attained. DEQ is coordinating with EPA to secure funding for additional site remediation. If further remediation is not conducted, DEQ will rescind the NFA and add the site to the confirmed release list. MTP 4/6/07 The City's contractor conducted a soil treatment program during the summer of 2006. The treatment involved soil removal along the former AST fuel line, soil amendment and aeration. Confirmation sampling showed non-detect levels for BTEX. Prior to placing the material back into the excavation, ORC was mixed into the groundwater within the excavation. Subsequent groundwater monitoring has shown substantial decreases in BTEX compounds.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST TIRE (Continued)**

**1006844970**

NARR ID: 5742950  
NARR Code: Substances of Concern  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: MPUGH  
Updated Date: 01/28/2003  
Decode for NARR Code: Substances of Concern  
NARR Comments: Benzene, toluene, ethylbenzene, xylenes, 1,3,5-trimethylbenzene

NARR ID: 5742945  
NARR Code: Site History  
Created By: MPUGH  
Created Date: 01/28/2003  
Updated By: GWISTAR  
Updated Date: 02/21/2003  
Decode for NARR Code: Site History  
NARR Comments: The site was developed as a tire-repair shop in the mid-1950s. Fueling activities, apparently using USTs in the 1960s and ASTs from the 1970s until 1997, have also occurred at the site. The site may have been used as a storage yard for a lumber mill prior to the 1950s. Not reported

Site Control:

Site Control #: 371  
Control Number: 5  
Begin Date: 11/13/2003  
End Date: Not reported  
Frequency Of Review: 24  
Last Reviewed By: Mark Pugh, DEQ  
Last Reviewed Date: Not reported  
Last Update By: MPUGH  
Last Updated Date: 03/18/2008  
Site Comment: The City of Tillamook must rezone the Coast Tire property to open space. This will preclude future site development and/or other intrusive activities, thereby preventing site use for any purpose not consistent with the site visitor exposure scenario upon which DEQ based its risk assessment.

Administrative Action:

Action ID: 9411  
Region: Northwestern Region  
Complete Date: 11/06/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 11/13/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: No Further Action (Conditional)  
Further Action: 0  
Comments: Based on high levels of benzene in groundwater, additional work was required by DEQ

Action ID: 9469  
Region: 0  
Complete Date: 10/18/2006  
Rank Value: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COAST TIRE (Continued)

1006844970

Cleanup Flag: False  
Created Date: 10/09/2007  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Not reported  
Category: Remedial Action  
Action Code Flag: False  
Action: REMEDIAL ACTION  
Further Action: 0  
Comments: Landfarmed soil with compost

Action ID: 9443  
Region: Northwestern Region  
Complete Date: 07/13/2007  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 10/09/2007  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

Action ID: 9434  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 04/03/2008  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Institutional Control  
Further Action: 0  
Comments: Review required every 24 months. Next review due November 2005.

Action ID: 9466  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 04/03/2008  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Periodic Review  
Further Action: 0  
Comments: Not reported

Action ID: 9424  
Region: Not reported  
Complete Date: 01/22/2003  
Rank Value: Not reported  
Cleanup Flag: False



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COAST TIRE (Continued)

1006844970

Created Date: 01/22/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Not reported  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 01/28/2003  
Rank Value: Not reported  
Cleanup Flag: True  
Created Date: 01/28/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: 0  
Comments: Phase I and Phase II report have been reviewed, and DEQ has developed a scope of work for completing site characterization

Action ID: 9419  
Region: Northwestern Region  
Complete Date: 01/28/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 01/28/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Decision Not to List Site (on the CRL or Inventory)  
Further Action: 0  
Comments: Listing decision to be deferred pending results of additional site characterization

Action ID: 9518  
Region: Northwestern Region  
Complete Date: 09/01/2003  
Rank Value: Not reported  
Cleanup Flag: True  
Created Date: 04/25/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: TARGETED BROWNFIELD ASSESSMENT  
Further Action: 0  
Comments: TBA proposed using OECD funding, and a private contractor. DEQ to oversee the contractor's work and guide the site to closure. Plan calls for the City of Tillamook to obtain the property and manage it for flood control and green space using ICs.

Operations:

Operation Id: 134666

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST TIRE (Continued)**

**1006844970**

Operation Status: Inactive  
Common Name: Coast Tire  
Yrs of Operation: mid-1950s to 2001  
Comments: Historical use as a gasoline station from mid-1950s to early 1997 when the ASTs were removed. Tire shop throughout operational history. Lube services from the mid-1950s to 1970s.  
Updated Date: 01/28/2003  
Updated By: JWAGGY  
Decode for OpstatID: Inactive

**OR INSTUTIONAL CONTROL:**

Site Control Sequence #: 371  
Site Id: 3784  
Control Sequence #: 5  
Begin Date: 11/13/2003  
End Date: Not reported  
Frequency Of Review: 24  
Last Reviewed By: Mark Pugh, DEQ  
Last Review Date: Not reported  
Last Updated By: MPUGH  
Last Updated Date: 03/18/2008  
Group Sequence #: 2  
Control Code: USL  
Control Description: Use Restriction Land  
FK Type Code: 1  
Group Code: PR  
Group Description: Proprietary  
Type Code: I  
Type Description: Institutional  
Comments: The City of Tillamook must rezone the Coast Tire property to open space. This will preclude future site development and/or other intrusive activities, thereby preventing site use for any purpose not consistent with the site visitor exposure scenario upon which DEQ based its risk assessment.

**VCS:**

ECS Site ID: 3784  
Facility Size: 2.7 acres  
Action: No Further State Action Required  
Start Date: 07/13/2007  
End Date: 07/13/2007  
Program: VCP  
Latitude: 45.4619  
Longitude: -123.8438

**OR BROWNFIELDS:**

Geolocation Id: 18164  
Status: NO FURTHER STATE ACTION REQUIRED  
Lat/Long: 45.4619 / -123.843

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A3**            **UNION OIL SERVICE STATION - TILLAMOOK**  
**ESE**           **540 MAIN AVE. N**  
**1/2-1**         **TILLAMOOK, OR 97141**  
**0.831 mi.**  
**4388 ft.**      **Site 1 of 3 in cluster A**

**ECSI**    **S103303334**  
**VCP**     **N/A**

**Relative:**  
**Higher**

ECSI:  
State ID Number: 1916  
Brown ID: 0  
Study Area: False  
Region ID: 2  
Legislative ID: 0  
Investigation: No Further Action  
FACA ID: 40446  
Further Action: 0  
Lat/Long (dms): 45 27 45.70 / -123 50 42.00  
County Code: 29.00  
Score Value: Not reported  
Cerclis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 10.00  
Range Zone: W  
Section Coord: 25  
Qtr Section: AAAD  
Tax Lots: R1S10 25AA 00200 (part)  
Size: Approx. 0.25 acre  
NPL: False  
Orphan: False  
Updated By: GWISTAR  
Update Date: 04/30/2015  
Created Date: 09/11/1996  
Decode For RegionID: Northwest Region  
Decode For BrownID: Not reported  
Decode For Furtheract: Not reported  
Decode For Investstat: No Further Action  
Decode For Legislative: Not reported  
Alias Name: Dean Motors Inc.  
Alias Name: NAC Construction  
Alias Name: R&R Electric

**Actual:**  
**21 ft.**

Hazardous Release:  
Substance ID.: 121983  
Haz Release ID: 380610  
Qty Released: Possible 1550 gallons or more  
Date Released: 1956, October 12, 1962  
Update Date: 10/10/1996  
Update By: Not reported  
Substance Code: ECD173  
Substance Name: GASOLINE  
Substance Abbrev.: Not reported  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Created Date: 12/17/2002  
Comment ID: 303381  
Release Code: Data Sources  
Release Comments: Owner's statement (Wayne Dean); statements from former operator of nearby Tillamook Texaco station (Cyril Plumeau).  
Decode for Relcomcd: Data Sources  
Comment ID: 303382  
Release Code: General Comments  
Release Comments: Subsurface conditions are very likely anaerobic, and not likely to promote in-situ biodegradation. Groundwater can be as shallow as 0.5 feet bgs; site has asphalt lot cap.  
Decode for Relcomcd: General Comments  
Comment ID: 303383  
Release Code: Media Contamination Footnote  
Release Comments: Soils and groundwater  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303384  
Release Code: Release Containment  
Release Comments: Site has asphalt lot (asphalt cap). Substances released subsurface, or at gasoline pump pit, could discharge to storm sewers, or to buried utility line beddings.  
Decode for Relcomcd: Release Containment

**Narrative:**

NARR ID: 5736174  
NARR Code: Site Contacts  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 03/15/2005  
Decode for NARR Code: Site Contacts  
NARR Comments: Kevin Dean, Box 334, 3807 3rd Street, Tillamook, OR 97141, (503) 842-5541 Unocal Project Manager  
Mr. Paul Lindquist Project Manager 276 Tank Farm Road P.O. Box 1069 San Luis Obispo, CA 93406 (805) 547-5513 telephone (805) 547-5444 facsimile plindquist@unocal.com

NARR ID: 5736175  
NARR Code: Contamination  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005  
Decode for NARR Code: Contamination  
NARR Comments: The highest gasoline and diesel concentrations were detected in MW-3 and nearby direct-push borings, located near the gasoline USTs. The highest heavy oil concentration was detected in MW-5, located near the former waste oil UST. The distribution of site contamination is consistent with the former waste oil UST area and the former gasoline USTs being the primary sources for heavy oil and gasoline, respectively. The former hoist area also has localized heavy oil concentrations. Petroleum identified as diesel also was detected, but based on the laboratory chromatograms, was interpreted to be weathered heavy oil. Diesel fuel reportedly was never sold commercially at the station. The high levels of gasoline and heavy oil in direct-push soil and groundwater at each of the source areas suggests that localized areas of free-phase product are present. However, no evidence of free product has been observed in any of the monitoring wells. The monitoring well concentrations are

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

substantially lower than those reported for the direct push groundwater samples, and may be a result of fewer contaminated soil particulates in the well samples, or because the wells were not installed directly within the center of the localized source areas. The highest heavy oil contamination is localized in the waste oil tank and former hoist area, consistent with its expected low mobility. Low to moderate heavy oil concentrations were detected in the UST fuel line area. With the exception of lead detected in one soil sample, metals, PCBs, and PAHs, which are common constituents of waste oil, were not detected above screening levels. The BTEX plume in groundwater, and to a somewhat lesser extent, the gasoline plume, is bracketed by MW-4, MW-5, MW-2, and MW-1 to the west, northwest, north, and west, respectively. Moderate concentrations of gasoline were detected in MW-1 and MW-2 over a number of sampling events, but generally no BTEX detections were reported in these wells. BTEX detections in groundwater are generally limited to MW-3. With the exception of one detection of toluene in MW-2, BTEX were not detected in either MW-1 or MW-2, despite gasoline concentrations of 239 ug/L and 730 ug/L, respectively. This is an indication that the gasoline also weathered. Gasoline concentrations in groundwater attenuate by a factor of 10 or more between MW-3 (source area) and downgradient monitoring well MW-1, located near the eastern property boundary. Gasoline was detected in MW-1 in only 2 of 4 sampling events. The persistence of BTEX concentrations in the gasoline source area, and the age of the release (~ 30 years or more) suggests that bio-degradation of BTEX is limited. This is consistent with the high water table resulting in an anaerobic subsurface environment that is not conducive to aerobic biodegradation. Significant decreases in BTEX concentrations away from the source area likely result from dilution or mass reduction through volatilization.

NARR ID: 5736176  
NARR Code: Data Sources  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005  
Decode for NARCD: Data Sources

NARR Comments: Report: Vicinity Petroleum Releases, 460 N Main Street, Tillamook, OR, prepared for Pride of Oregon Stations, Inc., by RZA-AGRA, Inc., April 1992 (DEQ Water Quality file, Northwest Region). DEQ Phone Memo, September 18, 1996, Steve Fortuna to Cyril Plumeau, and DEQ Phone Memo, September 24, 1996, Steve Fortuna to Wayne Dean, both in site file. Wayne Dean written response to SAS Information Request. March 19, 2002 telephone conversation between Steve Fortuna (DEQ:SAS) and site owner Wayne Dean (DEQ Phone Memo). Additional information from DEQ file at Northwest Region for 460 N Main Street site (Midtown Texaco) through November 2001. Anderson Geological Inc. (2005), Phase One Environmental Site Assessment, 542 N. Highway 101, Tillamook Oregon, June 2005. Delta Environmental Consultants, Inc., 2003, Removal of Subsurface Features and Initial Site Assessment Report, Former Unocal Service Station No. 3951, 540 North Main Street, Tillamook, Oregon. July 30, 2003. DEQ, 2005, E-mail from Lynne Krueger (Tillamook County) to Mark Pugh, 9/15/2005. ENSR, 2004a, Preliminary Corrective Action Plan, May 2004. ENSR, 2004b, Proposed Work Plan, Monitoring Well Installation and Soil Sampling, November 11, 2004. ENSR, 2005a, Groundwater Monitoring Well Installation Summary Report,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

July 28, 2005. ENSR, 2005b, Groundwater Monitoring Report, Third Quarter 2005, August 24, 2005. ENSR, 2005c, Level I Ecological Scoping Risk Assessment, August 2005. Secor International Inc., 2002, Final Risk Assessment Baseline Human Health and Screening Ecological Risk Assessment, Mid Town Texaco Oil Company, April 23, 2002.

NARR ID: 5736177  
NARR Code: General Site Description  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005  
Decode for NardID: General Site Description

NARR Comments: Unocal Corporation, a former operator at the site (as Union Oil) entered into a Letter Agreement with DEQ on October 1, 2002, to conduct a site investigation to address contamination related to the former gas station at the site (540 N. Main). The City of Tillamook, which is planning to purchase the property, evaluated potential environmental concerns on other portions of the site (i.e., 542 N. Main) by conducting the Phase I Investigation. The total property is approximately 2.5 acres and occupied by two steel frame buildings constructed from the 1960s through the 1980s, and a cinder block structure constructed in 1956 as a Union Oil service station. The northwest part of the property is vacant and covered with tall grass and blackberry. Nearly the entire site area appears to be constructed on infilled wetlands. A series of aerial photographs from the 1950s through the 1980s show the site evolving from being completely covered by trees to being substantially cleared and infilled. Solid waste piles reported to be soil mixed with household trash, in addition to old tires are located in the vacant field. The site has 3 known USTs that were reportedly decommissioned in place by Union Oil by backfilling with sand or concrete (early 1970s). Tank vent lines are located at the southwest corner of the remaining service station structure. USTs are located to the south of the structure. A drain field is apparently located to the west of the structure. Site surface, as well as that at most of the nearby businesses, is capped with asphalt. The site has an un-decommissioned waste oil UST beneath its lube bay. Hwy 101 north of downtown Tillamook (between Hoquarten Slough and Dougherty Slough) is lined with commercial businesses. Wetlands lie beyond the businesses (east and west).

NARR ID: 5736178  
NARR Code: Hazardous Substance/Waste Types  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005  
Decode for NardID: Hazardous Substance/Waste Types

NARR Comments: Diesel, heavy oil, gasoline and associated components (BTEX, PCBs, lead) were contaminants of interest during the investigation.

NARR ID: 5736179  
NARR Code: Site Location  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Decode for NardcID: Site Location

NARR Comments: Site is located on a commercial strip along US Highway 101, 0.25 miles north of downtown Tillamook, between Hoquarten Slough and Dougherty Slough. Land surface between the two sloughs is flat, and lies within the flood zone. Areas to the east and west of the commercial strip are wetlands. The site lies within the Tillamook Bay National Estuary.

NARR ID: 5736180  
NARR Code: Manner of Release  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NardcID: Manner of Release

NARR Comments: Site petroleum releases may have occurred by any, or all, of three different mechanisms. 1) Storm water runoff from the early facility's roof was said to have been directed down vent lines to the site's gasoline USTs, causing at least one of the facility's USTs to overflow its contents (possibly related to a release where as much as 300 gallons of free product were recovered). 2) Two of the site's three gasoline USTs were described by owner Wayne Dean as \*\*\*continually taking-on water,\*\*\* suggesting that the tanks may have been leaking before they were replaced (in about 1962) with ASTs (groundwater table in the area can be as shallow as 0.5 feet bgs, creating significant head pressure on USTs having even minor leaks). 3) During the Columbus Day Storm (October 12, 1962), a wind-blown sheet of plywood sheared off the facility's regular gasoline pump and its AST feed. The age of the site's waste oil UST (installed in 1953, but never decommissioned), and the area's shallow groundwater table, suggest that waste-oil releases are also a possibility at this site.

NARR ID: 5736181  
NARR Code: Media Contamination  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NardcID: Media Contamination

NARR Comments: There is no written record or laboratory data documenting subsurface contamination at the site. Anecdotal information about historic fuel releases at the site suggests that subsurface petroleum contamination may, however, be present. Subsurface soils and shallow groundwater (groundwater table can be as shallow as 0.5 feet bgs at the site) may be contaminated. The site is capped with asphalt. Utility line bedding along the Highway 101 utility corridor might provide a preferential migration pathway for any site contaminants. Site owner Wayne Dean stated in a March 19, 2002 telephone conversation with DEQ SAS that apparent petroleum-contaminated soil was encountered at the site in 2000 or 2001 while excavating an on-site sewer line trench. According to Mr. Dean, apparent contaminated soil was stockpiled on-site on plastic sheeting, and was still present on-site at the time of the phone conversation, although the stockpile is no longer covered or bermed.

NARR ID: 5736182  
NARR Code: Site Ownership

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NardcID: Site Ownership

NARR Comments: Site is currently owned by Wayne Dean. He began purchase of the site from Union Oil Company through a 1969 purchase agreement/contract. Union Oil is believed to have owned the site since 1953 and leased out the station. Mr. Dean indicated in a March 19, 2002 telephone conversation that he was attempting to sell the property, but that the prospective buyer was unwilling to purchase the property without assurance that no site contamination remained.

NARR ID: 5749297  
NARR Code: Project Activity Status  
Created By: JWAGGY  
Created Date: 05/22/2007  
Updated By: JWAGGY  
Updated Date: 05/22/2007

Decode for NardcID: Project Activity Status

NARR Comments: Project file archived 5/11/2007.

NARR ID: 5736183  
NARR Code: Pathways Other Hazards  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005

Decode for NardcID: Pathways & Other Hazards

NARR Comments: Because the future use of the site will be for open space, there is little concern for contact with subsurface soil or groundwater. Direct contact with subsurface contamination could present a hazard for offutility trench workers, or result in vapor migration to nearby businesses, however, the levels of concern at the site are in localized areas, and there is no evidence of offsite contaminant migration. Based on prevailing groundwater flow to the east, wetlands to the west of the site are not being impacted by site groundwater. Contaminants could also enter storm sewers and utility line bedding, which could provide preferential migration pathways. A beneficial use survey for the area did not identify any nearby drinking water wells. The nearest municipal wells are about 1 mile from the site, and are drilled into deeper groundwater formations. There is no other beneficial use of shallow groundwater, and it is unlikely that deep groundwater has been impacted by site contamination given the presence of the \*\*\*bay mud\*\*\* deposit.

NARR ID: 5736184  
NARR Code: Remedial Action  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: MPUGH  
Updated Date: 10/07/2005

Decode for NardcID: Remedial Action

NARR Comments: No known environmental investigations have been conducted at the site, although the owner has indicated that petroleum-contaminated soil was encountered at the site in 2000 or 2001 (while excavating an on-site sewer line trench), and approximately 16-18 cubic yards of

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

the soil was stockpiled on-site on plastic sheeting. (1/13/03 MTP/VCS) In response to DEQs request for a site investigation, Unocal, the former site owner and operator, entered the Voluntary Cleanup Program in October 2002, for oversight during site investigation and cleanup if needed. A work plan is currently in development to evaluate site contamination; field work is tentatively scheduled for February 2003.3/15/04 Initial field work consisting of direct push soil and groundwater sampling, and decommissioning of a waste oil tank was conducted in MAY and June 2003 in accordance with a work plan dated Feb 2003 and documented in a report dated July 30, 2003. A work plan for additional investigation was submitted to DEQ on Nov. 11, 2004, and implemented on November 15 and 16, 2004, and DEQ is awaiting the report. 10/7/05 Based on findings presented in a well installation report and groundwater monitoring report, contaminant concentrations in groundwater are protective of human health, and do not indicate significant migration. DEQ reviewed the existing environmental information for the site and concluded that the site does not present a significant threat to human health or the environment, and that no further action with certain conditions as identified below is warranted. Exceedences of human health screening criteria were noted for soil and groundwater, but given the localized and infrequent occurrence, the residual contamination is not considered to represent a significant risk to human health and the environment. The planned conversion of the site zoning to open space with no businesses, limited use as a recreational area, and no intrusive site activities will further reduce the risk of exposure to site contaminants. Because the site is protective for future planned use, and no remedy or control will be required by DEQ, it is appropriate to remove the site from the Confirmed Release List (CRL). As a condition of the NFA, the City must formally convert the site to open space and preclude development, and notify DEQ in the event of planned intrusive site activities. The proposed NFA finding is consistent with Oregon Revised Statutes (ORS) 465.200 through 465.455 and Oregon Administrative Rules (OAR) Chapter 340, Division 122, Sections 010 to 115. This NFA determination will be issued, provided no substantive public comments are received during the 30-day comment period in November, upon completion of the following tasks: An asbestos survey is completed for site structures, and if found, managed according to DEQ regulations. Waste generated during building demolition is managed according to applicable Federal, State and local jurisdiction regulations. If and when DEQ issues the NFA determination, the NFA will be conditional upon the following: The City of Tillamook rezoning the site property to open space. This will preclude future site development and/or other intrusive activities, and limit the exposure to contaminated soil and groundwater at the site. Site monitoring wells are appropriately abandoned per the State of Oregon Water Resource Department well abandonment rules. Any solid waste generated during the demolition and conversion of the property to open space use is managed according to all applicable County, State and Federal regulations. In the event that contaminated soil is to be disturbed and/or excavated, DEQ will be notified in writing of the activity and how the material is to be characterized and managed. Any intrusive site work should be performed only by appropriately trained personnel per OSHA 1910.120. Unless significant comments are received during the public comment period, an NFA letter will be issued.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

NARR ID: 5747296  
NARR Code: Residual Risk Assessment  
Created By: MPUGH  
Created Date: 10/07/2005  
Updated By: MPUGH  
Updated Date: 10/07/2005

Decode for NARR Code: Residual Risk Assessment

NARR Comments: Human Health Risk Assessment During the preliminary human health screening presented in the Preliminary CAP, occupational use was considered as a current and likely future beneficial land use. It was also assumed that the structures would remain, so the vapor intrusion into buildings also was evaluated as a potentially complete exposure pathway. In addition, direct contact with soil and groundwater was considered a potentially complete pathway. As summarized in Table 8, exceedences of human health screening criteria for soil are generally limited to samples collected in the immediate vicinity of either the former waste oil UST (heavy oil, diesel, lead), the former hydraulic hoist (heavy oil, diesel), or the three gasoline USTs (heavy oil). Exceedences of diesel and lead screening criteria are limited to 2 of 11 and 1 of 11 samples, respectively. Heavy oil concentrations exceed screening criteria in 5 of 11 samples. The heavy oil screening criteria is the DEQ UST Program Level II soil matrix cleanup level, and is not a risk-based standard. DEQs Risk-based Decision Making for the Remediation of Petroleum Contaminated Sites guidance contains procedures for determining a site specific cleanup level for heavy oil, which involves analysis for extractable petroleum hydrocarbons (EPH) and volatile petroleum hydrocarbons (VPH). Given the localized occurrence of highly elevated heavy oil concentrations, the low to moderate concentrations of other heavy oil detections, and the lack of heavy oil constituents (e.g., PAHs) at significant concentrations, DEQ did not require development of a site specific heavy oil cleanup level for soil. Based on these observations it does not appear that heavy oil presents a significant risk to human health. Table 9 presents a summary of risk screening criteria exceedences for groundwater. Exceedences are limited to direct-push groundwater samples collected from temporary borings installed near the former gasoline UST area (B-1, B-2, B-18). B-18 is located approximately 20 feet south of the UST nest, near MW-3. None of the groundwater concentrations in MW-3 exceed risk screening criteria. Although deeper groundwater has not been tested at the site, given the relatively localized occurrence of site contamination in shallow groundwater, the low permeability of the underlying silt unit and likely minimal vertical downward hydraulic gradient, and the low specific gravity (e.g., lighter than water) nature of the petroleum-related contamination, it is unlikely that site contamination has adversely impacted deep groundwater in the vicinity of the site. Ecological Risk Evaluation ENSR completed a Level I Ecological Risk Assessment Scoping for the site (ENSR, 2005c). DEQ generally concurred with the conclusions in the report that, based on the prevailing shallow groundwater flow direction and contaminant distribution, shallow groundwater does not discharge to the wetlands and does not provide a complete pathway to ecological receptors. Sampling data for MW-6 and MW-7, located generally between the main contaminant source areas and the wetlands, shows very low or non-detected concentrations. However, based on the presence of a storm drain line adjacent to the site, which in turn discharges to Hoquarten Slough, DEQ considered the storm drain to be a potential

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

pathway of ecological concern. Given the prevailing groundwater flow regime to east-northeast, shallow groundwater could be expected to intersect the and possibly infiltrate into the storm drain system along Highway 101. The storm drain discharges to Hoquarten Slough, which provides habitat for a number of threatened or endangered (T&E) species. Since benzene and lead concentrations in groundwater exceed DEQ Level II Screening Level Values (SLVs), shallow groundwater discharge to the storm drain line should have been considered a potential ecological pathway of concern and further discussed. As described above, storm water sampling was conducted for the Coast Tire site, which has similar hydrogeologic conditions and site setting, but with much higher contaminant concentrations. Based on that investigation DEQ concluded that significant groundwater infiltration was not occurring into the storm drain, or impacting Hoquarten Slough. Because site groundwater contamination is localized and at orders of magnitude lower than at the Coast Tire site and the storm drain system is of similar construction at both sites, DEQ has concluded that the storm drain is not likely to be a significant exposure pathway at the Union Oil site. Because there were no significant ecological exposure pathways identified at the site, DEQ concludes that conditions at the site are protective of ecologic receptors.

NARR ID: 5736185  
NARR Code: Substances of Concern  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NardcID: Substances of Concern

NARR Comments: Gasoline and related constituents, including BTEX and lead. Any potential releases from the site's un-decommissioned waste oil UST might involve oil (and associated PAHs), solvents, PCBs, and/or toxic metals (lead, cadmium, chromium).

NARR ID: 5736186  
NARR Code: Health Threats  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: GWISTAR  
Updated Date: 05/14/2013

Decode for NardcID: Health Threats

NARR Comments: Based on the localized nature of residual contamination at the former service station, lack of contamination at other portions of the property, and the change in future site use, DEQ has determined site conditions to be protective of human health and the environment for the reasonably likely future site use. As a condition of the NFA, the City of Tillamook will rezone the site to Open Space, which will prevent future development or intrusive activities that could cause expose to contaminated soil and/or groundwater.

**Administrative Action:**

Action ID: 9443  
Region: Northwestern Region  
Complete Date: 02/13/2006  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 02/13/2006

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

Action ID: 9417  
Region: Northwestern Region  
Complete Date: 02/13/2006  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 02/13/2006

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility delisted from Confirmed Release List  
Further Action: 0  
Comments: Not reported

Action ID: 9418  
Region: Northwestern Region  
Complete Date: 02/13/2006  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 02/13/2006  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility delisted from Inventory List  
Further Action: 0  
Comments: Not reported

Action ID: 9424  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 09/18/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNION OIL SERVICE STATION - TILLAMOOK (Continued)

S103303334

Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: Not reported  
Comments: Not reported

Action ID: 9437  
Region: Northwestern Region  
Complete Date: 10/02/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Listing Review completed  
Further Action: Not reported  
Comments: Not reported

Action ID: 9459  
Region: Northwestern Region  
Complete Date: 11/20/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: PRELIMINARY ASSESSMENT EQUIVALENT  
Further Action: Not reported  
Comments: Not reported

Action ID: 9498  
Region: Northwestern Region  
Complete Date: 10/03/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Confirmed Release List recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9499  
Region: Northwestern Region  
Complete Date: 10/03/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNION OIL SERVICE STATION - TILLAMOOK (Continued)

S103303334

Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Inventory recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9477  
Region: Northwestern Region  
Complete Date: 06/09/2003  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Refer to LUST Program  
Further Action: 0  
Comments: Information about un-decommissioned waste oil UST forwarded to UST/LUST Program (NWR) in 1996, referred back to CU June 2003 and file (log #29-03-0932) administratively closed.

Action ID: 9465  
Region: Northwestern Region  
Complete Date: 01/03/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9467  
Region: Northwestern Region  
Complete Date: 01/03/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Inventory  
Further Action: Not reported  
Comments: Not reported

Action ID: 9439  
Region: Headquarters  
Complete Date: 03/18/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNION OIL SERVICE STATION - TILLAMOOK (Continued)

S103303334

Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Inventory  
Further Action: Not reported  
Comments: Not reported

Action ID: 9438  
Region: Headquarters  
Complete Date: 03/18/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002

Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9502  
Region: Northwestern Region  
Complete Date: 03/21/2002  
Rank Value: 100  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Remedial Investigation recommended (RI)  
Further Action: High  
Comments: Not reported

Action ID: 9440  
Region: Northwestern Region  
Complete Date: 02/13/2006  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Letter Agreement  
Further Action: 0  
Comments: Not reported

Action ID: 9511  
Region: Northwestern Region  
Complete Date: 02/13/2006  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/15/2005  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Category: Remedial Action  
Action Code Flag: False  
Action: SITE INVESTIGATION  
Further Action: 0  
Comments: Not reported

Operations:

Operation Id: 133196  
Operation Status: Inactive  
Common Name: Dean Motors, Inc  
Yrs of Operation: 1972 - 1992  
Comments: Nissan Used Auto Dealership  
Updated Date: 10/09/1996  
Updated By: sxf  
Decode for OpstatID: Inactive  
Operations SIC Id: 196359  
SIC Code: 5511  
Created By: Not reported  
Created Date: 12/17/2002  
Operations SIC Id: 196360  
SIC Code: 7532  
Created By: Not reported  
Created Date: 12/17/2002  
Operations SIC Id: 196361  
SIC Code: 7549  
Created By: Not reported  
Created Date: 12/17/2002  
Operations SIC Id: 196362  
SIC Code: 7538  
Created By: Not reported  
Created Date: 12/17/2002

Operation Id: 133197  
Operation Status: Inactive  
Common Name: Dean Motors, Inc.  
Yrs of Operation: 1972 - 1990 (?)  
Comments: Not reported  
Updated Date: 09/24/1996  
Updated By: sxf  
Decode for OpstatID: Inactive  
Operations SIC Id: 196355  
SIC Code: 7549  
Created By: Not reported  
Created Date: 12/17/2002

Operation Id: 133198  
Operation Status: Active  
Common Name: NAC Construction  
Yrs of Operation: 1996  
Comments: Construction company offices.  
Updated Date: 09/24/1996  
Updated By: sxf  
Decode for OpstatID: Active  
Operations SIC Id: 196353  
SIC Code: 1629  
Created By: Not reported  
Created Date: 12/17/2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION - TILLAMOOK (Continued)**

**S103303334**

Operation Id: 133199  
Operation Status: Inactive  
Common Name: R&R Electric  
Yrs of Operation: early - mid 1990s  
Comments: Not reported  
Updated Date: 09/24/1996  
Updated By: sxf  
Decode for OpstatID: Inactive  
Operations SIC Id: 196354  
SIC Code: 7629  
Created By: Not reported  
Created Date: 12/17/2002

Operation Id: 133200  
Operation Status: Inactive  
Common Name: Union Oil Service Station  
Yrs of Operation: 1953 - 1972  
Comments: USTs decommissioned in place in early 1970's, but replaced by ASTs in 1962.  
Updated Date: 09/24/1996  
Updated By: sxf  
Decode for OpstatID: Inactive  
Operations SIC Id: 196352  
SIC Code: 5541  
Created By: Not reported  
Created Date: 12/17/2002

VCS:  
ECS Site ID: 1916  
Facility Size: Approx. 0.  
Action: No Further State Action Required  
Start Date: 02/13/2006  
End Date: 02/13/2006  
Program: VCS  
Latitude: 45.4627  
Longitude: -123.845

**A4**  
**ESE**  
**1/2-1**  
**0.835 mi.**  
**4408 ft.**

**US HIGHWAY 101 - HADLEY ROAD**  
**N MAIN ST (HWY 101) @ HADLEY RD**  
**TILLAMOOK, OR 97141**  
**Site 2 of 3 in cluster A**

**CRL 1006867259**  
**ECSI N/A**  
**FINDS**

**Relative:**  
**Higher**

CRL:  
Facility ID: 1889  
Location ID: 40430  
Status Code: LIS  
Facility Status: Further Investigation of Area Facilities recommended  
Lat/Long: 45.4635 / -123.8442

**Actual:**  
**20 ft.**

ECSI:  
State ID Number: 1889  
Brown ID: 0  
Study Area: False  
Region ID: 2  
Legislative ID: 0  
Investigation: Listed on the CRL/Inventory

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

FACA ID: 40430  
Further Action: 258  
Lat/Long (dms): 45 27 48.60 / -123 50 39.10  
County Code: 29.00  
Score Value: 82  
Cerclis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 10.00  
Range Zone: W  
Section Coord: 19  
Qtr Section: DDDD  
Tax Lots: Not reported  
Size: 0.02 acres  
NPL: False  
Orphan: False  
Updated By: GWISTAR  
Update Date: 04/30/2015  
Created Date: 07/23/1996  
Decode For RegionID: Northwest Region  
Decode For BrownID: Not reported  
Decode For Furtheract: Medium  
Decode For Investstat: Listed on the CRL/Inventory  
Decode For Legislative: Not reported

**Hazardous Release:**

Substance ID.: 121994  
Haz Release ID: 380519  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: ECD222  
Substance Name: PETROLEUM  
Substance Abbrev.: Not reported  
Substance Category ID: 8533  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8533  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303319  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303320  
Release Code: General Comments  
Release Comments: Primarily as diesel fuel and oil. Gasoline components appear to be primarily BTEX and other related aromatics.  
Decode for Relcomcd: General Comments  
Comment ID: 303321  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US HIGHWAY 101 - HADLEY ROAD (Continued)

1006867259

Comment ID: 303322  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342222  
Feature Id: Not reported  
Hazard Release Id: 380519  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 to 5.0 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 1,600 mg/kg (TPH)  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 122006  
Haz Release ID: 380520  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: ECD257  
Substance Name: SOLVENTS  
Substance Abbrev.: Not reported

Comment ID: 303323  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303324  
Release Code: General Comments  
Release Comments: Total concentration (sum) of all potential solvent constituents by VOC.

Decode for Relcomcd: General Comments  
Comment ID: 303325  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303326  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342223  
Feature Id: Not reported  
Hazard Release Id: 380520  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US HIGHWAY 101 - HADLEY ROAD (Continued)

1006867259

Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 381,540 ug/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 121983  
Haz Release ID: 380565  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: ECD173  
Substance Name: GASOLINE  
Substance Abbrev.: Not reported  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303315  
Release Code: Data Sources  
Release Comments: ODOT Soil Sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303316  
Release Code: General Comments  
Release Comments: Gasoline detections appear to be due primarily to BTEX and related aromatic compounds.  
Decode for Relcomcd: General Comments  
Comment ID: 303317  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303318  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342300  
Feature Id: Not reported  
Hazard Release Id: 380565  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 to 5.0 feet bgs

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 1,800 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 121587  
Haz Release ID: 380566  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: 67-64-1  
Substance Name: ACETONE  
Substance Abbrev.: Not reported  
Substance Alias ID: 319114  
Sub Alias Name: DIMETHYL KETONE  
Substance Alias ID: 319115  
Sub Alias Name: KETOPROPANE,beta-  
Substance Alias ID: 319116  
Sub Alias Name: PROPANONE,2-  
Substance Alias ID: 319117  
Sub Alias Name: PYROACETIC ETHER  
Comment ID: 303305  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303306  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303307  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342298  
Feature Id: Not reported  
Hazard Release Id: 380566  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 12,000 ug/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Substance ID.: 120884  
Haz Release ID: 380567  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: 108-90-7  
Substance Name: CHLORO BENZENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8508  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8508  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 316472  
Sub Alias Name: BENZENE CHLORIDE  
Substance Alias ID: 316473  
Sub Alias Name: BENZENE, CHLORO-  
Substance Alias ID: 316474  
Sub Alias Name: MCB  
Substance Alias ID: 316475  
Sub Alias Name: MONOCHLORO BENZENE  
Substance Alias ID: 316476  
Sub Alias Name: PHENYL CHLORIDE  
Comment ID: 303302  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303303  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303304  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342299  
Feature Id: Not reported  
Hazard Release Id: 380567  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 350 ug/kg  
Last Update By: kpd

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 121868  
Haz Release ID: 380568  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: 91-20-3  
Substance Name: NAPHTHALENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8494  
Substance Category: Semi-volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8494  
Substance Category: Semi-volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 317793  
Sub Alias Name: MOTH BALLS  
Substance Alias ID: 317794  
Sub Alias Name: NAPHTHENE  
Substance Alias ID: 317795  
Sub Alias Name: TAR CAMPHOR  
Comment ID: 303312  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303313  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303314  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342303  
Feature Id: Not reported  
Hazard Release Id: 380568  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 4,800 ug/kg  
Last Update By: kpd  
Update Date: 02/12/1997

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Decode for MediumID: Soil

Substance ID.: 121639  
Haz Release ID: 380569  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported  
Substance Code: 7439-92-1  
Substance Name: LEAD  
Substance Abbrev.: Not reported  
Substance Category ID: 8466  
Substance Category: Inorganics  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8466  
Substance Category: Inorganics  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 319256  
Sub Alias Name: PB  
Comment ID: 303308  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303309  
Release Code: General Comments  
Release Comments: May be attributable to background lead in soils. Needs clarification.  
Concentration appears to be about twice as high as expected for  
Tillamook county.  
Decode for Relcomcd: General Comments  
Sampling Result ID: 342301  
Feature Id: Not reported  
Hazard Release Id: 380569  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 49 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 121643  
Haz Release ID: 380570  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Update By: Not reported  
Substance Code: 7439-97-6  
Substance Name: MERCURY  
Substance Abbrev.: Not reported  
Substance Category ID: 8467  
Substance Category: Inorganics  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8467  
Substance Category: Inorganics  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 319260  
Sub Alias Name: HG  
Substance Alias ID: 319261  
Sub Alias Name: HYDRARGYRUM  
Substance Alias ID: 319262  
Sub Alias Name: LIQUID SILVER  
Substance Alias ID: 319263  
Sub Alias Name: QUICKSILVER  
Comment ID: 303310  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303311  
Release Code: General Comments  
Release Comments: May be attributable to background mercury concentrations in soils.  
Needs clarification. Concentration appears to be about twice as high  
as might be expected for Tillamook County.  
Decode for Relcomcd: General Comments  
Sampling Result ID: 342302  
Feature Id: Not reported  
Hazard Release Id: 380570  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 0.14 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
  
Substance ID.: 120883  
Haz Release ID: 380571  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/24/1996  
Update By: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Substance Code: 108-88-3  
Substance Name: TOLUENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8520  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8520  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 316466  
Sub Alias Name: BENZENE,METHYL-  
Substance Alias ID: 316467  
Sub Alias Name: METHACIDE  
Substance Alias ID: 316468  
Sub Alias Name: METHYLBENZENE  
Substance Alias ID: 316469  
Sub Alias Name: METHYLBENZOL  
Substance Alias ID: 316470  
Sub Alias Name: PHENYLMETHANE  
Substance Alias ID: 316471  
Sub Alias Name: TOLUOL  
Comment ID: 303299  
Release Code: Data Sources  
Release Comments: ODOT soil sampling - June 1996  
Decode for Relcomcd: Data Sources  
Comment ID: 303300  
Release Code: Media Contamination Footnote  
Release Comments: Subsurface soils contaminated to at least 5 feet bgs.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303301  
Release Code: Release Containment  
Release Comments: None. Contaminants may be migrating through utility line bedding.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342304  
Feature Id: Not reported  
Hazard Release Id: 380571  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 2.5 feet bgs  
Start Date: 06/02/1996  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 320,000 ug/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Narrative:

NARR ID: 5736041

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

NARR Code: Site Contacts  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Site Contacts  
NARR Comments: ODOT Hazardous Substance specialists Doug Marsh (503-731-8301) and Mike Schroeder (503-731-8303, or cellular phone 503-784-7623). Henry Schmid, ODOT Region 1 Geology (503) 731-8299.

NARR ID: 5736042  
NARR Code: Contamination  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Contamination  
NARR Comments: (9/9/96 SMF/SAS) Petroleum- and solvent-contaminated subsurface soils lie in the Highway 101 right-of-way, between 20 and 60 yards north of Hadley Road, 0.3 miles north of downtown Tillamook. The site is part of a 0.4 mile long commercial business strip along Highway 101, stretching between Hoquarten Slough to the north and Dougherty Slough to the south. Contamination at the site may include lead and mercury at about two times the expected background level. Utility corridor bedding (sand and gravel), and/or leaking sanitary or storm sewer lines, may be preferential contaminant pathways.

NARR ID: 5736043  
NARR Code: Hazardous Substance/Waste Types  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Hazardous Substance/Waste Types  
NARR Comments: Petroleum hydrocarbons as gasoline, diesel fuel, and heavier oils. Also acetone, chlorobenzene, naphthalene, and possibly lead and/or mercury.

NARR ID: 5736045  
NARR Code: Manner of Release  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Manner of Release  
NARR Comments: unknown

NARR ID: 5736046  
NARR Code: Media Contamination  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARR Code: Media Contamination  
NARR Comments: Subsurface soil contamination at 2.5 to 5.0 feet bgs. Since local groundwater table is typically 0.5 to 4.0 feet bgs, groundwater contamination is also likely.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

NARR ID: 5736047  
NARR Code: Site Ownership  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD: Site Ownership  
NARR Comments: Highway 101 right-of-way is owned by the State of Oregon (Oregon Department of Transportation). Until a contamination source can be located, ODOT must be designated as the Responsible Party.

NARR ID: 5736048  
NARR Code: Pathways Other Hazards  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD: Pathways & Other Hazards  
NARR Comments: The area is generally surrounded by sloughs, wetlands, and agricultural pasture land. A federally-designated wetland lies 1,000 feet to the south of Highway 101. Sloughs are spawning areas for state-designated endangered salmonids. There are few nearby domestic or municipal wells. Local groundwater flow is generally to the east, but appears to be influenced by the tides and the sloughs. In the past, there were complaints of petroleum vapors entering a local restaurant (the former Gabby's Restaurant) during periods of heavy rainfall. (The area is prone to frequent flooding). Annual rainfall is about 101.5 inches. Tillamook Bay lies 1.5 miles to the west.

NARR ID: 5736049  
NARR Code: Remedial Action  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD: Remedial Action  
NARR Comments: (9/9/96 SMF/SAS) ODOT conducted soil boring and subsurface soil sampling in June 1996, then installed piezometers in the right-of-way. Utility trenchwork will begin in the area during the summer of 1997. The full extent of subsurface soil contamination has yet to be determined. Potential groundwater contamination has not been examined. Contaminated soils (and groundwater) have not been analyzed for PAHs. Background lead and mercury concentrations need to be determined.

NARR ID: 5736050  
NARR Code: Health Threats  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD: Health Threats  
NARR Comments: Primary concern is with utility trench workers that will be working at the site during the summer of 1997. Gabby's Restaurant historically complained of petroleum vapors in their business during periods of heavy rainfall, so release of vapors to nearby structures is a possibility. Potential for exposure during recreational

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

activities (fishing, hunting, boating) along sloughs, or through consumption of potentially contaminated fish.

Administrative Action:

Action ID: 9488  
Region: Northwestern Region  
Complete Date: 01/14/1999  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Listing on Confirmed Release List recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9489  
Region: Northwestern Region  
Complete Date: 01/14/1999  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Listing on Inventory recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9438  
Region: Northwestern Region  
Complete Date: 03/12/1999  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9439  
Region: Northwestern Region  
Complete Date: 03/12/1999  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Inventory  
Further Action: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US HIGHWAY 101 - HADLEY ROAD (Continued)

1006867259

Comments: Not reported

Action ID: 9467  
Region: Northwestern Region  
Complete Date: 02/27/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Inventory  
Further Action: Not reported  
Comments: Not reported

Action ID: 9465  
Region: Northwestern Region  
Complete Date: 02/27/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9459  
Region: Northwestern Region  
Complete Date: 09/09/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: PRELIMINARY ASSESSMENT EQUIVALENT  
Further Action: Not reported  
Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 07/23/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: Not reported  
Comments: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Action ID: 9437  
Region: Northwestern Region  
Complete Date: 09/09/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Listing Review completed  
Further Action: Not reported  
Comments: Not reported

Action ID: 9479  
Region: Northwestern Region  
Complete Date: 09/11/1996  
Rank Value: 82  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Further Investigation of Area Facilities recommended  
Further Action: Medium  
Comments: Not reported

Action ID: 9498  
Region: Northwestern Region  
Complete Date: 09/10/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Confirmed Release List recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9499  
Region: Northwestern Region  
Complete Date: 09/10/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Inventory recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9424

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**US HIGHWAY 101 - HADLEY ROAD (Continued)**

**1006867259**

Region: Northwestern Region  
 Complete Date: Not reported  
 Rank Value: 0  
 Cleanup Flag: False  
 Created Date: 12/17/2002  
 Decode for Agency: Department of Environmental Quality  
 Decode for Region: Northwest Region  
 Category: Administrative Action  
 Action Code Flag: False  
 Action: Site added to database  
 Further Action: Not reported  
 Comments: Not reported

**Operations:**

Operation Id: 133177  
 Operation Status: Active  
 Common Name: Highway 101 Right-of-Way  
 Yrs of Operation: Prior to 1920 - present  
 Comments: Not reported  
 Updated Date: 09/09/1996  
 Updated By: sxf  
 Decode for OpstatID: Active  
 Operations SIC Id: 196347  
 SIC Code: 4789  
 Created By: Not reported  
 Created Date: 12/17/2002

**FINDS:**

Registry ID: 110014301843

**Environmental Interest/Information System**

OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

**5**  
**ENE**  
**1/2-1**  
**0.839 mi.**  
**4430 ft.**

**TILLAMOOK SAFEWAY (FORMER)**  
**955 MAIN AVE. N**  
**TILLAMOOK, OR 97141**

**ECSI** **S111005936**  
**INST CONTROL** **N/A**  
**BROWNFIELDS**

**Relative:**  
**Higher**

**ECSI:**

State ID Number: 5566  
 Brown ID: Brownfield Site - Assistance From Other Public Agencies  
 Study Area: False  
 Region ID: 2  
 Legislative ID: 0  
 Investigation: No Further Action  
 FACA ID: 119974  
 Further Action: 0  
 Lat/Long (dms): 45 27 46.80 / -123 50 38.40  
 County Code: 29.00  
 Score Value: Not reported

**Actual:**  
**11 ft.**



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TILLAMOOK SAFEWAY (FORMER) (Continued)**

**S111005936**

Cerclis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 9.00  
Range Zone: W  
Section Coord: 30  
Qtr Section: Not reported  
Tax Lots: 400  
Size: 4.77 acres  
NPL: False  
Orphan: False  
Updated By: GWISTAR  
Update Date: 04/30/2015  
Created Date: 04/19/2011  
Decode For RegionID: Northwest Region  
Decode For BrownID: Brownfield Site - Assistance from Other Public Agencies  
Decode For Furtheract: Not reported  
Decode For Investstat: No Further Action  
Decode For Legislative: Not reported

Narrative:

NARR ID: 5753152  
NARR Code: Site Contacts  
Created By: SMILLER  
Created Date: 04/29/2011  
Updated By: SMILLER  
Updated Date: 08/13/2012  
Decode for NarcdID: Site Contacts

NARR Comments: City owns property: David Mattison 210 Laurel Ave. Tillamook, OR 97141 (503) 842-3443 (direct line) or (503) 842-2472, Ext. 3465 Fax (503) 842-3445 Paul Wyntergreen City Manager 210 Laurel Ave. Tillamook, OR 97141 (503) 842-2472 Ext. 3460 Fax (503) 842-3445

NARR ID: 5753155  
NARR Code: Contamination  
Created By: SMILLER  
Created Date: 04/29/2011  
Updated By: SMILLER  
Updated Date: 04/29/2011  
Decode for NarcdID: Contamination  
NARR Comments: petroleum products, metals

NARR ID: 5753153  
NARR Code: Data Sources  
Created By: SMILLER  
Created Date: 04/29/2011  
Updated By: SMILLER  
Updated Date: 04/29/2011  
Decode for NarcdID: Data Sources  
NARR Comments: [4/29/11 SAM/SA] Phase I Environmental Site Assessment 955 N. Main Ave, Tillamook Oregon. Prepared by Hahn and Associates. February 5, 2007. Phase II Environmental Site Assessment 955 N Main Ave, Tillamook, Oregon. Prepared by Anderson Geological. March 7, 2011.

NARR ID: 5753157  
NARR Code: Manner of Release  
Created By: SMILLER  
Created Date: 04/29/2011

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TILLAMOOK SAFEWAY (FORMER) (Continued)**

**S111005936**

Updated By: SMILLER  
Updated Date: 04/29/2011  
Decode for NARCD: Manner of Release  
NARR Comments: [4/29/2011 SAM/SA] unknown  
A number of sites in the surrounding area have documented petroleum releases. Of direct concern for the Site are significant petroleum releases (primarily gasoline) that occurred at the Coast Tire site (see DEQs Environmental Cleanup Site Information [ECSI] file #3784) located immediately south of the Site.

NARR ID: 5753156  
NARR Code: Remedial Action  
Created By: SMILLER  
Created Date: 04/29/2011  
Updated By: SMILLER  
Updated Date: 04/29/2011  
Decode for NARCD: Remedial Action  
NARR Comments: [4/29/11 SAM/SA] The Phase I report was prepared by Hahn and Associates, Inc. on behalf of Safeway Inc., and is dated February 5, 2007. The Phase II report was prepared on behalf of Tillamook County Department of Community Development by Anderson Geological, Inc. and is dated March 7, 2011. A Phase II Environmental Site Assessment was completed in 2010 and included advancing 14 soil borings for soil and groundwater sample collection and analysis. Soil samples were generally analyzed for petroleum hydrocarbons, with selected samples analyzed for constituents commonly associated with petroleum, including the metals cadmium, chromium and lead, volatile organic compounds, and/or polycyclic aromatic hydrocarbons. In addition, three soil samples were analyzed for PCBs. Groundwater samples were analyzed for petroleum hydrocarbons, the metals cadmium, chromium and lead, and volatile organic compounds. The human health risk screening presented in the Phase II report (Tables 1, 2, 3) concluded there were no contaminant concentrations above the most conservative applicable cleanup standards based on residential property use. One detected concentration of gasoline and one detected concentration in soil exceeded the risk-based concentration for vapor intrusion into building. The vapor intrusion pathway into buildings was not identified as a potentially complete pathway based on the City of Tillamook's intention to develop the Site as open space/green space. Ground surfaces at the site are covered with pavement or the site building. The site does not provide significant habitat for wildlife or plants. Three soil samples at depths of 6 and 15 feet in the anthropogenic fill area had chromium and lead levels above Level II Ecological Screening Values for individual birds and plants. The 10 to 24 inches of surficial fill on top of the anthropogenic fill is expected to provide a sufficient cap for the bird and plant pathway in a non-significant terrestrial wildlife area. There are no threatened plants expected on the site. Metal concentrations are at levels that are protective of mammals.

NARR ID: 5753154  
NARR Code: Site History  
Created By: SMILLER  
Created Date: 04/29/2011  
Updated By: SMILLER  
Updated Date: 04/29/2011  
Decode for NARCD: Site History  
NARR Comments: [4/29/11 SAM/SA] Records indicate that historical site use was

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TILLAMOOK SAFEWAY (FORMER) (Continued)**

**S111005936**

largely for agricultural purposes (e.g., pasture). Historical records and anecdotal reports, and a test pit investigation in 1980 indicated that anthropogenic fill including wood, sawdust, household refuse and automobile parts were emplaced in the southern portion of the site (i.e., southwest of the existing structure), to a depth of 8 feet in places. From 1981 to 2006, the Safeway grocery store was located on site. The property is subject to frequent flooding and proposed for eventual conversion into a natural greenspace.

Site Control:

Site Control #: 651  
Control Number: 1  
Begin Date: 04/09/2012  
End Date: Not reported  
Frequency Of Review: 0  
Last Reviewed By: Sarah Miller  
Last Reviewed Date: 04/29/2011  
Last Update By: SMILLER  
Last Updated Date: 08/09/2012  
Site Comment: Deed notice - No permanent structures can be built on property.

Administrative Action:

Action ID: 9424  
Region: Not reported  
Complete Date: 04/19/2011  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 04/19/2011  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Not reported  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9440  
Region: Northwestern Region  
Complete Date: 04/21/2011  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 04/21/2011  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Letter Agreement  
Further Action: 0  
Comments: Not reported

Action ID: 9411  
Region: Northwestern Region  
Complete Date: 04/29/2011  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 04/29/2011  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TILLAMOOK SAFEWAY (FORMER) (Continued)**

**S111005936**

Category: Remedial Action  
Action Code Flag: False  
Action: No Further Action (Conditional)  
Further Action: 0  
Comments: cNFA- keep site in open space

**OR INSTUTIONAL CONTROL:**

Site Control Sequence #: 651  
Site Id: 5566  
Control Sequence #: 1  
Begin Date: 04/09/2012  
End Date: Not reported  
Frequency Of Review: 0  
Last Reviewed By: Sarah Miller  
Last Review Date: 04/29/2011  
Last Updated By: SMILLER  
Last Updated Date: 08/09/2012  
Group Sequence #: 1  
Control Code: DN  
Control Description: Deed Notice  
FK Type Code: 1  
Group Code: ID  
Group Description: Informational Devices  
Type Code: I  
Type Description: Institutional  
Comments: Deed notice - No permanent structures can be built on property.

**OR BROWNFIELDS:**

Geolocation Id: 119974  
Status: No Further Action (Conditional)  
Lat/Long: 45.463 / -123.844

**A6  
ESE  
1/2-1  
0.846 mi.  
4465 ft.**

**PRIDE OF OREGON TEXACO STATION  
460 MAIN AVE. N  
TILLAMOOK, OR 97141  
Site 3 of 3 in cluster A**

**ECSI S109346076  
N/A**

**Relative:  
Higher**

ECSI:  
State ID Number: 1915  
Brown ID: 0  
Study Area: False  
Region ID: 2  
Legislatve ID: 0  
Investigation: No Further Action  
FACA ID: 30495  
Further Action: 0  
Lat/Long (dms): 45 27 39.60 / -123 50 41.30  
County Code: 29.00  
Score Value: Not reported  
Cercdis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 10.00  
Range Zone: W  
Section Coord: 25  
Qtr Section: AADA

**Actual:  
21 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Tax Lots: 700,  
Size: 0.69 acres  
NPL: False  
Orphan: False  
Updated By: GWISTAR  
Update Date: 04/30/2015  
Created Date: 09/11/1996  
Decode For RegionID: Northwest Region  
Decode For BrownID: Not reported  
Decode For Furtheract: Not reported  
Decode For Investstat: No Further Action  
Decode For Legislative: Not reported  
Alias Name: Battery Shoppe  
Alias Name: Midtown Texaco  
Alias Name: Peavey Oil  
Alias Name: Tillamook Texaco

**Hazardous Release:**

Substance ID.: 121983  
Haz Release ID: 380579  
Qty Released: 4,000 to 5,000 gallons  
Date Released: May 25, 1989  
Update Date: 12/02/1997  
Update By: Not reported  
Substance Code: ECD173  
Substance Name: GASOLINE  
Substance Abbrev.: Not reported  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8530  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303372  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303373  
Release Code: General Comments  
Release Comments: 4,000 to 5,000 gallons on 6/25/89, 20 to 200 gallons on 12/10/91, and evidently other historic releases.  
Decode for Relcomcd: General Comments  
Comment ID: 303374  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342344  
Feature Id: Not reported  
Hazard Release Id: 380579  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Owner Operator: False  
Lab Data: True  
Sample Depth: 5 feet bgs  
Start Date: 04/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 1,980 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
Sampling Result ID: 342345  
Feature Id: Not reported  
Hazard Release Id: 380579  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 11/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 359,000 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater

Substance ID.: 121982  
Haz Release ID: 380580  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: ECD169  
Substance Name: DIESEL - FUEL OIL  
Substance Abbrev.: Not reported  
Substance Category ID: 8529  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8529  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303369  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303370  
Release Code: General Comments  
Release Comments: Soil and groundwater contamination from undocumented release.  
Decode for Relcomcd: General Comments

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Comment ID: 303371  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342339  
Feature Id: Not reported  
Hazard Release Id: 380580  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 5 feet bgs  
Start Date: 04/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 7,240 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
Sampling Result ID: 342341  
Feature Id: Not reported  
Hazard Release Id: 380580  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 11/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 153,000 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater  
  
Substance ID.: 121988  
Haz Release ID: 380581  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: ECD198  
Substance Name: OIL - LUBRICATING  
Substance Abbrev.: Not reported  
Substance Category ID: 8531  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8531



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303375  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303376  
Release Code: General Comments  
Release Comments: Oil stained surface soils observed near soil remediation stockpile (20 sq ft; 8/31/95); near tank farm loading rack (6/3/93); near southwest corner of the service station (10/16/91).  
Decode for Relcomcd: General Comments  
Comment ID: 303377  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342347  
Feature Id: Not reported  
Hazard Release Id: 380581  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 11/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 1,330 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
  
Substance ID.: 121608  
Haz Release ID: 380582  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: 71-43-2  
Substance Name: BENZENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8502  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8502  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Substance Alias ID: 319178  
Sub Alias Name: BENZOL  
Substance Alias ID: 319179  
Sub Alias Name: COAL NAPHTHA  
Substance Alias ID: 319180  
Sub Alias Name: CYCLOHEXATRIENE  
Substance Alias ID: 319181  
Sub Alias Name: PHENE  
Substance Alias ID: 319182  
Sub Alias Name: PYROBENZOL  
Comment ID: 303365  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303366  
Release Code: General Comments  
Release Comments: gasoline component  
Decode for Relcomcd: General Comments  
Comment ID: 303367  
Release Code: Media Contamination Footnote  
Release Comments: Groundwater sample exceeded instrument calibration range.  
Decode for Relcomcd: Media Contamination Footnote  
Comment ID: 303368  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342337  
Feature Id: Not reported  
Hazard Release Id: 380582  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 06/16/1989  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: at least 53,370 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater  
Sampling Result ID: 342338  
Feature Id: Not reported  
Hazard Release Id: 380582  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 15 feet bgs  
Start Date: 03/28/1989  
End Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 51,000 ug/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

Substance ID.: 120883  
Haz Release ID: 380583  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: 108-88-3  
Substance Name: TOLUENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8520  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8520  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 316466  
Sub Alias Name: BENZENE,METHYL-  
Substance Alias ID: 316467  
Sub Alias Name: METHACIDE  
Substance Alias ID: 316468  
Sub Alias Name: METHYLBENZENE  
Substance Alias ID: 316469  
Sub Alias Name: METHYLBENZOL  
Substance Alias ID: 316470  
Sub Alias Name: PHENYLMETHANE  
Substance Alias ID: 316471  
Sub Alias Name: TOLUOL  
Comment ID: 303356  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303357  
Release Code: General Comments  
Release Comments: gasoline component  
Decode for Relcomcd: General Comments  
Comment ID: 303358  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342348  
Feature Id: Not reported  
Hazard Release Id: 380583  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 5 feet bgs  
Start Date: 04/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 180 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
Sampling Result ID: 342349  
Feature Id: Not reported  
Hazard Release Id: 380583  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 03/01/1990  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 87,850 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater

Substance ID.: 120781  
Haz Release ID: 380584  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: 100-41-4  
Substance Name: ETHYLBENZENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8515  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8515  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 316146  
Sub Alias Name: ETHYLBENZOL  
Substance Alias ID: 316147  
Sub Alias Name: PHENYLETHANE  
Comment ID: 303353  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Decode for Relcomcd: Data Sources  
Comment ID: 303354  
Release Code: General Comments  
Release Comments: gasoline component  
Decode for Relcomcd: General Comments  
Comment ID: 303355  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342342  
Feature Id: Not reported  
Hazard Release Id: 380584  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 5 feet bgs  
Start Date: 04/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 563 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
Sampling Result ID: 342343  
Feature Id: Not reported  
Hazard Release Id: 380584  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 06/16/1989  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 15,770 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater  
  
Substance ID.: 121051  
Haz Release ID: 380585  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: 1330-20-7  
Substance Name: XYLENEs  
Substance Abbrev.: Not reported  
Substance Category ID: 8526

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8526  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 317017  
Sub Alias Name: DIMETHYLBENZENEs  
Substance Alias ID: 317018  
Sub Alias Name: XYLOLs  
Comment ID: 303359  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303360  
Release Code: General Comments  
Release Comments: gasoline component  
Decode for Relcomcd: General Comments  
Comment ID: 303361  
Release Code: Release Containment  
Release Comments: Site operated a product recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342350  
Feature Id: Not reported  
Hazard Release Id: 380585  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 5 feet bgs  
Start Date: 04/11/1991  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 2,221 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil  
Sampling Result ID: 342351  
Feature Id: Not reported  
Hazard Release Id: 380585  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 03/01/1990  
End Date: Not reported  
Min Concentration: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Max Concentration: Not reported  
Sample Comment: 60,650 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater

Substance ID.: 121135  
Haz Release ID: 380586  
Qty Released: Unknown  
Date Released: Unknown  
Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: 1634-04-4  
Substance Name: METHYL-tert-BUTYL ETHER  
Substance Abbrev.: Not reported  
Substance Alias ID: 317225  
Sub Alias Name: BUTYL METHYL ETHER,tert-  
Substance Alias ID: 317226  
Sub Alias Name: METHOXY-2-METHYL PROPANE,2-  
Substance Alias ID: 317227  
Sub Alias Name: MTBE

Comment ID: 303362  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303363  
Release Code: General Comments  
Release Comments: fuel additive (anti-knock additive for premium unleaded gasoline)  
Decode for Relcomcd: General Comments  
Comment ID: 303364  
Release Code: Release Containment  
Release Comments: Site has product recovery system, but it has evidently not operated since sometime in mid- to late 1995.

Decode for Relcomcd: Release Containment

Sampling Result ID: 342346  
Feature Id: Not reported  
Hazard Release Id: 380586  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 03/23/1994  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 53,000 ug/l  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Groundwater

Substance ID.: 122012  
Haz Release ID: 380601  
Qty Released: Unknown  
Date Released: Unknown



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Update Date: 09/23/1996  
Update By: Not reported  
Substance Code: ECD275  
Substance Name: TOTAL PETROLEUM HYDROCARBONS (TPH)  
Substance Abbrev.: Not reported  
Substance Category ID: 8540  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8540  
Substance Category: Petroleum Related Releases for OSPIRG Report  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Comment ID: 303378  
Release Code: Data Sources  
Release Comments: DEQ Water Quality file and Cleanup Program files.  
Decode for Relcomcd: Data Sources  
Comment ID: 303379  
Release Code: General Comments  
Release Comments: Generalized petroleum.  
Decode for Relcomcd: General Comments  
Comment ID: 303380  
Release Code: Release Containment  
Release Comments: Site operated a petroleum recovery system and excavated contaminated soils.  
Decode for Relcomcd: Release Containment  
Sampling Result ID: 342352  
Feature Id: Not reported  
Hazard Release Id: 380601  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: 3 feet bgs  
Start Date: 06/05/1989  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: 7,800 mg/kg  
Last Update By: kpd  
Update Date: 02/12/1997  
Decode for MediumID: Soil

**Narrative:**

NARR ID: 5736163  
NARR Code: Site Contacts  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARRID: Site Contacts  
NARR Comments: Amy B. Hendrickson, Environmental Engineer, David Brown & Associates, Inc., 434 NW 19th Avenue, Portland, OR 97209, (503) 796-7690, FAX: (503) 796-7691. Paul Horton, Peavey Oil Company, P.O. Box 787, 101 N

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Highway 99, McMinnville, OR 97128.

NARR ID: 5736164  
NARR Code: Contamination  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: JWAGGY  
Updated Date: 03/11/2003

Decode for NARCD Contamination

NARR Comments: (9/16/96 SMF/SAS) The site is an AST-supplied gasoline service station located along a commercial strip on Highway 101 just north of downtown Tillamook. Both soils and groundwater are contaminated with gasoline, diesel, and BTEX. The highest benzene concentrations in soils have been detected 15 feet bgs, while the groundwater table is only 0.5 to 4 feet bgs. Groundwater contamination extends onto neighboring properties to the north and south, and may have entered a utility corridor along Highway 101. (3/10/03 BLR/SRP) Interim removal actions were performed to address contaminated soils and groundwater. As a result of these removal actions, contaminant concentrations were substantially reduced. A Risk Assessment, which was performed to evaluate residual risk from remaining contamination, determined no unacceptable risk when compared to Risk-Based Concentrations (RBCs) identified for complete exposure pathways.

NARR ID: 5736165  
NARR Code: Data Sources  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: JWAGGY  
Updated Date: 03/18/2003

Decode for NARCD Data Sources

NARR Comments: Investigation and quarterly groundwater monitoring reports prepared for site. Reports submitted to DEQ Water Quality section (spill response). Remedial Soil Excavation Report, November 20, 1998. Second Draft RI and IRAM Report, July 27, 2001. Second Draft Remedial Investigation and Interim Removal Action Measure Report, dated July 27, 2001, and Final Risk Assessment Baseline Human Health and Screening Ecological Risk Assessment, dated April 23, 2002.

NARR ID: 5736166  
NARR Code: Hazardous Substance/Waste Types  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NARCD Hazardous Substance/Waste Types

NARR Comments: Petroleum products (gasoline, diesel fuel, oil) and their components

NARR ID: 5736167  
NARR Code: Site Location  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002

Decode for NARCD Site Location

NARR Comments: Located 0.25 miles north of downtown Tillamook, along a commercial strip that borders US Highway 101. (North Main Street is North

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Highway 101).

NARR ID: 5736168

NARR Code: Manner of Release

Created By: Not reported

Created Date: 12/17/2002

Updated By: Not reported

Updated Date: 12/17/2002

Decode for NARR Code: Manner of Release

NARR Comments: Evidently multiple historic site releases. A 4,000- to 5,000-gallon gasoline release from a subsurface fuel line occurred during April-May 1989. A second gasoline release of 20 to 200 gallons occurred 12/91, when a gasoline AST was inadvertently overfilled.

NARR ID: 5736169

NARR Code: Media Contamination

Created By: Not reported

Created Date: 12/17/2002

Updated By: JWAGGY

Updated Date: 03/18/2003

Decode for NARR Code: Media Contamination

NARR Comments: Subsurface soils (to at least 15 feet bgs) and shallow groundwater (as shallow as 0.5 feet bgs). Gasoline vapors were reported at the former Gabby's Restaurant (to the north) in the past.

NARR ID: 5736170

NARR Code: Site Ownership

Created By: Not reported

Created Date: 12/17/2002

Updated By: Not reported

Updated Date: 12/17/2002

Decode for NARR Code: Site Ownership

NARR Comments: Facility has been a service station since 1956. Peavey Oil Company owns the site, and was leasing it to Merritt Truax, Inc., when the 1989 and 1991 petroleum releases occurred. There are indications of historic releases at the site, however.

NARR ID: 5736171

NARR Code: Pathways Other Hazards

Created By: Not reported

Created Date: 12/17/2002

Updated By: JWAGGY

Updated Date: 03/18/2003

Decode for NARR Code: Pathways & Other Hazards

NARR Comments: The site is bordered on the west by wetlands, on the south by a Dairy Queen Drive-In Restaurant, on the north by a restaurant, and on the east by Highway 101. The service station was constructed on backfilled wetlands. The existing wetland area is federally recognized. Nearby Hoquarten Slough is a spawning area for ODF&W-recognized threatened anadromous species, but is far enough from the facility or is upgradient and not significantly impacted by contamination.

NARR ID: 5736172

NARR Code: Remedial Action

Created By: Not reported

Created Date: 12/17/2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Updated By: JWAGGY  
Updated Date: 03/18/2003

Decode for NARR Comments: Remedial Action

(9/16/96 SMF/SAS) The site has been handled as a spill response, through DEQ's Water Quality section. However, the site exceeds the scope of spill response (releases occurred in 1989 and 1991). The full extent of soil and groundwater contamination at the site has not been defined. Soils and groundwater need to be examined for metals (lead/cadmium) and PAHs. The site's product-recovery system, for treating contaminated groundwater (which began operating in 1989) ceased operation in mid 1995. The IRAMs conducted at the site include soil excavations in 1998 (1,074 tons soil to River Bend Landfill) and in 2000 (1,043 tons soil to Hillsboro Landfill). The 2000 IRAM also included extraction and treatment of 16,500 gallons of contaminated groundwater from the excavation. (3/11/03 BLR/SRP) DEQ concluded its evaluation of the environmental conditions at the site and proposed a No Further Action (NFA) determination. Public notice was published in the Secretary of States bulletin and the Oregonian. No comments were received and the NFA was issued on August 20, 2002. A Certificate of Completion was signed by DEQ on August 27, 2002, and the Consent Order was terminated. The facility will be removed from the CRL and Inventory of contaminated sites.

Administrative Action:

Action ID: 9437  
Region: Northwestern Region  
Complete Date: 02/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002

Decode for Agency: Department of Environmental Quality

Decode for Region: Northwest Region

Category: Listing Action  
Action Code Flag: False  
Action: Listing Review completed  
Further Action: Not reported  
Comments: Not reported

Action ID: 9498  
Region: Northwestern Region  
Complete Date: 02/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002

Decode for Agency: Department of Environmental Quality

Decode for Region: Northwest Region

Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Confirmed Release List recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9499  
Region: Northwestern Region  
Complete Date: 02/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Inventory recommended  
Further Action: Not reported  
Comments: Not reported

Action ID: 9503  
Region: Northwestern Region  
Complete Date: 02/28/1997  
Rank Value: 93  
Cleanup Flag: False  
Created Date: 12/17/2002

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Remedial Investigation/Feasibility Study recommended  
Further Action: High  
Comments: Not reported

Action ID: 9424  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002

Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9459  
Region: Northwestern Region  
Complete Date: 02/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: PRELIMINARY ASSESSMENT EQUIVALENT  
Further Action: Not reported  
Comments: Not reported

Action ID: 9412  
Region: Northwestern Region  
Complete Date: 08/20/2002  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Consent Order  
Further Action: 0  
Comments: Not reported

Action ID: 9486  
Region: Northwestern Region  
Complete Date: 08/20/2002  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: RISK ASSESSMENT  
Further Action: 0  
Comments: Not reported

Action ID: 9484  
Region: Northwestern Region  
Complete Date: 08/28/2001  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: REMEDIAL INVESTIGATION  
Further Action: Not reported  
Comments: Not reported

Action ID: 9442  
Region: Northwestern Region  
Complete Date: 07/27/2001  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NEGOTIATIONS  
Further Action: 0  
Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 09/16/1996  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: Not reported  
Comments: Not reported

Action ID: 9517  
Region: Northwestern Region  
Complete Date: 03/31/1997  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SRS Waiting List  
Further Action: 0  
Comments: Not reported

Action ID: 9465  
Region: Northwestern Region  
Complete Date: 04/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9467  
Region: Northwestern Region  
Complete Date: 04/28/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Inventory  
Further Action: Not reported  
Comments: Not reported

Action ID: 9439  
Region: Headquarters  
Complete Date: 06/24/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Action Code Flag: False  
Action: Facility placed on Inventory  
Further Action: Not reported  
Comments: Not reported

Action ID: 9438  
Region: Headquarters  
Complete Date: 06/24/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9414  
Region: Northwestern Region  
Complete Date: 08/27/2002  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/18/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Certification of Completion  
Further Action: 0  
Comments: Not reported

Action ID: 9474  
Region: Northwestern Region  
Complete Date: 03/18/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/18/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Delisting from Confirmed Release List recommended  
Further Action: 0  
Comments: Not reported

Action ID: 9475  
Region: Northwestern Region  
Complete Date: 03/18/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/18/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Action: Delisting from Inventory recommended  
Further Action: 0  
Comments: Not reported

Action ID: 9417  
Region: Northwestern Region  
Complete Date: 03/20/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/20/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility delisted from Confirmed Release List  
Further Action: 0  
Comments: Not reported

Action ID: 9418  
Region: Northwestern Region  
Complete Date: 03/20/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 03/20/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Facility delisted from Inventory List  
Further Action: 0  
Comments: Not reported

Action ID: 9443  
Region: Northwestern Region  
Complete Date: 03/20/2003  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 07/14/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

**Operations:**

Operation Id: 133195  
Operation Status: Active  
Common Name: Pride of Oregon Texaco  
Yrs of Operation: 1984 - present  
Comments: AST-supplied service station with LP gas and automotive battery sales.  
Updated Date: 06/20/2001  
Updated By: jmw  
Decode for OpstatID: Active  
Operations SIC Id: 196350  
SIC Code: 5541  
Created By: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIDE OF OREGON TEXACO STATION (Continued)**

**S109346076**

Created Date: 12/17/2002  
Operations SIC Id: 196351  
SIC Code: 5531  
Created By: Not reported  
Created Date: 12/17/2002

**7**  
**SSE**  
**1/2-1**  
**0.876 mi.**  
**4627 ft.**

**TOMMIE'S CLEANERS**  
**1111 4TH ST.**  
**TILLAMOOK, OR 97141**

**CRL**  
**ECSI**  
**INST CONTROL**  
**DRYCLEANERS**

**S103842824**  
**N/A**

**Relative:**  
**Higher**

CRL:

Facility ID: 1931  
Location ID: 30517  
Status Code: LIS  
Facility Status: No Further Action (Conditional)  
Lat/Long: 45.4554 / -123.8527

**Actual:**  
**23 ft.**

ECSI:

State ID Number: 1931  
Brown ID: 0  
Study Area: False  
Region ID: 2  
Legislative ID: 833  
Investigation: Listed on the CRL/Inventory  
FACA ID: 30517  
Further Action: 0  
Lat/Long (dms): 45 27 19.40 / -123 51 9.70  
County Code: 29.00  
Score Value: Not reported  
Cercdis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 10.00  
Range Zone: W  
Section Coord: 25  
Qtr Section: Not reported  
Tax Lots: Not reported  
Size: 0.3 acres  
NPL: False  
Orphan: False  
Updated By: GWISTAR  
Update Date: 04/30/2015  
Created Date: 10/08/1996  
Decode For RegionID: Northwest Region  
Decode For BrownID: Not reported  
Decode For Furtheract: Not reported  
Decode For Investstat: Listed on the CRL/Inventory  
Decode For Legislative: Dry Cleaner Environmental Response Account

Hazardous Release:

Substance ID.: 121124  
Haz Release ID: 381855  
Qty Released: unknown  
Date Released: unknown  
Update Date: 11/30/1998  
Update By: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Substance Code: 156-59-2  
Substance Name: DICHLOROETHYLENE,1,2-CIS-  
Substance Abbrev.: Not reported  
Substance Category ID: 8513  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8513  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 317200  
Sub Alias Name: ACETYLENE DICHLORIDE,CIS-  
Substance Alias ID: 317201  
Sub Alias Name: DICHLOROETHENE,CIS-  
Substance Alias ID: 317202  
Sub Alias Name: DICHLOROETHYLENE,CIS-  
Substance Alias ID: 317203  
Sub Alias Name: DICHLOROETHENE,1,2-CIS-  
Sampling Result ID: 340294  
Feature Id: Not reported  
Hazard Release Id: 381855  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 4,600 ug/L  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Groundwater

Substance ID.: 121781  
Haz Release ID: 381856  
Qty Released: unknown  
Date Released: unknown  
Update Date: 11/30/1998  
Update By: Not reported  
Substance Code: 79-01-6  
Substance Name: TRICHLOROETHYLENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8523  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8545  
Substance Category: Solvents of interest to Milwaukie Area GW study  
Category Level: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8523  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8545  
Substance Category: Solvents of interest to Milwaukie Area GW study  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 317517  
Sub Alias Name: ETHINYL TRICHLORIDE  
Substance Alias ID: 317518  
Sub Alias Name: ETHYLENE TRICHLORIDE  
Substance Alias ID: 317519  
Sub Alias Name: TCE  
Substance Alias ID: 317520  
Sub Alias Name: TRI-CLENE  
Substance Alias ID: 317521  
Sub Alias Name: TRICHLOROETHENE  
Sampling Result ID: 340295  
Feature Id: Not reported  
Hazard Release Id: 381856  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 2,500 ug/L  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Groundwater

Substance ID.: 122014  
Haz Release ID: 381857  
Qty Released: unknown  
Date Released: unknown  
Update Date: 11/30/1998  
Update By: Not reported  
Substance Code: ECD281  
Substance Name: VOLATILE ORGANIC COMPOUNDS (VOC)  
Substance Abbrev.: Not reported  
Sampling Result ID: 340296  
Feature Id: Not reported  
Hazard Release Id: 381857  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 15,350 ug/kg  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Soil  
Sampling Result ID: 340297  
Feature Id: Not reported  
Hazard Release Id: 381857  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 6,219 ug/L  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Groundwater

Substance ID.: 121011  
Haz Release ID: 380673  
Qty Released: unknown  
Date Released: unknown  
Update Date: 11/23/1998  
Update By: Not reported  
Substance Code: 127-18-4  
Substance Name: TETRACHLOROETHYLENE  
Substance Abbrev.: Not reported  
Substance Category ID: 8519  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8551  
Substance Category: Solvents of interest to Milwaukie Area GW study  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8519  
Substance Category: Volatiles  
Category Level: Not reported  
Created By: Not reported  
Created Date: 12/17/2002  
Substance Category ID: 8551  
Substance Category: Solvents of interest to Milwaukie Area GW study  
Category Level: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Created By: Not reported  
Created Date: 12/17/2002  
Substance Alias ID: 316912  
Sub Alias Name: ETHENE,TETRACHLORO-  
Substance Alias ID: 316913  
Sub Alias Name: ETHYLENE TETRACHLORIDE  
Substance Alias ID: 316914  
Sub Alias Name: PERCHLOROETHYLENE  
Substance Alias ID: 316915  
Sub Alias Name: PERCLENENE  
Substance Alias ID: 316916  
Sub Alias Name: TETRACHLOROETHENE  
Substance Alias ID: 316917  
Sub Alias Name: TETRACHLOROETHENE,1,1,2,2-  
Substance Alias ID: 316918  
Sub Alias Name: TETRACHLOROETHYLENE,1,1,2,2-  
Sampling Result ID: 340293  
Feature Id: Not reported  
Hazard Release Id: 380673  
Medium: 698  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 1,600 ug/L  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Groundwater  
Sampling Result ID: 342452  
Feature Id: Not reported  
Hazard Release Id: 380673  
Medium: 703  
Substance Abbrev.: Not reported  
Unit Code: Not reported  
Observation: False  
Owner Operator: False  
Lab Data: True  
Sample Depth: Not reported  
Start Date: 10/28/1998  
End Date: Not reported  
Min Concentration: Not reported  
Max Concentration: Not reported  
Sample Comment: up to 13,000 ug/kg  
Last Update By: kpd  
Update Date: 11/30/1998  
Decode for MediumID: Soil

**Narrative:**

NARR ID: 5736262  
NARR Code: Contamination  
Created By: Not reported  
Created Date: 12/17/2002

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Updated By: GWISTAR  
Updated Date: 06/27/2003  
Decode for NARCD Contamination  
NARR Comments: (4/2/2001 WHD/SRS) In December 1992, a 1,200-gallon underground storage tank used to store the petroleum-based solvents was removed from the site. A soil sample from near the tank showed petroleum and PCE contamination. It appeared that the contamination came from leaks through cracks in the concrete floor at Tommie's, rather than from leaks in the tank. DEQ's Tank program referred the site to DEQ's Cleanup program in July 1996. Tommie's was accepted into DEQ's Dry Cleaner Environmental Response program in September 1997.

NARR ID: 5736263  
NARR Code: Data Sources  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD Data Sources  
NARR Comments: 1) December 1998 HartCrowser \*\*\*Dry Cleaner Preliminary Assessment.\*\*\* 2) July 1999 HartCrowser \*\*\*Focused Site Investigation.\*\*\* 3) LUST file #29-92-0347.

NARR ID: 5736264  
NARR Code: Hazardous Substance/Waste Types  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD Hazardous Substance/Waste Types  
NARR Comments: Perchloroethylene (PCE) and petroleum-based solvents.

NARR ID: 5736265  
NARR Code: Manner of Release  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD Manner of Release  
NARR Comments: Manner of release unknown; possibly leaks through cracks and joints in the concrete floor and spills around an underground storage tank. PCE released after 1978.

NARR ID: 5736266  
NARR Code: Site Ownership  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: Not reported  
Updated Date: 12/17/2002  
Decode for NARCD Site Ownership  
NARR Comments: Reynolds Cleaners and Dyers (late 1920s to 1957); Tommie's Cleaners (1957 to present). Owned and operated by Jess Reynolds (late 1920s to 1957), Robert Thompson (1957-1982), and Priscilla Thompson (1982 to present).

NARR ID: 5749301  
NARR Code: Project Activity Status



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Created By: JWAGGY  
Created Date: 05/22/2007  
Updated By: JWAGGY  
Updated Date: 05/22/2007  
Decode for NardcID: Project Activity Status  
NARR Comments: Project file archived 5/11/2007.

NARR ID: 5736267  
NARR Code: Remedial Action  
Created By: Not reported  
Created Date: 12/17/2002  
Updated By: GWISTAR  
Updated Date: 09/19/2003  
Decode for NardcID: Remedial Action

NARR Comments: (4/2/2001 WHD/SRS) DEQ retained Hart Crowser, a state contractor, to conduct a Preliminary Assessment (PA) at the site in August 1998. The PA was completed December 1998. The PA confirmed the presence of chlorinated and petroleum-based solvents in soil and shallow groundwater at the site. An underground storage tank containing petroleum-based solvents was found beneath the facility. Hart Crowser conducted a focused Site Investigation (SI) in March and April 1999 to try to determine the extent of the contamination, and to properly abandon the underground storage tank. A final SI report was received in July 1999. A Phase II work plan was approved in August, and field work was conducted in September and December 1999. Three additional monitoring wells were installed and sampled, and an initial risk screening was conducted. Further groundwater monitoring was conducted in March and June 2000. Indoor air quality monitoring was conducted at the cleaners and two adjacent residences in December 2000. The results indicate a possible unacceptable risk at one of the residences. A second round of air monitoring at that location is planned for April 2001. (2/1/02 BAG/SRS) DEQ has issued a conditional NFA for this site. Residual contamination remains beneath dry cleaner building, and additional measures may therefore be necessary if the property is redeveloped.

NARR ID: 5743732  
NARR Code: Site History  
Created By: GWISTAR  
Created Date: 06/27/2003  
Updated By: GWISTAR  
Updated Date: 06/27/2003  
Decode for NardcID: Site History

NARR Comments: Reynolds Cleaners and Dyers began operating on-site in the late 1920s. Tommie's Cleaners replaced Reynolds in 1957. Petroleum-based solvents have been used in the dry-cleaning process on-site since the 1920s. In 1978, Tommie's began using perchloroethylene (PCE) in addition to the petroleum-based solvents.

Site Control:

Site Control #: 452  
Control Number: 2  
Begin Date: 02/01/2002  
End Date: Not reported  
Frequency Of Review: 0  
Last Reviewed By: Bruce Gilles  
Last Reviewed Date: Not reported  
Last Update By: GWISTAR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Last Updated Date: 12/28/2006  
Site Comment: Residual contamination remaining beneath dry cleaner building.  
Additional measures may be necessary if property is redeveloped.

Administrative Action:

Action ID: 9437  
Region: Northwestern Region  
Complete Date: 03/03/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Listing Review completed  
Further Action: Not reported  
Comments: Not reported

Action ID: 9456  
Region: Headquarters  
Complete Date: 12/23/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Remedial Action  
Action Code Flag: False  
Action: BASIC PRELIMINARY ASSESSEMENT  
Further Action: Not reported  
Comments: Not reported

Action ID: 9437  
Region: Headquarters  
Complete Date: 11/30/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Listing Review completed  
Further Action: Not reported  
Comments: Not reported

Action ID: 9498  
Region: Headquarters  
Complete Date: 11/30/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Proposal for Confirmed Release List recommended

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Further Action: Not reported  
Comments: Not reported

Action ID: 9465  
Region: Headquarters  
Complete Date: 12/10/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Facility proposed for Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9511  
Region: Headquarters  
Complete Date: 10/01/2001  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE INVESTIGATION  
Further Action: 0  
Comments: (Phase I completed 7/1/99. Phase II completed September 2000. Air Monitoring Completed May 2001.

Action ID: 9438  
Region: Headquarters  
Complete Date: 02/19/1999  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Listing Action  
Action Code Flag: False  
Action: Facility placed on Confirmed Release List  
Further Action: Not reported  
Comments: Not reported

Action ID: 9424  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Further Action: Not reported  
Comments: Not reported

Action ID: 9425  
Region: Northwestern Region  
Complete Date: 03/04/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: SITE EVALUATION  
Further Action: Not reported  
Comments: Federal screening.

Action ID: 9449  
Region: Northwestern Region  
Complete Date: 11/30/1998  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Listing Action  
Action Code Flag: False  
Action: Insufficient information to list  
Further Action: Not reported  
Comments: Not reported

Action ID: 9496  
Region: Northwestern Region  
Complete Date: 03/04/1997  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: State Basic Preliminary Assessment recommended (PA)  
Further Action: Not reported  
Comments: (With sampling of soil and groundwater.)

Action ID: 9434  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 02/22/2008  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Institutional Control  
Further Action: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Comments: Not reported

Action ID: 9486  
Region: Headquarters  
Complete Date: 10/01/2001  
Rank Value: 0  
Cleanup Flag: False  
Created Date: 12/17/2002  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Headquarters  
Category: Remedial Action  
Action Code Flag: False  
Action: RISK ASSESSMENT  
Further Action: 0  
Comments: Screening-level Risk Assessment.

Action ID: 9411  
Region: Northwestern Region  
Complete Date: 02/01/2002  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 08/21/2003  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: No Further Action (Conditional)  
Further Action: 0  
Comments: Residual contamination remaining beneath dry cleaner building.  
Additional measures may be necessary if property redeveloped.

Operations:

Operation Id: 133214  
Operation Status: Active  
Common Name: Tommie's Cleaners  
Yrs of Operation: late 1920s to present  
Comments: dry cleaners  
Updated Date: 06/20/2001  
Updated By: jmw  
Decode for OpstatID: Active  
Operations SIC Id: 196376  
SIC Code: 7216  
Created By: Not reported  
Created Date: 12/17/2002

OR INSTUTIONAL CONTROL:

Site Control Sequence #: 452  
Site Id: 1931  
Control Sequence #: 2  
Begin Date: 02/01/2002  
End Date: Not reported  
Frequency Of Review: 0  
Last Reviewed By: Bruce Gilles  
Last Review Date: Not reported  
Last Updated By: GWISTAR  
Last Updated Date: 12/28/2006  
Group Sequence #: 1

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOMMIE'S CLEANERS (Continued)**

**S103842824**

Control Code: HA  
Control Description: Health Advisory  
FK Type Code: 1  
Group Code: ID  
Group Description: Informational Devices  
Type Code: I  
Type Description: Institutional  
Comments: Residual contamination remaining beneath dry cleaner building.  
Additional measures may be necessary if property is redeveloped.

**DRYCLEANERS:**

Dry Cleaner ID: 332  
Current Status: Dry Cleaner  
Last Update: 04/22/2015  
DEQID: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Decode for Fstatus: Dry Cleaner

**8**  
**SE**  
**1/2-1**  
**0.993 mi.**  
**5243 ft.**

**MODERN DRY CLEANER (FORMER)**  
**1908/1910 1ST ST.**  
**TILLAMOOK, OR 97141**

**ECSI S115330265**  
**BROWNFIELDS N/A**

**Relative:**  
**Higher**

**Actual:**  
**24 ft.**

**ECSI:**  
State ID Number: 5855  
Brown ID: Brownfield Site - DEQ Tech Assistance  
Study Area: False  
Region ID: 2  
Legislative ID: 0  
Investigation: No Further Action  
FACA ID: 129294  
Further Action: 0  
Lat/Long (dms): 45 27 28.40 / -123 50 39.80  
County Code: 29.00  
Score Value: Not reported  
Cercdis ID: Not reported  
Township Coord.: 1.00  
Township Zone: S  
Range Coord: 10.00  
Range Zone: W  
Section Coord: 25  
Qtr Section: Not reported  
Tax Lots: 3500  
Size: Not reported  
NPL: False  
Orphan: False  
Updated By: RWELLS  
Update Date: 06/30/2015  
Created Date: 11/13/2013  
Decode For RegionID: Northwest Region  
Decode For BrownID: Brownfield Site - DEQ Technical Assistance  
Decode For Furtheract: Not reported  
Decode For Investstat: No Further Action  
Decode For Legislative: Not reported  
Alias Name: Model Dry Cleaners

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MODERN DRY CLEANER (FORMER) (Continued)**

**S115330265**

Narrative:

NARR ID: 5754906  
NARR Code: Site Contacts  
Created By: SMILLER  
Created Date: 11/13/2013  
Updated By: SMILLER  
Updated Date: 11/13/2013  
Decode for NARCD: Site Contacts  
NARR Comments: Todd A. Bouchard CEO Kingslin Capital Ph: 503.750.0112 Fax: 503.905.5454 todd@kingslincapital.com www.kingslincapital.com

NARR ID: 5754903  
NARR Code: Data Sources  
Created By: SMILLER  
Created Date: 11/13/2013  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARCD: Data Sources  
NARR Comments: 1943 Sanborn Maps; Tillamook Phone books 1948; 1954; 1956; 1960 Geosyntec Consultants Inc. (Geosyntec), 2014a. Phase I Environmental Site Assessment - Former Modern Dry Cleaners, February 27, 2014. Geosyntec, 2014b. Former Modern Dry Cleaners Site Investigation Work Plan, March 12, 2014. Geosyntec, 2014c. Former Modern Dry Cleaners Site Investigation Report, June 25, 2014. Geosyntec, 2014d. Former Modern Dry Cleaners Supplemental Site Investigation Work Plan, September 10, 2014. Oregon Department of Transportation (ODOT), 2014. US101/OR6 Traffic Improvement Project homepage. <http://oregonjta.org/region2/?p=tillamook-home> Accessed November 7, 2014. Geosyntec, 2014. Supplemental Site Investigation Report, November 26, 2014.

NARR ID: 5755712  
NARR Code: General Site Description  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARCD: General Site Description  
NARR Comments: The Site consists of two buildings and a parking lot, located at 1908 and 1910 First Street in Tillamook, Oregon. For approximately twenty years beginning in 1939, a dry cleaning business called Modern Dry Cleaners operated at the Site. The Site buildings are currently under renovation. Previous site occupants included commercial and retail businesses, and the future use of the Site is expected to be the same. Not reported

NARR ID: 5754904  
NARR Code: Hazardous Substance/Waste Types  
Created By: SMILLER  
Created Date: 11/13/2013  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARCD: Hazardous Substance/Waste Types  
NARR Comments: CMR (6/2/2014): Gasoline range and residual range organics in soil and groundwater.

NARR ID: 5755713

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MODERN DRY CLEANER (FORMER) (Continued)**

**S115330265**

NARR Code: Land Use (Current/Reasonably Likely)  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Land Use (Current/Reasonably Likely)  
NARR Comments: Current zoning allows for commercial and urban residential use.  
Planned future use will be commercial/retail.

NARR ID: 5755714  
NARR Code: Site Location  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Site Location  
NARR Comments: The site is located west of Highway 101 and south of the Hoquarten Slough. 1908 and 1910 1st Street.

NARR ID: 5755715  
NARR Code: Manner of Release  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Manner of Release  
NARR Comments: A release is suspected from dry cleaning operations (which occurred between 1939 and the 1960s. Stoddard solvent is suspected to have been used during dry cleaning operations.

NARR ID: 5755716  
NARR Code: Media Contamination  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Media Contamination  
NARR Comments: Soil, groundwater, and soil vapor impacted by petroleum (gasoline, diesel, heavy oil), and VOCs.

NARR ID: 5755717  
NARR Code: Site Ownership  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Site Ownership  
NARR Comments: The site is privately owned by Kinslan Capital.

NARR ID: 5754905  
NARR Code: Pathways & Other Hazards  
Created By: SMILLER  
Created Date: 11/13/2013  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Pathways & Other Hazards  
NARR Comments: Potential Human receptors and exposure pathways include: Adult and



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MODERN DRY CLEANER (FORMER) (Continued)**

**S115330265**

child in the urban-residential scenario for direct contact, ingestion, and inhalation and volatilization to indoor/outdoor air exposures; Adults in the occupational scenario for direct contact, ingestion, and inhalation and volatilization to indoor/outdoor air exposures; and Adults in the construction/excavation worker scenario for direct contact, ingestion, and inhalation exposures and volatilization to indoor/outdoor air exposures. Ecological aquatic receptors could be affected via the groundwater to surface water pathway.

NARR ID: 5755723  
NARR Code: Remedial Action  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Remedial Action

NARR Comments: Current zoning allows for commercial and urban residential use. Although the majority of chemical concentrations detected in soil, soil vapor, or groundwater samples at the site do not exceed relevant RBCs, some areas moderately exceed construction/excavation worker RBCs in limited areas. These areas are currently capped and it is expected that they will remain so now and into the future. No current unacceptable exposures exist at the site. Adherence to the DEQ-approved contaminated media management plan (CMMP) will mitigate future risks to construction and excavation workers during Site redevelopment and adjacent highway realignment. The CMMP will also address disposal of contaminated media that may be removed from the site during redevelopment activities.

NARR ID: 5755720  
NARR Code: Health Threats  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Health Threats

NARR Comments: Two soil and groundwater source areas are present at the site. One area is the northern portion of the 1908 First Street building and alley, where petroleum hydrocarbons are present in groundwater above risk-based concentrations for construction and excavation workers. The second area is located in the parking lot of the 1910 building, where heavy oil was found above the construction worker risk-based concentration. Both of these areas are localized, however adherence to the Contaminated Media Management Plan is required during any site development activities to protect site workers from exposure and to ensure the proper disposal of impacted media.

NARR ID: 5755718  
NARR Code: Water Use (Current/Reasonably Likely)  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NARR Code: Water Use (Current/Reasonably Likely)

NARR Comments: Public water is supplied by the City of Tillamook.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MODERN DRY CLEANER (FORMER) (Continued)**

**S115330265**

NARR ID: 5754902  
NARR Code: Site History  
Created By: SMILLER  
Created Date: 11/13/2013  
Updated By: RWELLS  
Updated Date: 06/30/2015  
Decode for NarcdID: Site History

NARR Comments: Property housed a dry cleaner from approximately 1943 to 1960. Also known as 'Model Dry Cleaners'. Historic address is 110 E. 1st Ave and 106 1/2 E. 1st Ave. Commercial and retail businesses have operated at the site since dry cleaning operations ended in 1960.

NARR ID: 5755719  
NARR Code: 1922  
Created By: RWELLS  
Created Date: 06/30/2015  
Updated By: RWELLS  
Updated Date: 06/30/2015

Decode for NarcdID: Current Site Summary Statement

NARR Comments: DEQ conducted a Phase I and Phase II Site Investigation (SI) in 2014 using U.S. Environmental Protection Agency (EPA) Brownfield Site Response Grant funding. The purpose of the SI was to determine if a release of hazardous substances had occurred at a former dry cleaner. As part of the SI investigation, DEQ collected soil, groundwater, and soil vapor samples both on and off of the site. Concentrations of petroleum hydrocarbons (likely associated with Stoddard Solvent) were found in soil and groundwater at the site. Groundwater samples collected downgradient (between the site and the Hoquarten Slough) of the site were all below applicable risk-based concentrations, including aquatic ecological screening levels. Soil vapor samples were also below applicable risk-based screening levels for current and likely future use. A Contaminated Media Management Plan (CMMP) was developed to mitigate risk to construction and excavation workers during future site redevelopment. The CMMP also provides guidance on proper disposal of impacted media (groundwater and soil) during site development. DEQ issued an NFA for the site in June, 2015.

Administrative Action:

Action ID: 9424  
Region: Not reported  
Complete Date: 11/13/2013  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 11/13/2013  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Not reported  
Category: Administrative Action  
Action Code Flag: False  
Action: Site added to database  
Further Action: Not reported  
Comments: Not reported

Action ID: 9508  
Region: Northwestern Region  
Complete Date: 11/13/2013  
Rank Value: Not reported  
Cleanup Flag: False

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MODERN DRY CLEANER (FORMER) (Continued)**

**S115330265**

Created Date: 11/13/2013  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: Site Screening recommended (EV)  
Further Action: 0  
Comments: Not reported

Action ID: 9518  
Region: Northwestern Region  
Complete Date: 06/29/2015  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 06/02/2014  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: TARGETED BROWNFIELD ASSESSMENT  
Further Action: 0  
Comments: Not reported

Action ID: 9443  
Region: Northwestern Region  
Complete Date: Not reported  
Rank Value: Not reported  
Cleanup Flag: False  
Created Date: 06/30/2015  
Decode for Agency: Department of Environmental Quality  
Decode for Region: Northwest Region  
Category: Remedial Action  
Action Code Flag: False  
Action: NO FURTHER STATE ACTION REQUIRED  
Further Action: 0  
Comments: Not reported

**OR BROWNFIELDS:**

Geolocation Id: 129294  
Status: NO FURTHER STATE ACTION REQUIRED  
Lat/Long: 45.4579 / -123.844

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
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	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

## 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	Source: EPA Region 9
Date Data Arrived at EDR: 02/13/2015	Telephone: 415-972-3368
Date Made Active in Reports: 03/13/2015	Last EDR Contact: 07/31/2015
Number of Days to Update: 28	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	Source: EPA Region 8
Date Data Arrived at EDR: 05/05/2015	Telephone: 303-312-6137
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 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	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 07/22/2015
Number of Days to Update: 65	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	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/09/2015	Telephone: 503-229-5193
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

### 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	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/09/2015	Telephone: 503-229-5193
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

## ***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  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

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

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 05/20/2015  
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  
Date Data Arrived at EDR: 04/09/2015  
Date Made Active in Reports: 06/11/2015  
Number of Days to Update: 63

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 06/04/2015  
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  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 07/13/2015  
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  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 06/12/2015  
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  
Date Data Arrived at EDR: 10/19/2011  
Date Made Active in Reports: 01/10/2012  
Number of Days to Update: 83

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 07/31/2015  
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

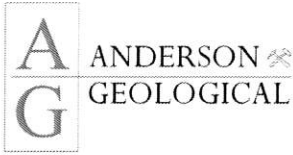
## STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## **APPENDIX C**

---

INTERVIEW DOCUMENTATION  
ENVIRONMENTAL FIELD CHECKLIST  
OWNER QUESTIONNAIRE



590 N. Goodspeed Rd.  
Tillamook, Oregon  
Project #1419.01

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

590 N. Goodspeed Rd.  
Tillamook, Oregon  
Project #1419.01

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 J. Vesque  
Name

Chief of Staff  
Title

9-25-15  
Date



ANDERSON   
GEOLOGICAL

590 Goodspeed Rd.  
Map 1S1024, Tax lots 500, 600, 1500  
Tillamook, Oregon  
AGI Project #1419.00

**ENVIRONMENTAL QUESTIONNAIRE**

Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via email to erik@andersongeo.com 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

*manure storage - processing  
Recycled highway-fill - concrete brick-rebar - etc*

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

*Sam generated -  
To be removed/recycled/disposed or transferred to rented area*



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

*Drums for pig feed*

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

*fill material from known sites  
Hwy-101, Femo brick motel, RCMA loading dock  
safeway flood silt*

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

*Dairy barn manure storage/pits*

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

*(yes)*

Initials: \_\_\_\_\_

Project #1419.00

Page 2 of 5

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 - part of current farm operation  
 storage of batteries (to be recycled) motor oil - recycling barrels
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 - has irrigation well
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:

*CAFO Permit 1996 and before (expired)  
Fill permit - cow pad / shop pad*

Please provide a description of the past and current use of the property to the best of your knowledge.

*Dairy farm (past)  
current - livestock - beef - sheep - swine*

Initials: \_\_\_\_\_

Project #1419.00

Page 4 of 5

For any questions that were answered "Yes", or which otherwise require additional explanation, please provide details.

---

---

---

---

---

---

---

---

---

---

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.

Ronald R. Jones  
Name (Please Print)

\_\_\_\_\_  
Company (Representing)

Ronald R. Jones  
Signature Ronald R. Jones

11/17/2013  
Date 9/24/2015

OWNER  
Affiliation with the Property

Project No.: 1419.00

Date: 9/24/15

Completed By: E. Anderson

Site Name: Jones Property

Site Address: 590 Goodspeed Rd., Tillamook, OR

Site Contact/Title: Ron Jones - owner

Tenant(s): \_\_\_\_\_

Site Description: 74-acre former dairy farm currently used as for raising sheep and beef cattle. Three tax lots (500, 600, 1500)

Past usage: Dairy farm

Past owner: Harold Beeler

Building Type: \_\_\_\_\_

Date of Construction: 1914 Major Renovations: \_\_\_\_\_ Lot size: 74.94 ac.

Elevator?  Hydraulic?  Escalator?  Hydraulic?

Frame: \_\_\_\_\_ Foundation: \_\_\_\_\_

Walls: \_\_\_\_\_ Ceilings: \_\_\_\_\_

Floors: \_\_\_\_\_ Roof: \_\_\_\_\_

Heating System: house - elec. wall heaters

Natural Gas:  Provider: \_\_\_\_\_

Electric:  Provider: Tillamook PUD

Water:  Provider: water well (inactive), Wilson River Water District (house only)

Sewer:  Provider: septic tanks

Storm:  Provider: \_\_\_\_\_

Sampling: Asbestos?  Description: \_\_\_\_\_

Location: \_\_\_\_\_

Lead?  Description: \_\_\_\_\_

Location: \_\_\_\_\_

Other?  Description: \_\_\_\_\_

Location: \_\_\_\_\_

Adjacent Properties:

North: Pasture / farm / houses, Hall Slough

South: Pasture / farm, Hoagwater Slough

East: Pasture / farm

West: Pasture / farm

Site Features:

Nearest Body of Water: Hall Slough - adjacent north and east

Topography/slope: level

Wetlands, ponds, lakes: Much of pasture may be classified as wetland. Pooled water throughout.

Rivers, streams, creeks: shallow creek running across s. end of tax lot 600

Wildlife, livestock: Beef cattle, sheep

Discolored/disturbed soils: \_\_\_\_\_

Mounding or piles of soil: Fill material placed around buildings, ring dikes around bldgs.

Depressions: none

Stressed vegetation: none

Discolored water: none

Solid waste: Burn pile NW of house,

Landfills: none

Railroad spurs: none

Trails, dead end roads: none

Stored chemicals, hazmats: motor oil (new and used) antifreeze, herbicides stored in barn & milking parlor

Drums, containers: \_\_\_\_\_

Lagoons, surface impoundments: 24,000 gallon liquid manure storage tank (above-ground)

Repair, maintenance activities: minor vehicle repair/maint. in area between loafing barn & milking parlor.

Unusual odors: none Also in machine shed

Floor drains: Swamp (filled by owner) in milking parlor. Connected to slough

Catch basins, sumps: "

Dry wells: none

Oil-water separators: none

Water wells: one brick well (open pipe) in pasture - tax lot 600. No pump

Septic tanks: one on east side of milking parlor, one behind house

Monitoring wells: none

Boreholes: none

Buried utilities: water, sewer

USTs or ASTs: liquid manure in loafing barn (15'x16'x8' deep and 50'x12'x8' deep)

    vents: none

    fill pipes: none

Pits or foundations: none

Transformers:

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 4840 ID No. (Pole) \_\_\_\_\_

condition: good label: none

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 4844 ID No. (Pole) \_\_\_\_\_

condition: good label: none

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 4851 ID No. (Pole) \_\_\_\_\_

condition: good label: none

Onsite interviews:

Name: Mr. Ron Jones

Information: see report

Areas not accessed/Why

None

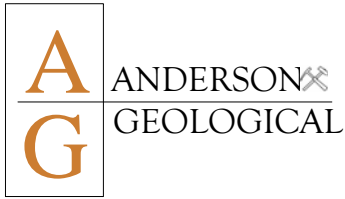
Notes:

## **APPENDIX D**

---

Contract Between User and Environmental Professional





July 17, 2015

Tillamook County  
Attn: Mr. Paul Levesque  
Tillamook County Chief of Staff  
201 Laurel Avenue  
Tillamook OR 97141

**PROPOSAL TO PROVIDE PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR  
SADRI, JONES AND FUHRMAN PROPERTIES AND  
REMEDIAL ACTION PLAN AND ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES  
TILLAMOOK, OREGON**

Dear Mr. Levesque:

We are pleased to submit this proposal to provide Phase I Environmental Site Assessment services for the properties known as the Sadri Property, Jones Property (590 Goodspeed Road) and the Fuhrman Property (355 Goodspeed Road), Tillamook, Oregon. The proposed work also includes the development of a Remedial Action Plan and an Analysis of Brownfield Cleanup Alternatives for the Sadri Property and East Parcels.

**PHASE I ESA**

**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).

P.O. Box 649  
Wilsonville, Oregon 97070  
Ph: (503) 682-2500  
Fax: (503) 682-2300

## **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 E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

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.

**ANALYSIS OF BROWNSFIELD CLEANUP ALTERNATIVES**  
**(SADRI PROPERTY)**

The purpose of the Analysis of Brownfield Cleanup Alternatives (ABCA) is to identify and evaluate the cleanup alternatives considered for the site based on the site conditions, cleanup goals, and costs. The alternatives are evaluated and an alternative is chosen that best meets the cleanup goals based on the future use of the property.

The project scope of services includes evaluation of soil removal and disposal strategies based on technical relevance, future property use objectives, and estimated cost. Applicable disposal options were previously outlined and evaluated in previous reports to Oregon DEQ and FEMA. Cleanup/removal alternatives will be presented and assessed with specific consideration of applicable Oregon DEQ requirements for regulatory closure.

**REMEDIAL ACTION PLAN**  
**(SADRI PROPERTY)**

The purpose of the work is to develop a Remedial Action Plan (RAP) for the proposed Brownfield cleanup of the areas known as the Sadri Property and East Parcels that are associated with the southern Flow Corridor (SFC) Project. The Remedial Action Plan is required as part of the Brownfields grant for the cleanup of the properties, and consists of 1) a Sampling and Analysis Plan, 2) a Quality Assurance Project Plan and 3) a Health and Safety Plan.

The format of the Remedial Action Plan will follow the EPA guidance for cleanup projects funded through the federal Brownfields Cleanup Fund.

**FEE:**

Sadri Property (Phase I ESA) .....	\$
Fuhrman Property (Phase I ESA) .....	
Jones Property (Phase I ESA).....	
Remedial Action Plan .....	
Analysis of Brownfield Cleanup Alternatives .....	
 TOTAL 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.

Mr. Paul Levesque  
Re: Jones and Fuhrman Properties, Tillamook, Oregon  
July 17, 2015  
Page 5

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 eight 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)

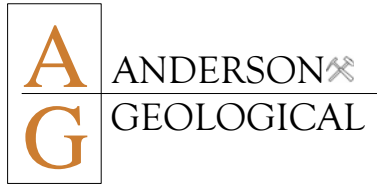
\_\_\_\_\_  
Signature

\_\_\_\_\_  
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

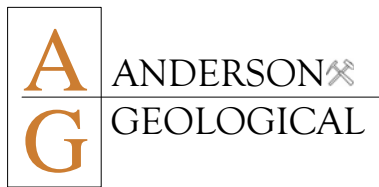
1. Registered Hydrogeologist/Geologist	95.00
2. Field Geologist/Scientist	75.00
3. CAD/Drafting	55.00
4. Administrative Support	45.00

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 AG 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.

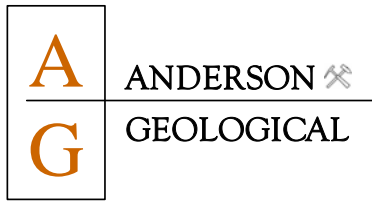
This agreement can be terminated at any time by either party. If terminated prior to the completion of a scope of work, AGI shall be entitled to its portion of fees for any work performed in accordance with the above rate schedule.

## **APPENDIX E**

---

### 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

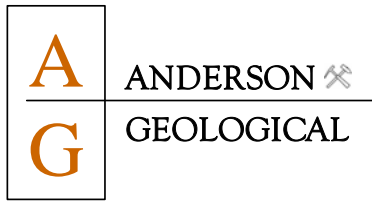
- Performed and managed numerous Phase I and Phase II Environmental Site Assessments.
- Designed and managed numerous environmental soil and groundwater remediation projects.
- Wrote specifications and performed project management for numerous complex asbestos abatement projects for K-12 schools throughout 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.