

**AE ASSOCIATES, INC.***Engineering Design • Project & Construction Management***BUILDING AND SPECIAL INSPECTIONS****ENVIRONMENTAL AUDIT - LEVEL 1****Client:** Mr. Robert Ball**Principal Contacts:** Mr. Ball, Tamara McDermott (Building Manager)**AE ASSOCIATES, Inc. Project # 95-357****Report date:** December 22, 1995
Updated December 28, 1995
Updated January 3, 1996**Property location:** Multnomah County
Tax description: R-18022-8460 per
County Record
Tax Lots 12 (partial), 13, 17, 18 of
Block 284, Map 2927,**Location:** 2083 NW Johnson Street
Portland, Oregon 97209**Description of property:**

Property developed in the early part of this century and used consistently as an apartment building, built in 1911. Sewers and water installed in streets about 1890 with some sewer main update in the 1960's. This area has a combined sanitary and storm sewer. Entire tax lot covered with building, asphalt parking and concrete driveways.

The current owner is SLS Properties of Portland.

REF:C:RPT95357

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GENERAL SUMMARY

AE ASSOCIATES, Inc. contracted with our client to conduct a Level One Environmental Audit relative to the property described on page one. Using various historical and current records, plus physical examinations of the subject property and other properties within reasonable distances from the subject property, areas of potential concern were identified and investigated in detail.

This audit was performed to the standards of ASTM E 1527-93, "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process". The responsible environmental professional was Robert C. Bowser, P.E., Registered Environmental Engineer in the State of Oregon.

The land extent is covered by building and parking areas. All surrounding land areas were examined for implications of environmental concerns that could effect this property, including surrounding apartments and houses plus commercial businesses on 21st Avenue.

The purpose of this audit was to identify potential environmental hazards from current area operations (i.e. discharge of pollutants into the air or surface that might accumulate on the subject property), known "incidents" (typically a spill of a controlled substance, such as gasoline or oil) and suspect ground conditions from previous uses of the property. The nature of audits at this time (1995) is that it is relatively clear what current discharges are and moderately clear what underground cleanups are needed (the Oregon Department of Environmental Quality is aware of many underground tank "problem" areas).

The speculative areas involve where "history" provides a potential for soil contamination. When a reasonable potential for problems exists the environmental "status" becomes clearer as more investigation takes place.

Other than a high diesel oil content in soil next to the buried heating oil tank, our Level One audit has identified a reasonably low potential for contamination, based on site examinations, physical evaluations and gathered governmental information. Our conclusion, from considering the historical and physical situation, is that the probability of significant contamination from any source is small and that there are identifiable, responsible businesses liable for the most likely sources of any ground pollution that could affect this property. We can state, with an elevated degree of confidence, that the evidence indicates a high probability that no significant environmental concern exists.

A review of building permit records from the City of Portland was informational but did not raise any concerns. There is an identified buried tank on the site and others in reasonable proximity to the property. There are no doubt other commercial heating oil tanks, given the nature and age of buildings nearby, besides obvious ones discovered during the site evaluation. It was reported to us that the current building has always had oil heat and that it was converted from Bunker "C" heavy oil to diesel oil in 1989.

DEQ and City Fire Marshall records are relatively new (over the past five to ten years) but do identify some cleanup areas and spill incidents within 50 yards of the property and numerous others within one mile. We documented and investigated these but have concluded that they have been cleaned up satisfactorily, are minor and/or local in nature, or would not reasonably have any effect on the subject property. Most are buried oil tank releases and have been cleaned up or resolved.

Interviews were held with several local residents. Stories told did not reveal much. Local residents had no recollection of any serious environmental concerns.

The physical inspection and review of the property did not uncover any current environmental causes for concern. The property does have a buried oil tank on the west side (under the sidewalk) and a soil sample was taken for hydrocarbon testing. This sample (test results in the APPENDIX) showed a concentration of 25,000 PPM (parts per million by weight), well above the DEQ/EPA standard of 50 PPM. A confirmation test of two other soil samples showed a concentration level of 31,000 PPM in a sample from a lower soil level. See Page 28 & 29 of this report, Physical Inspection of Property.

We also note the existance of a moderate sized unused tank in the basement with a heavy asbestos insulation cover. We were told that this tank and it's cover were to be disposed of in the near future, per normal removal requirements.

Conclusions:

1. The review of local building and property information, through interviews, literature and record searches, aerial photograph studies and other sources of information, revealed no obvious concern.

2. DEQ, EPA, Fire Marshall and other environmental agency records on area known contaminations did not reveal or imply any concern about current or past contamination of the subject property. There were no significant air pollutant discharges of concern in this area. There have been no recorded fuel oil spills in this area but this is probably in part due to the lack of record keeping.

3. The physical investigation of property and conditions generated no cause for concern except for the soil samples for hydrocarbons, which raises questions needing clarification, and the asbestos covered tank, which will be removed in the near future.

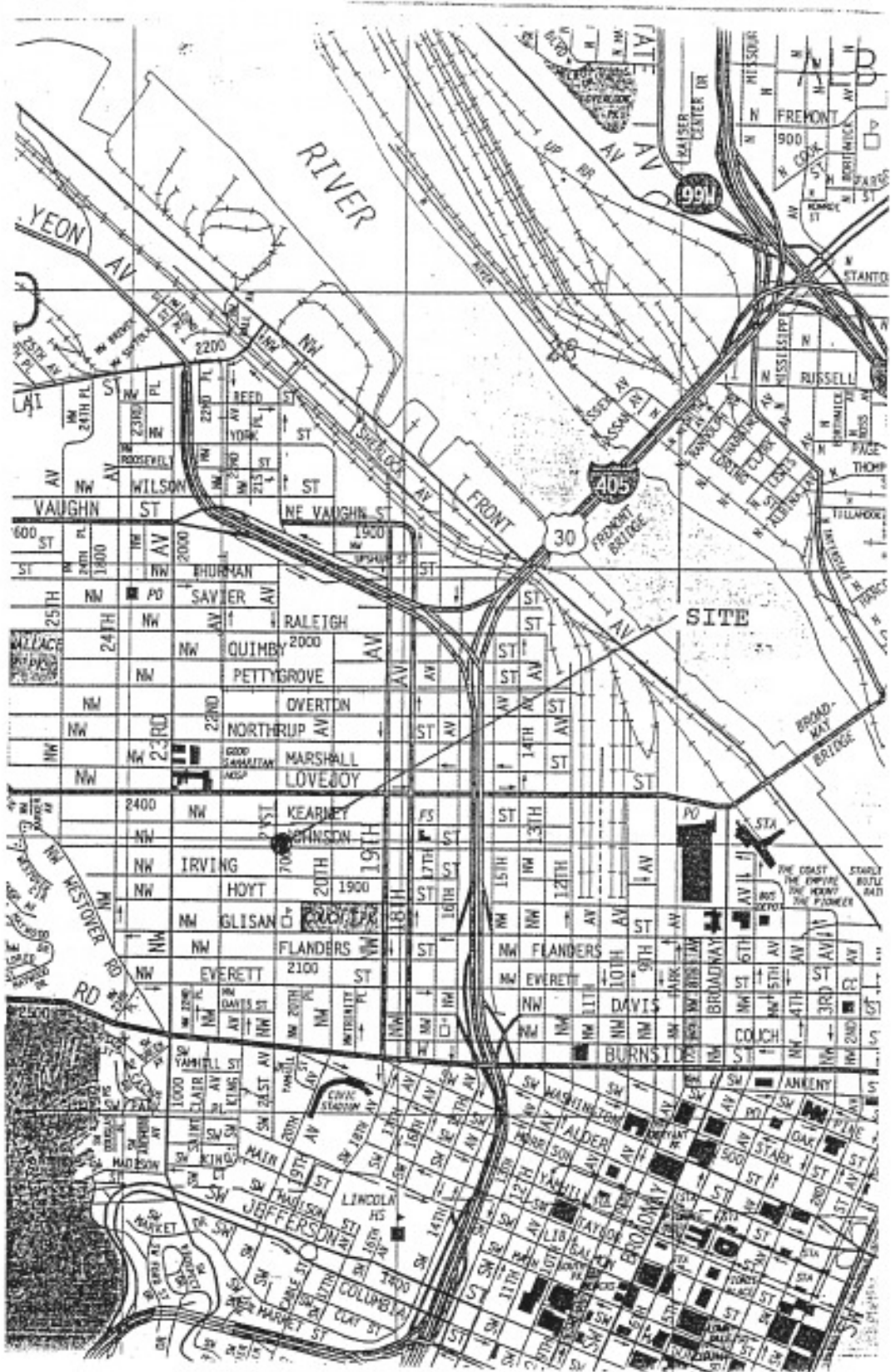
4. We found no evidence of lead or PCB contaminations.

5. We do not find any obvious reason to conduct further site testing for substances, including petroleum, due to previous "occupancies". The land was, by all records and appearances, not used for anything environmentally significant before the current buildings were built.

Extent of this study and limitations:

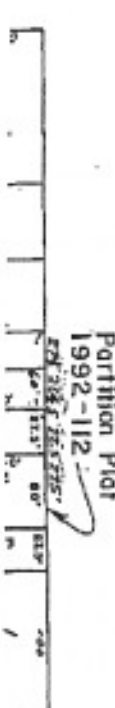
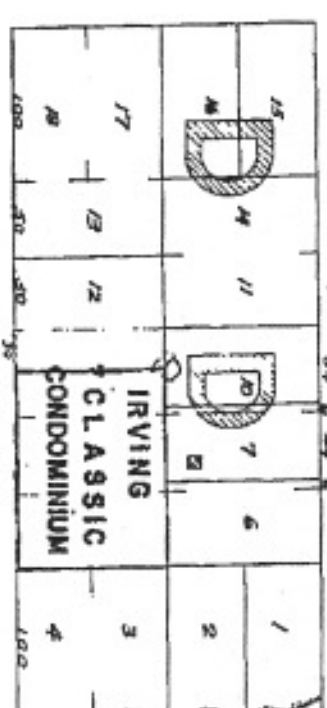
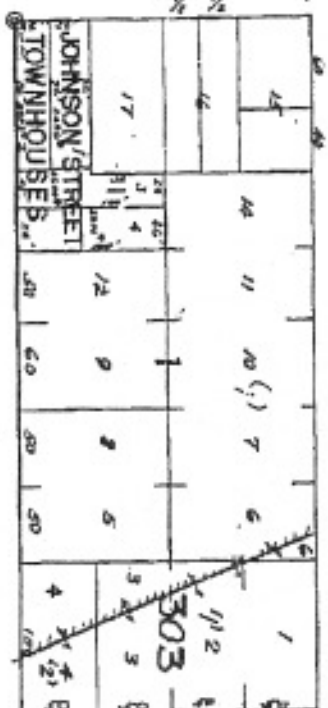
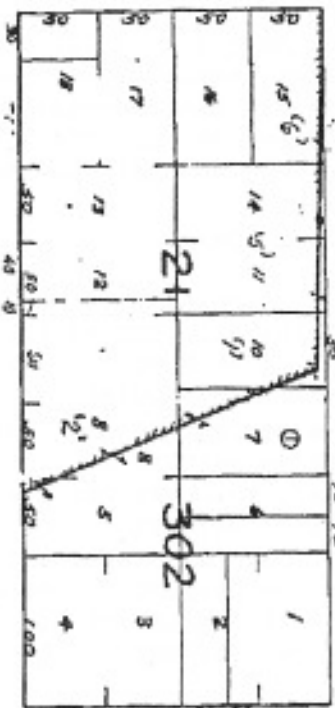
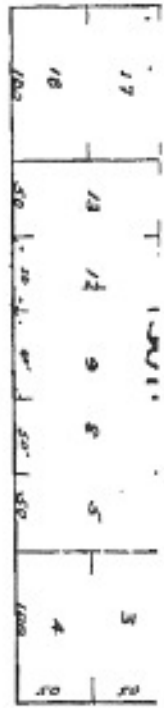
AE Associates, inc. has produced a document defining the issues and evaluations relative to environmental concerns for this property, as outlined in our November 20, 1995 proposal. Having completed the investigation, should new information become available about past history of the property we will evaluate this at no additional charge, whether or not the information is generated by our information gathering efforts. We take no responsibility for any past or current "unknown" sources of environmental effect, nor for any future such effects. This report is therefore not a guarantee but is documentation that all reasonable diligence has been taken relative to auditing the potential of environmental concern.

Following this page are a map locating the subject property, a detail location within the tax block and the Multnomah County real property status document.





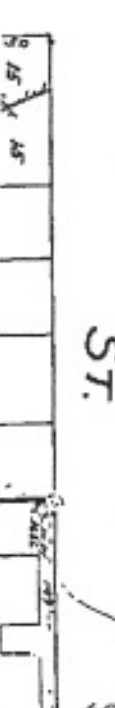
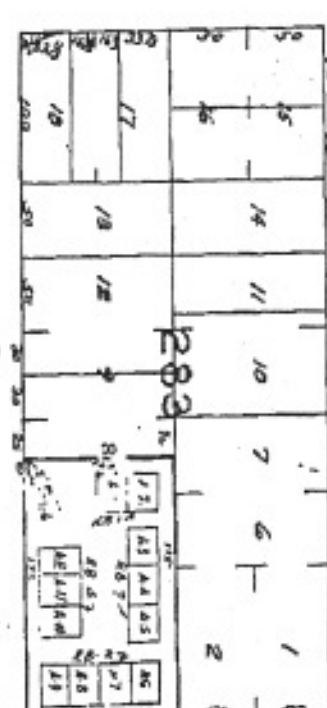
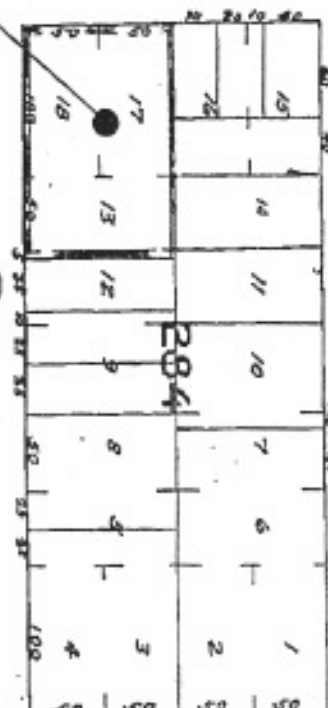
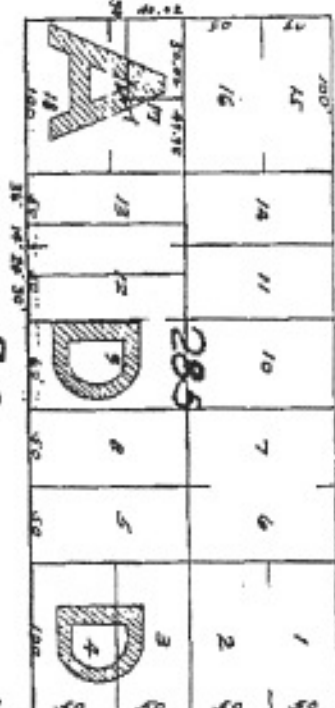
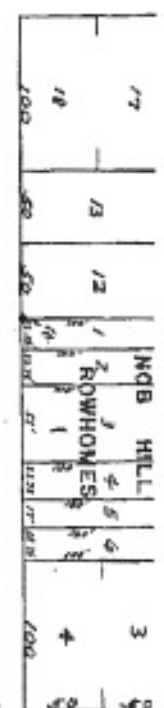
ST. 22 ND



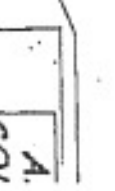
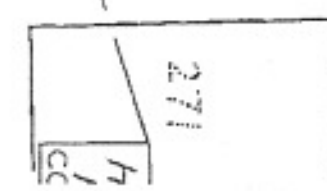
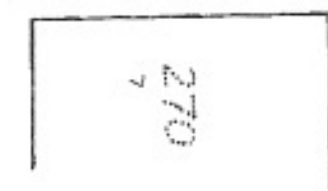
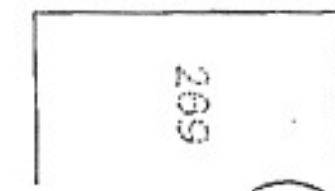
n. w. Johnson

SITE

ST. 21 1/2



ST. 20 TH



7 0777

MAGK122P
MAGK01AP
ATCTB

Multnomah County Public A&T System

12/15/95 15:16

*** Query Account Transactions ***

Page:

Acct Nbr: R-18022-8460
Acct Status: POTENTIAL TAX
Source Name/Address
OWNR1 BRUSTAD, ROY & YVONNE
TXPR1 TO SHLIM, NATHAN

Situs
2083 NW JOHNSON ST
City: PORTLAND Zip:

Seq: 1

Year	Desc	Date	Rcpt	Batch	Tran Amt	Int/Disc	Chg in Bal
93/94	PAYMENT 16	02/15/94	300095	0997	7,431.25	.00	7,431.25-
93/94	BILL FEEDPAY	05/13/94	300166	1109	3.00	.00	.00
93/94	PAYMENT 16	05/13/94	300166	1109	7,431.25	.00	7,431.25-
94/95	TAX LEVIED	10/01/94	TAXEXT	640B	20,981.50	.00	20,981.50
94/95	TAX ADJ CR	10/08/94	REXTND	AW64	1,554.45	.00	1,554.45-
94/95	PAYMENT 16	11/14/94	400042	1980	6,475.69	.00	6,475.69-
94/95	BILL FEEDPAY	02/14/95	300198	0901	3.00	.00	.00
94/95	PAYMENT 16	02/14/95	300198	0901	6,475.68	.00	6,475.68-
94/95	BILL FEEDPAY	05/11/95	400004	2303	3.00	.00	.00
94/95	PAYMENT 16	05/11/95	400004	2303	6,475.68	.00	6,475.68-
95/96	TAX LEVIED	10/01/95	TAXEXT	640B	16,739.96	.00	16,739.96
95/96	PAYMENT 16	11/13/95	300090	0763	5,579.99	.00	5,579.99-

*** End of Report MAGK122P ***

MAGK122P
 MAGK01AP
 ATCTB

Multnomah County Public A&T System

12/15/95 15:16

*** Query Account Balances ***

Page: 2

Acct Nbr: R-18022-8460
 Acct Status: POTENTIAL TAX
 Source Name/Address
 OWNRI BRUSTAD, ROY & YVONNE
 TXPRI TO SHLIM, NATHAN
 Interest Through: 12/15/95

Situs
 2083 NW JOHNSON ST
 City: PORTLAND Zip:

Seq: 1

Year	Amount Due	Desc	Taxes Levied	L/C	Taxable Value	Rate	
91/92	0.00	BAL	27,069.37	001	1,026,000	26.3834	
	0.00	INT	27,069.37	TOTAL	1,026,000		
	0.00	TOTAL					
92/93	0.00	BAL	25,006.83	001	1,077,300	23.2125	
	0.00	INT	25,006.83	TOTAL	1,077,300		
	0.00	TOTAL					
93/94	0.00	BAL	22,293.75	001	1,077,300	20.6941	
	0.00	INT	22,293.75	TOTAL	1,077,300		
	0.00	TOTAL					
94/95	0.00	BAL	19,427.05	001	1,077,300	18.0331	
	0.00	INT	19,427.05	TOTAL	1,077,300		
	0.00	TOTAL					
95/96	11,159.97	BAL	16,739.96	001	1,077,300	15.5388	
	0.00	INT	16,739.96	TOTAL	1,077,300		
	11,159.97	TOTAL					
	0.00	1 3RD**					
	5,579.99	2 3RD					
	5,579.98	3 3RD					
	0.00	YTD					
	11,159.97	TOTAL AMOUNT NEEDED TO PAY IN FULL ON 12/15/95					

*** Query Account Transactions ***

Year	Desc	Date	Rcpt	Batch	Tran Amt	Int/Disc	Chg in Bal
91/92	PAYMENT 16	02/14/92	400022	2228	9,023.13	.00	9,023.13-
91/92	BILL FEEPAY	05/14/92	400047	2339	3.00	.00	.00
91/92	PAYMENT 16	05/14/92	400047	2339	9,023.11	.00	9,023.11-
92/93	TAX LEVIED	10/03/92	TAXEXT	640B	25,006.83	.00	25,006.83
92/93	PAYMENT 16	11/12/92	300035	0695	8,335.61	.00	8,335.61-
92/93	BILL FEEPAY	02/13/93	400101	2119	3.00	.00	.00
92/93	PAYMENT 16	02/13/93	400101	2119	8,335.61	.00	8,335.61-
92/93	BILL FEEPAY	05/14/93	400086	2238	3.00	.00	.00
92/93	PAYMENT 16	05/14/93	400086	2238	8,335.61	.00	8,335.61-
93/94	TAX LEVIED	10/02/93	TAXEXT	640B	22,293.75	.00	22,293.75
93/94	PAYMENT 16	11/15/93	400023	2075	7,431.25	.00	7,431.25-
93/94	BILL FEEPAY	02/15/94	300095	0997	3.00	.00	.00

MAGK122P
MAGK01AP
ATCTB

Multnomah County Public A&T System

12/15/95 15:16

*** Query Name - Real Property ***

Page: 1

Acct Nbr: R-18022-8460
Acct Status: POTENTIAL TAX
Source Name/Address
OWNR1 BRUSTAD,ROY & YVONNE
TXPR1 TO SHLIM,NATHAN
TXPR2 ‡ SLS PROPERTIES INC
MAIL1 P O BOX 10527
MAIL2 PORTLAND, OREGON 97210

Mail:

Situs
2083 NW JOHNSON ST
City: PORTLAND Zip: Seq: 1
Levy Code: 001 Vchr Action: 947757
Annex: Division: 604284
Appr St: FROZEN TAXABLE VALUES
Msg 1:
Msg 2: EX STAT CHNGC092794
Msg 3: SHLIM,NATHAN 09540769

Book/Page: 1648/1966 Year: *83 72 70

Tax Roll Description

Addr: COUCHS ADD

W 5' OF

Lot Block Ratio Code: 221

12 284 State Ratio Code:

13&17 284 Map: 2927

HISTORIC PROPERTY 1994 15YR

18 284 SID:

POTENTIAL ADDITIONAL TAX

----- *** Query Commercial Characteristics *** -----

Ratio Code: 221 Appr Dist: 5 Site Sq Ft: 15,500 PS/IL:

St Ratio Code: Neigh Code: 490

Year Appraised: 91 Map: 2927 State ID:

Use: EL APT HIGH RISE Apr Stat: FROZEN TAXABLE VALUES

Improvements Characteristics: MAIN ACCT NBR:

Impr Nbr: 1 Class: MASONRY BEARING WALLS

Yr Built: 1911

Nbr Units: 38 Area Sq Ft: 45,010

External Wall:

Nbr Stories: 5.0

----- *** Query Value - Real Property *** -----

Year Cd	Date	Description	Land	Imps	Total
93/94	T 08/14/93	REAL MARKET VALUE	221,600	855,700	1,077,300
94/95	T 08/15/94	REAL MARKET VALUE	248,200	915,300	1,163,500
	24	HISTORIC PROPERTY	26,600	59,600	86,200
		TAXABLE VALUE	221,600	855,700	1,077,300
95/96	T 09/05/95	REAL MARKET VALUE	268,100	1,011,800	1,279,900
	24	HISTORIC PROPERTY	46,500	156,100	202,600
		TAXABLE VALUE	221,600	855,700	1,077,300

----- *** Query Account Balances *** -----

Interest Through: 12/15/95

Year	Amount Due	Desc	Taxes Levied	L/C	Taxable Value	Rate
90/91	0.00	BAL	33,136.24	001	989,000	33.5048
	0.00	INT	33,136.24	TOTAL	989,000	
	0.00	TOTAL				

BUILDING PERMITS

1. A review of permits and drawings for buildings at the subject property and adjacent tax lots revealed that the area was largely commercial developed about 1910. In 1908 the area was entirely houses, per the records. Apartments were developed quickly and by 1926 the area was almost all covered, with auto garages across 21st street to the west. By 1955 the garages had been converted to other uses.

Conclusions:

No areas of concern were uncovered by a review of building permit records. Underground tanks that have been recorded as environmental concerns are covered in the report section on DEQ and EPA records and Physical Inspection of the property.

We recommend no actions based on this portion of the investigation.

No septic tank and drainfield use by this complex was discovered. Connection to City sewers and water have been in place since original construction.

WATER, STORM AND SANITARY SEWER RECORDS

1. A water main was built in along with road development of this area. There have been some additions and changes but nothing that is notable.
There were no records to indicate any changes or problems with any system due to "environmental" concern.

A plumbing inspection report record card from 1991 shows that water and sewer services were in place at that time (copy on next page).

2. No records of storm systems were found that pertain to this property. The water runoff appears to be by combing sewer with the sanitary system.
3. Sanitary sewer lines were put in place apparently during road construction in the late 1800's. It was probably updated during the 1960's but City records were unclear on the date and we did not believe it was significant to pursue further.

Conclusions:

There is no obvious cause for environmental concern.

The following page shows water and sewer lines, per City records.

**BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION**

Date 9-25-91

Address 2083 NW JOHNSON Permit 114758

Owner RON STROH

Contractor SAME

Stories and Class of Building RES

Water Closets _____ Hot Water Tank _____ Conn. Cesspool _____

Shower _____ Auto Cl. Washer _____ Seepage Trench _____

Bathub _____ Auto Dishwasher _____ Dry Wells _____

Basins _____ Service Sinks _____ Conn. Sewer _____

Kitchen Sink _____ Urinals _____ Conn. Storm _____

Disposal _____ Fountains _____ Sewer Cap _____

Laundry Tray _____ Floor Drain _____ Catch Basin _____

Heat Pump _____ Area Drain _____ Heat Exchanger _____

Water Service _____ Rain Drains _____ Solar Panel _____

Remarks 6 Pix \$78 Add to 100917

Date of Cover Inspection _____ Date of Final Inspection 10-4-91

Inspector [Signature] Inspector _____

2083 NW JOHNSON INSPECTION

Street and No. 2083 NW Johnson Bet. _____

Owner American Realty Co. Address _____

Master Plumber Folt & Co. Lot _____ Blk. _____

Jour. Plumber _____ Addition _____

No. Stories and kind of Building New 5 story + basement brick

What used for apartments

No. Water Closets 39 No. Basins 39 No. Rain Con'd X (sewer or curb)

No. Bath Tubs 34 No. Laundry Tubs 10 No. Floor Drains X

No. Sinks 41 No. Urinals X No. and Size of Stacks 11-3" 7-4"

No. Stop Sinks X (Connected to Sewer or Cesspool)

Kind of Vents Water Kind of Drains 4" x 6" H.C.P.

Other Plumbing Fixtures _____

Water Permits 12-27698 Total No. Fixtures 116 1/2

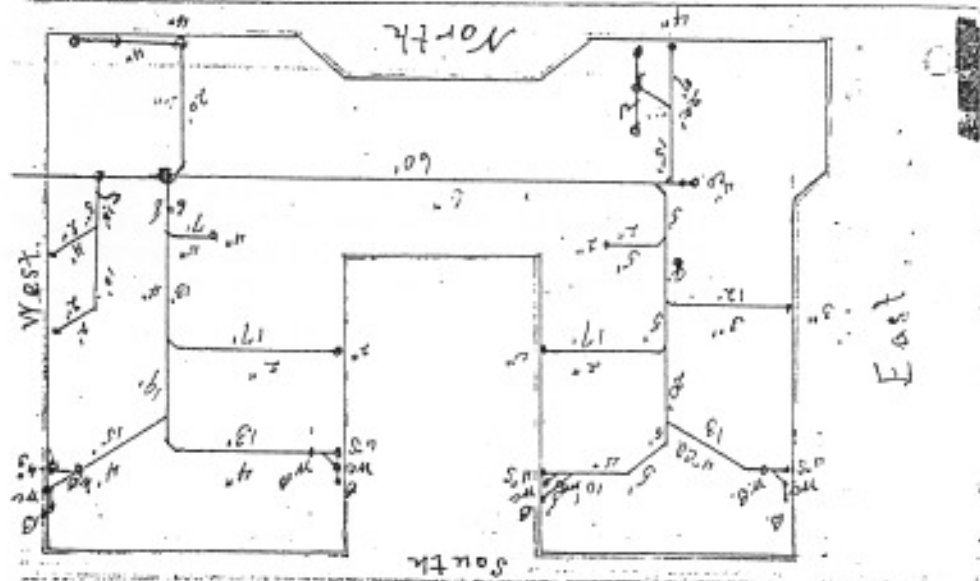
Date of First Inspection 4/18 1911 Date of Final Inspection Sept. 5 1911

Inspector Hay Inspector Hay

Date of First Certificate _____ Date of Final Certificate _____

10 _____ 19 _____

SEE OTHER SIDE FOR REMARKS



FIRE MARSHALL REPORTS

Fire Marshall reports were complete for the period of 1986 through December, 1994. These could not give any significant information on the locations of current and former buried tanks and reported only one local spill. There are no records of any "hazmat" (Hazardous Materials) spills in this immediate area.

One reported incident in the area at 14th and Northrup involving a "quenching oil" in 1989. This was not considered significant or pertinent to the current investigation, is not on the current DEQ "open" list. We talked to the building occupants and they knew of no current cleanup. This site is also downgradient from our building.

We were told that the DEQ would have information on hazardous materials also and that Fire Marshall's records would generally be only on flammable materials. Also, that there was no record of any hazardous material problem in this area during the last six months.

No information received gives any hint of significant local underground contamination. DEQ and EPA records were investigated and are discussed in a later section.

Conclusions (based on Fire Marshall discussions and DEQ records):

1. There is no information that suggests that buried gas or diesel oil tanks were ever installed on this property, based on Fire Marshall records. However, we know that oil was used as a heating fuel on this site.

2. We found no existing tank leakage records within a reasonable proximity to the subject property. While previous tanks can could cause some concern about contamination of the subject property they all are accounted for and all within 100 yards have been removed or upgraded. Petroleum leaks and spills tend to be local in nature, particularly with this type of native clay soil with a sand/gravel underlayer.

3. There is no indication of any cause for concern due to records of spills or underground storage on the property or in the proximity.

HISTORICAL REPORTS

Historical records of this area were found through aerial photographs from the National Geologic Survey and the Corps of Engineers.

The area has been largely commercial and multi-family residential with some residential use. We reviewed aerial photographs from the 1930's, 1940's, 1950's, 1960's, 1970's, 1980's and 1989. These showed a remarkable consistency in the building pattern over the years along with the indication of the original building.

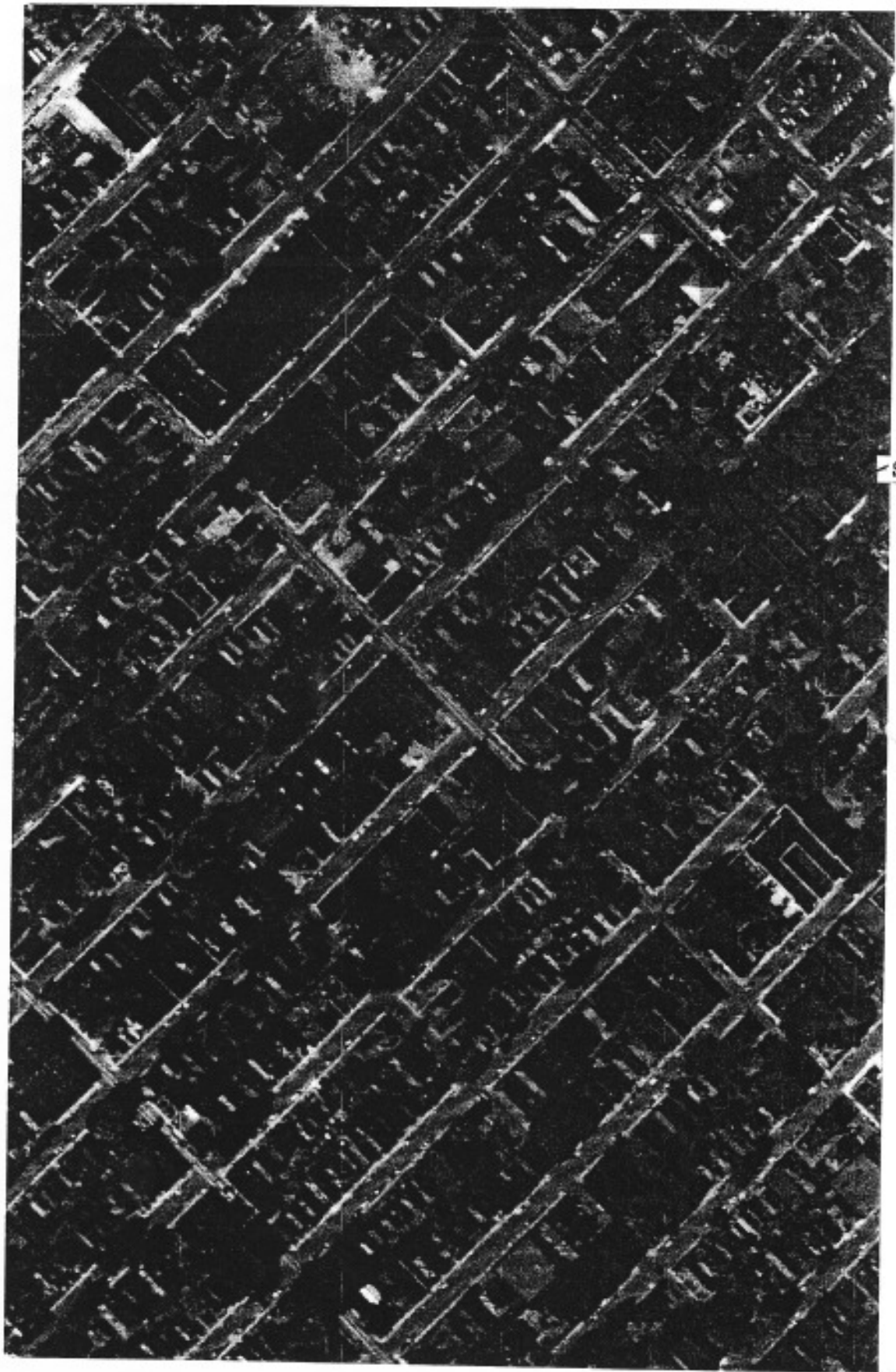
Photo copies from 1936, 1948, 1967, 1979 and 1986 follow this section.

Conclusions:

The historical perspective does not imply any concerns about operations or hazardous material carryovers from previous uses of this land. The type of observed facilities are not indicative of unusual environmental concern.



SITE



SITE



SITE



SITE



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
(Including EPA records)

The DEQ has records of all known and reported spills, environmental cleanup sites and a partial listing of underground storage tanks. We discussed possibilities in this area and they thought that concern was not warranted. However, we ordered a complete listing of all Oregon state sites to double-check.

As a further background check the same information was ordered from the EPA. Records should and are parallel with the Oregon DEQ's.

All contaminated areas identified by discussions or records appear to be physically or geographically improbable of raising much concern of contamination to the subject property. The areas are either separated by street and underground trench barriers or are sufficiently lower in elevation to not cause concern. The Wilbur-Ellis Co. at 1220 NW Marshall is registered as a cleanup with the DEQ but it is downgradient from the subject location.

There are some registered underground storage tanks in the area but none were found to be actively leaking or in a cleanup phase, per DEQ records. The closest is at 636 NW 21st Avenue.

There are no "EPA Superfund" cleanup sites in this area; one in reasonable proximity to the property; Pacific States Galvanizing at 805 NW 14th was on the listing in 1990 but is no longer.

There is no record of any PCB spills from local transformers or capacitors in the DEQ or EPA records.

Conclusions:

1. There are some reported underground tanks in the surrounding area. None appear to be of immediate concern to this site.
2. There are no reported PCB spills.
3. There is no implication of any current or past problem that could effect this property.

Records reviewed were:

DEQ UST Facilities Listing (August 3, 1995)

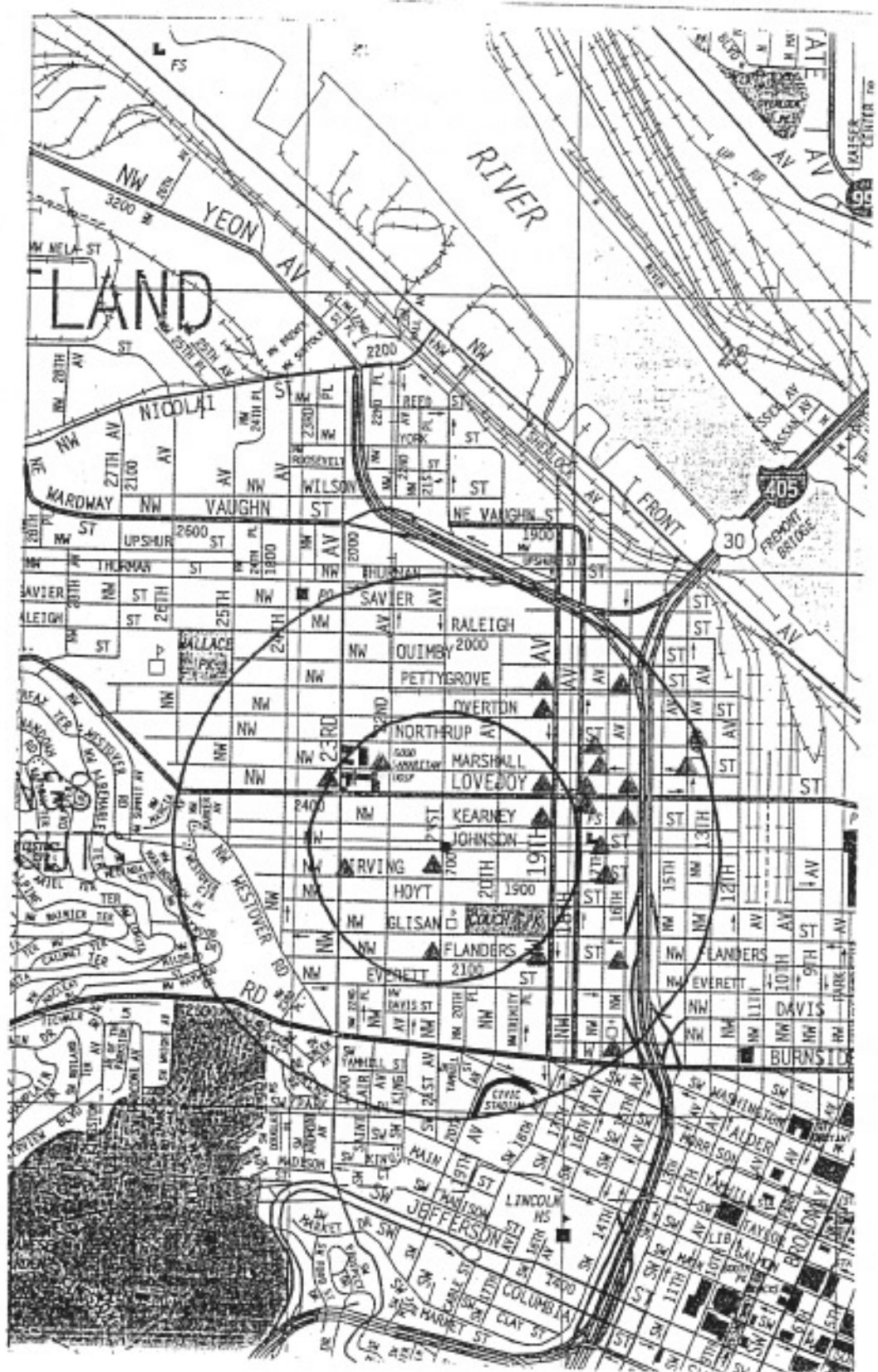
DEQ Confirmed Release Listing (June 30, 1995)

DEQ Cleanup Site Identification Listing (9/21/95)

EPA Cerclis Listing (Superfund) (August 31, 1995 -
latest listing)

The following map shows the locations (red triangles) of underground storage tanks and current cleanups listed, for reference. The circles represent 1/2 and one mile diameters, considered as significant and reasonable areas of importance for this site. Note that most indicated sites are downgradient to the east.

In addition, a RCRA hazardous waste producers listing for Zip Code 97209, highlighting local firms, is attached for reference. No outstanding concerns were discovered by review of this listing.



Hazardous Waste Generators in Oregon

EPA ID	Facility Name	Street Address	City	ZIP	Status
ORD027704857	Active Auto Body	1835 NW COUCH	PORTLAND	97209	CEG
ORD987174034	Armory Autowerks	1029 NW DAVIS	PORTLAND	97209	CEG
ORD009033606	Armstrong Mfg	2135 NW 21ST AVE	PORTLAND	97209	CEG
ORD987174976	Bank Of California - Trust	305 N W 21 ST FL 2	PORTLAND	97209	SOQ
ORD041273897	Bearing Service Co	1040 NW EVERETT ST	PORTLAND	97209	CEG
ORD025632431	Black & Decker Service Center	1640 NW JOHNSON ST	PORTLAND	97209	CEG
ORZ000000275	Boise Cascade Corp Trucking	2017 NW VAUGHN ST	PORTLAND	97209	CEG
ORD009025800	Bridgetown Printing Co	424 NW 14TH AVE	PORTLAND	97209	CEG
ORD987190824	Cascade Rubber Products, Inc.	1828 NW QUIMBY	PORTLAND	97209	CEG
ORD987191145	Chevron USA Inc SS 93939 Old Town Chev	400 W BURNSIDE	PORTLAND	97209	CEG
OR0000904938	Chown Pella Bldg Inc	1238 NW GLISAN ST STE 400	PORTLAND	97209	LOG
ORD980984942	Chuck Chaney's Automotive Inc	234 NW 14TH AVE	PORTLAND	97209	SOQ
ORD033132812	Consolidated Freightways Quimby St	2050 NW QUIMBY ST	PORTLAND	97209	CEG
ORD027735943	Dave Levine Dry Cleaners	2086 W BURNSIDE	PORTLAND	97209	SOQ
ORD987196847	Dynagraphics Inc	300 NW 14TH AVE	PORTLAND	97209	SOQ
ORQ000000208	Ed Ball Photography Inc	1745 NW MARSHALL ST	PORTLAND	97209	CEG
ORD097009740	Fisher Downtown Imports	1520 W BURNSIDE	PORTLAND	97209	SOQ
ORD103016887	G B Battery Sales	1732 NW JOHNSON ST	PORTLAND	97209	SOQ
ORQ000000513	Good Catalog Co The	1231 NW HOYT ST STE 102	PORTLAND	97209	CEG
ORD987189230	Graphic Arts Center	2116 NW 20TH ST	PORTLAND	97209	CEG
ORD009051665	Graphic Arts Center	2000 NW WILSON ST	PORTLAND	97209	LOG
ORD009032350	Hicks Chatten Engraving Company	415 NW 11TH	PORTLAND	97209	SOQ
ORD009522853	Hydraulic & Air Equipment Co	1925 NW QUIMBY ST	PORTLAND	97209	SOQ
ORD987197936	Independent Cleaners	1720 NW MARSHALL ST	PORTLAND	97209	CEG
ORD987191384	Jim Stevens Auto Body	535 NW 11TH AVE	PORTLAND	97209	CEG
ORD987189560	Key Lithograph	2050 NW VAUGHN	PORTLAND	97209	CEG
ORD027735943	Levines Cleaners Inc	2086 W BURNSIDE	PORTLAND	97209	CEG
ORD982656134	Maytag Co	1136 NW HOYT	PORTLAND	97209	CEG
ORD027741099	Monte Shelton Motor Co	1638 W BURNSIDE	PORTLAND	97209	SOQ
ORD987197639	Network Graphics Inc	906 NW 14TH AVE	PORTLAND	97209	CEG
ORD987189073	ODA Export Service Center	1200 NW FRONT AVE SUITE 320	PORTLAND	97209	CEG
ORD980976294	Oregon Mobile Refinishing	1107 NW 14TH	PORTLAND	97209	CEG
ORD987195393	Overseas Merchandise Inspection Co Ltd	ALBERS MILL BLDG 1200 NW FRONT AVE	PORTLAND	97209	CEG
OR0009032251	Pacific Color Plate Company	539 NW 21ST	PORTLAND	97209	CEG

NEIGHBORHOOD INVESTIGATION; INTERVIEWS

A site investigation of all structures within about 200 yards of the subject property was conducted. All buildings were viewed for underground tank inferences and any indications of hazardous chemical or material use.

Several people were interviewed, including the occupants of the cleaning business building across 21st. Other people talked to had been around since only the 1980's and did not know much about older "history". Their stories and descriptions were consistent and did not add to other obtained facts. There were no remembered instances of serious spills or consistent discharges of chemicals we now term hazardous.

Interviews (TeleCons) with Ms. Charlotte (?) of SLS Properties and Mr. Roy Brustad, former owner from 1958-1973 were held. They did not recall any spills, leaks or other environmental concerns. Charlotte has been involved with the building for the past 14 years. Tamara McDermott, the building manager, has been with the building for four years and also did not recall any environmental concerns, particularly drug lab incidents.

Conclusions:

1. Personal interviews and the area investigation did not reveal any cause for concern about hazardous buried materials or previous spills.
2. There is no current indicated concern about any local buried tanks or neighboring facilities.

ORA ID	Facility Name	Street Address	City	ZIP	lus
ORD0096221	Pacific Fluid Systems Corp	1925 NW QUIMBY	PORTLAND	97209	CEG
ORD980665350	Pacific States Galvanizing Inc	820 NW 15TH AVE	PORTLAND	97209	8QG
ORD980980718	Penske Truck Leasing	1325 NW 14TH AVE	PORTLAND	97209	CEG
ORD000083964	Portland Recycling Team Inc	NW 15TH AVE & NW KEARNEY ST	PORTLAND	97209	CEG
ORD981768302	Premier Auto Body	1313 W BUENOSIDE	PORTLAND	97209	8QG
ORD009033937	Premier Gear & Machine Works	1700 NW THURMAN ST	PORTLAND	97209	CEG
ORD987191152	R Wegner Co	205 NW 10TH AVE	PORTLAND	97209	CEG
ORD982657785	Rono Graphic Communications Co.	535 NW 16TH AVE	PORTLAND	97209	8QG
ORD009055708	Schultz Mack Weir Inc	124 NW 9TH AVE	PORTLAND	97209	CEG
ORD987195732	Stack and Norris Co	1703 NW 16TH AVE	PORTLAND	97209	CEG
ORD987173259	Tom Benson Industries	1350 NW EALSIGH ST	PORTLAND	97209	CEG
OR0000595603	USDOT US Customs Svc	511 NW BROADWAY RM 318	PORTLAND	97209	CEG
ORD987184884	Unocal SS 0738	930 NW 18TH	PORTLAND	97209	CEG
ORD987172913	West Side Auto Service	125 NW 9TH	PORTLAND	97209	CEG
ORR000000109	Westlink Paging	1650 NW FRONT AVE STE 190	PORTLAND	97209	CEG
ORD987174976	ZIBA Design Inc	305 N W 21 ST FL 2	PORTLAND	97209	CEG

PHYSICAL INSPECTION OF PROPERTY

The property is on slightly sloped land to the east. Parking and street flows drain into local City storm drainage systems.

No evidence of asbestos use in the subject building cosmetic covers was found except for the potential in floor tile backing and mastic used in some parts of the building. The likelihood and potential consequences of this are very small.

An unused asbestos covered tank is currently in the basement. We were told by our client that this tank would be removed in the near future and it is our recommendation to do so, using contractors and procedures as prescribed by the ORS.

No evidence that transformers or ballasts in the area or building contain or have ever spilled PCB's was found. Local transformers contain no PCB's, per PGE records. The potential of PCB containing ballasts is noted and was reported in the previous audit also. We note however, that the transformer on a pole just northwest of the building does not have an apparent "no PCBs" sticker on it, as is common practice when these components have been tested by PGE. I have advised our client to contact PGE to get this clarified.

A water sample was taken from the basement sink and tested for lead content. The test was "negative" giving reasonable assurance that lead in the water system is inconsequential. The test report on lead in water is in the APPENDIX for the record.

Due to the presence of the west side buried oil tank a ground sample was taken to audit the soil adjacent to the tank. From all indications and information of the building janitor the tank bottom is nine feet below sidewalk grade and our sample was taken from a thirteen foot depth about four feet north of the tank location. Other locations tried ran into obstructions but no oil indication was found based on hydrocarbon odors. The test result from the sample taken showed 25,000 PPM (parts per million or mg/Kg by weight) which is well

above the DEQ/EPA standard of 50 PPM. Rationalizations of concentration can allow up to 1000 PPM but this is only under certain conditions; our sample is well above even this standard. After verification of this result by testing about four feet lower in the same location as the first sample, with a result of 31,000 PPM, I have advised the building owner (through our client, Mr. Ball) of the requirement to notify the DEQ of this soil diesel fuel level. The lab test reports are in this report APPENDIX. Note: It does appear, based on another test sample taken east of the tank, that the contamination may only be local. This other sample showed a 100 PPM concentration and is designated "Johnson-E" on the test reports.

Conclusions and recommendations:

1. No evidence causing serious environmental concern was found by the site examination, except for conclusion 2. below.
2. The ground samples taken next to the diesel storage tank showed a very high level of hydrocarbon concentration. We have verified the lab test result and made appropriate recommendations to the Client and building owner.
3. Have PGE check out the transformer cooling oil on the northwest property pole for PCB content.
4. Remove the asbestos covered basement tank, as discussed above.

ENVIRONMENTALLY CONTROLLED SUBSTANCES

As noted earlier in this report, no evidence of any PCB spills, significant asbestos installation or local diesel oil/gas tank leakage was uncovered, except as qualified in our discussion.

The ground sample testing high in diesel oil concentration has yet to be verified.



28011
14855 S.W. Old Schools Ferry Rd
Beaverton, Oregon 97007
(503) 590-8200
FAX (503) 590-1404

CHAIN OF CUSTODY RECORD LABORATORY ANALYSIS REQUEST

Company **AE ASSOCIATES INC**
Contact **BOB BOWSER**
Address **2920 SW LURADEL LANE
PORTLAND OR 97219**
Phone # **977-3622 FAX # 246 8234**

Project Name
Project Number
P.O. Number
Comments
Sampler's Name **Bob Bowser**
Signature **[Signature]**
Sampling Date
Provide Verbal Results Yes No
Provide FAX Results Yes No

SAMPLE IDENTIFICATION	DATE TIME	OAL #	# of Containers				MATRIX			ANALYSES	REMARKS																
			Water	Soil	Other (Note in Remarks)	Vol	TCP	Metals																			
1 JOHNSON	12/20 1:00	25-J159	X	X		TPH-HCl Oils (No Quantification)	TPH Quantification	G D 418.1M 418.1	BTEX 602/8020	TCP Metals (ug/dl) As Se Cd Cr Pb Hg (ug/g)	TCP Organics (ug/dl)	Vol Service Part (ug/dl)	Metals (Total) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	N - 2 weeks S - 1 week R - Rush O - Other	NORMAL 2-DAY												
2 ST. HELENS	12/21	44009	X			Volatiles 624/8260 (ug/dl)	All Aromatic Halogenated	Semivolatile 629/8270(ug/dl)	All PAH/SIMI Pseudophenols	Organochlorinateds 608/8080	All PCB Pesticide (ug/dl)	Chlorinated Herbicides 8150	TPH-HCl Oils (No Quantification)	TPH Quantification	G D 418.1M 418.1	BTEX 602/8020	TCP Metals (ug/dl) As Se Cd Cr Pb Hg (ug/g)	TCP Organics (ug/dl)	Vol Service Part (ug/dl)	Metals (Total) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		(X) THIS IS ADDED TO THE H.P. O.A.A. - H.T.					
3																											
4																											
5																											
6																											
7																											
8																											
9																											
0																											

Signature **Robert Bowser** Date **12/22/95**
First Name **ROBERT BOWSER**
Company **AEA, INC.**

Received
Signature
Date
Time

Signature
First Name
Company

Received
Signature **Doug McKenzie** Date **12/22/95**
First Name **DOUG MCKENZIE** Time **1:00**
Company **OAL**

Shipped Via **Hand**
Received @ **RT** °C
Appropriate Containers Yes No

4oz./8oz. Jars
 VOA Vials
 Plastic Bottles
 Glass Bottles
 other

1/3

OAI Oregon Analytical Laboratory
 14855 S.W. Old Schools Ferry Rd.
 Beaverton, Oregon 97007
 (503) 680-8300 FAX (503) 680-1404

**CHAIN OF CUSTODY RECORD
 LABORATORY ANALYSIS REQUEST**

No 2793 Page 1 of 1

Company AF ASSOCIATES
 Contact BOB
 Address 2920 SW LURADEL LANE
PDX 97219
 Phone # 977-3622 FAX # 246 8234

Project Name Johnson
 Project Number _____
 P.O. Number _____
 Comments _____

Sampler's Name BJ
 Signature [Signature]
 Sampling Date 12/20/85
 Provide Verbal Results Yes No
 Provide FAX Results Yes No

SAMPLE IDENTIFICATION	DATE TIME	OAL #	# of Containers	MATRIX		ANALYSES														REMARKS																																						
				Soil	Water	Other (Specify in Remarks)	Volatile 824280 (ppt)	Semivolatile 828270 (ppt)	As PCBs (ppt)	Organochlorine 808/830 (ppt)	As PCB Particles (ppt)	Chlorinated Hydrocarbons 8150	TPH (ppm)	TPH (ppm) 418.1M 418.1	TPH (ppm) 418.1	TPH (ppm)	TCP Metals	As, Cd, Cr, Pb, Mn, Cu, Zn, Ni	TCP Organics (ppt)		Vd. Surfactant (ppb)	TPH (ppm)	As, Cd, Cr, Pb, Mn, Cu, Zn, Ni																																			
1 JOHNSON-N	12/28 11:00	25-3159	1	X																																																						
2 JOHNSON-E	12/29 11:00	44099	1	X																																																						
3																																																										
4																																																										
5																																																										
6																																																										
7																																																										
8																																																										
9																																																										
10																																																										

Signature [Signature] Date 12/29/85
 Print Name ROBERT BOWSER Time 1:20
 Company AF ASSOC. INC.

Signature [Signature] Date 12/29/85
 Print Name [Signature] Time
 Company OAI

Signature _____ Date _____
 Print Name _____ Time _____
 Company _____

Signature _____ Date _____
 Print Name _____ Time _____
 Company _____

Shipped Via Air
 Received @ P.I. °C
 Appropriate Containers Yes No
 4oz./8oz. Jars
 VOA Vials
 Plastic Bottles
 Glass Bottles
 other

N - 2 weeks
 S - 1 week
 R - Rush
 O - Other
 Turnaround 2 Day

2 Day

REMARKS 2 Day Normal



AE ASSOCIATES, INC
2920 SW LURADEL LANE
PORTLAND, OR 97219

ROBERT BOWSER
784-3443/FX 246-8234

ANALYST REVIEW BY: RJ

DATE: 12/27/95

DATA PACK REVIEW BY: BLC

DATE: 12-27-95

TOTAL PETROLEUM HYDROCARBONS - DIESEL
BY OREGON DEQ TPH-D

SAMPLE ID:	[REDACTED]	ST. HELENS
OAL ID: 25-J159-	[REDACTED]	44010
SAMPLE DATE:	12/20/95	12/20/95
MATRIX:	SOIL	NA
EXTRACTION DATE:	12/27/95	.
ANALYSIS DATE:	12/27/95	.
DIESEL MG/KG	[REDACTED]	.
SURR. RECOVERY %	[REDACTED]	.
ANALYST:	RJ	.

ORTHO-TERPHENYL WAS USED AS THE SURROGATE
 ND = NONE DETECTED (REPORTING LIMIT IS 20 MG/KG)
 MI = MATRIX INTERFERENCE WITH SURROGATE RECOVERY
 NA = NOT ANALYZED
 MG/KG = PPM

OREGON ANALYTICAL LABORATORY

A Division of Portland General Electric
14855 S.W. Old Scholls Ferry Road
Beaverton, OR 97007
Phone 503-590-5300 • Fax 503-590-1404

Oregon Analytical Laboratory



AE ASSOCIATES, INC
2920 SW LURADEL LANE
PORTLAND, OR 97219

ANALYST REVIEW BY: RS

DATE: 1/3/96

DATA PACK REVIEW BY: SL

DATE: 1/3/96

ROBERT BOWSER
784-3443/FX 246-8234
PROJ.NAME: JOHNSON

TOTAL PETROLEUM HYDROCARBONS (TPH)
BY OREGON DEQ TPH-418.1 MODIFIED

SAMPLE ID:	JOHNSON-N	JOHNSON-E
OAL ID: 25-J159-	44099	44100
SAMPLE DATE:	12/29/95	12/29/95
EXTRACTION DATE:	1/2/96	1/2/96
ANALYSIS DATE:	1/3/96	1/3/96
TPH IN MG/KG	31000.	100.
ANALYST:	GB	GB

NA = NOT ANALYZED
ND = NONE DETECTED (<5 MG/KG)

OREGON ANALYTICAL LABORATORY

A Division of Portland General Electric

14855 S.W. Old Scholls Ferry Road

Beaverton, OR 97007

Phone 503-590-5300 • Fax 503-590-1404

Food Quality Analysts, Inc.

6400 S.W. Canyon Court, Suite 80, Portland, Oregon. 97221
(503) 297-3636

For: AE Associates, Inc.
2920 SW Luradel Lane
Portland, OR 97219

Case No.: 1
Received: 12-12-95
Tested: 12-12-95
Completed: 12-14-95

Attn: Robert Bowser

Lab No.	Sample	Lead mg/l	
1	NW Johnson 95-357.	< 0.010	<p>LESS THAN 10 PARTS /BILLION BY WEIGHT. EPA STANDARD IS 15 PPB MAX; PORTLAND WATER IS GENERALLY ABOUT 6 PPB.</p>

Ken Ayers

SUMMARY STATEMENT

The above report was prepared to identify any potential contamination of the subject property. In doing this we relied on public records, which can be only as accurate as it was when recorded. We have attempted to cross-reference information to check validity.

In the case of this study the information was very consistent and complete, since a good amount of recorded information is available. This is because development had taken place in the local area in the early 1900's and reasonably good records have been kept since then.

Detail site investigations and local interviews were done to observe and evaluate current conditions. As concluded, there appears to be no reason to infer even a low probability of any significant contamination problem except for the oil contamination west of the building. However, there is no guarantee that previous businesses or landowners limited themselves to activities described in public records or that underground contamination does not exist.

We have concluded that the risk of contamination is minimal except for the identified oil contamination and the asbestos covered tank (which is to be removed). We do recommend that further ground sample testing be done in the area of the identified ground contamination to better define the scope of cleanup required, if any. The Oregon DEQ will need to approve of any further testing and cleanup plan.

This report has been prepared exclusively for use by you, our client, and we ask that it not be relied upon by others without our express written consent.



Robert C. Bowser, P.E.
General Manager

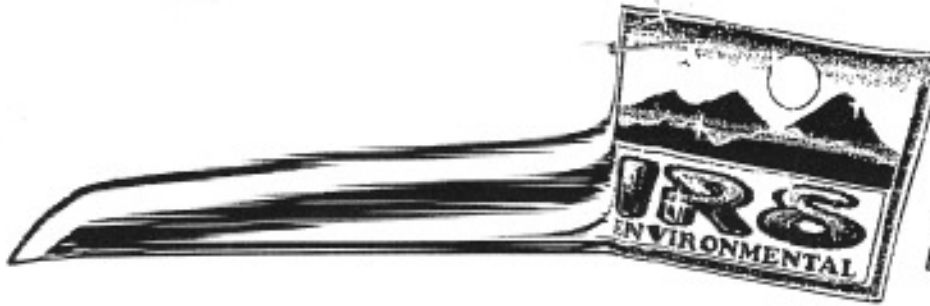


APPENDIX

Lead in water test result and Chain of Custody

Soil sample lab test results (Johnson) and
Chain of Custody

Soil sample lab test results (Johnson-N and Johnson-E)



WASHINGTON-OREGON-IDA/HI
21420 NW NICHOLAS CT. * HI * PORT
(503) 690-3481 * FAX

ASBESTOS*LEAD
ENVIRONMENTAL
SERVICES

FAX/248-2255

PROPOS

TO: ROBERT BALL
PHONE: 224-2255
PROJECT: AMERICAN APARTMENTS
2083 NW JOHNSON
PORTLAND, OR

I.R.S. Environmental proposes removal of
hot water tank located in Boiler room.

TOTAL = ONE THOUSAND FOUR HUNDRE
(\$1,450.00)

~~WORK~~
~~ARE~~
~~RU~~
~~AS~~

Work will be completed by Oregon Certified
a certified supervisor will be on site
es and regulations pertaining to the safe
estros will be complied to at all times.

DEQ permit FSC 525 - Contractor Lic

~~SUBM~~

TTED BY: I.R.S. ENVIRONMENTAL
Bruce Korum
Bruce Korum

DATED:

ACCEPT ~~ED BY:~~

J. J. [Signature]

DATED: