IRON TRIANGLE PROPERTY 433 PATTERSON BRIDGE ROAD, JOHN DAY, OREGON 97845 PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for CITY OF JOHN DAY

> June 22, 2020 Project No. 1874.01.01

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FOLLOWING REPORT:

FIGURES

- 1-1 SITE LOCATION
- 2-1 SITE FEATURES

AAI	all appropriate inquiries
ACM	asbestos-containing material(s)
AST	aboveground storage tank
CERCLA	Comprehensive Environmental Response, Compensation
	and Liability Act
CFR	Code of Federal Regulations
Client	City of John Day
CREC	controlled recognized environmental condition
DEQ	Oregon Department of Environmental Quality
ECSI	Environmental Cleanup Site Information
EDR	Environmental Data Resources, Inc.
ESA	environmental site assessment
HREC	historical recognized environmental condition
MFA	Maul Foster & Alongi, Inc.
NFA	No Further Action
PCB	polychlorinated biphenyl
the Property	433 Patterson Bridge Road, John Day, Oregon 97845
REC	recognized environmental condition
SFIM	Sanborn Fire Insurance Map
USEPA	U.S. Environmental Protection Agency
user	City of John Day
UST	underground storage tank

This summary is not intended as a stand-alone document and must be evaluated in context with the entire document.

This summary contains the findings and opinions of the environmental site assessment (ESA) and is intended for use with the supporting text, figures, and attachments of the complete report.

At the request of City of John Day, Maul Foster & Alongi, Inc. (MFA) conducted a Phase I ESA of the site at 433 Patterson Bridge Road, John Day, Oregon 97845 (the Property).

The Phase I ESA was conducted in accordance with the requirements of the ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13). In addition, the Phase I ESA report was prepared to support the Bona Fide Prospective Purchaser defense (Comprehensive Environmental Response, Compensation and Liability Act [CERCLA] § 101(4)) and the innocent purchaser defense (CERCLA § 101(35)(A)(i)). The Phase I ESA generally complies with 40 Code of Federal Regulations Part 312, adopted by the U.S. Environmental Protection Agency on November 5, 2005, and effective November 1, 2006. These rules identify the standards and practices for all appropriate inquiries under CERCLA § 101(35)(B). The purpose of the Phase I ESA was to identify, to the extent reasonably feasible, "recognized environmental conditions" (RECs).

PROPERTY SUMMARY

The approximately 14-acre Property has been used as a logging equipment maintenance and storage facility for the past 36 years. Prior to 1984 the Property was owned by the DR Johnson Lumber Company where the Property had similar uses. The Property contains three structures: a main shop building where maintenance activities occurred, a secondary shop building where maintenance activities and commercial sales occurred, and an office building. According to the user, fuel leakage surrounding above ground storage tanks (containing gasoline and diesel fuel) may have occurred and some chemical contamination may be present near the secondary shop building based on past uses.

RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM E1527-13 defines RECs as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Equipment maintenance, equipment fueling, and equipment storage use. According to the current Property owner, the Property has been used for equipment maintenance, fueling, and log truck storage from at least 1984 to 2020. The use of petroleum products and solvents in equipment maintenance and repair work is common. An appraisal for the Property provided by the user shows photographs of many drums stored throughout the Property without secondary containment. Three

above ground storage tanks in concrete containment were present on the Property until early 2020 when, according to the Property owner, they were removed and relocated to a different site for use. According to the user, leakage from the tanks is likely. Two concrete oil sumps were observed inside the main shop building, and a wash water concrete sump was observed outside and adjacent to the main shop building to support equipment maintenance activities. Concrete is not impervious, and petroleum products and wash water can leak through sump structures. Based on aerial photographs and interviews, logging trucks and other equipment have been stored at the Property. Fluids and fuels can leak from parked equipment or spills can occur when equipment maintenance is conducted. These uses of the Property for equipment maintenance, fueling, and storage constitutes a REC in connection to the Property.

Oil staining in and around the main shop building. Aerial images and interviews suggest that the gravel/dirt surrounding the main shop building was previously oil stained. Oil stains were also observed on the concrete floor throughout the main shop building. The current Property owner indicated that the stained soil was occasionally cleaned up and removed from the Property. No cleanup records for the removal of oil-stained dirt/gravel or associated confirmation soil sampling were available. The historical oil staining constitutes a REC in connection with the Property.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM E1527-13 defines historical RECs (HRECs) as a past release of any hazardous substances or petroleum products that has occurred in connection with a property and that has been addressed to the satisfaction of the applicable regulatory authority, or meets unrestricted-use criteria established by a regulatory authority, without the property being subjected to any required controls.

No HRECs were identified on the Property.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM E1527-13 defines controlled RECs (CRECs) as resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority.

No CRECs were identified on the Property.

ADDITIONAL FINDINGS

Asbestos and lead surveys were conducted in the main shop building. No asbestos was detected, and lead was detected at 0.11 percent in one sample.

DE MINIMIS CONDITIONS

A de minimis condition, as defined by ASTM E1527-13, generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Miscellaneous equipment/debris piles. Several miscellaneous debris piles (bathtubs, stoves, light fixtures, wood/metal debris, etc.) were present in the easternmost portion of the Property during the site reconnaissance.

Miscellaneous cleaning supplies. During the site reconnaissance, various small (less than 1-gallon capacity) containers of cleaning supplies were present in storage areas at the Property. All materials were present in only small amounts and were contained. The containers appeared to be in good to fair condition, with no visible leaks or spills.

DATA GAPS

No significant data gaps were identified.

RECOMMENDATIONS

It is recommended that a focused investigation be conducted to assess the potential presence of contaminants of concern associated with the identified RECs—concentrating specifically on the area around the main shop building where equipment maintenance was conducted and where the soil staining has occurred. Sampling and screening data to appropriate Oregon Department of Environmental Quality risk-based concentrations is recommended.

CONCLUSIONS

MFA has conducted a Phase I ESA, in conformance with the scope and limitations of ASTM Practice E1527-13, of 433 Patterson Bridge Road, John Day, Oregon 97845.

The Phase I ESA revealed evidence of RECs in connection with the Property.

1.1 Purpose

On behalf of City of John Day, Maul Foster & Alongi, Inc. (MFA) conducted a Phase I environmental site assessment (ESA) of the property located at 433 Patterson Bridge Road, John Day, Oregon 97845 (the Property) (see Figure 1-1). The Phase I ESA was conducted in accordance with the requirements of the ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13). In addition, this Phase I ESA report was prepared to support the Bona Fide Prospective Purchaser defense (Comprehensive Environmental Response, Compensation and Liability Act [CERCLA] § 101(4)) and the innocent purchaser defense (CERCLA § 101(35)(A)(i)). The Phase I ESA generally complies with 40 Code of Federal Regulations (CFR) Part 312, adopted by the U.S. Environmental Protection Agency (USEPA) on November 5, 2005, and effective November 1, 2006. These rules identify the standards and practices for all appropriate inquiries (AAI) under CERCLA § 101(35)(B). The purpose of the Phase I ESA was to identify, to the extent reasonably feasible, "recognized environmental conditions" (RECs). ASTM Practice E1527-13 defines RECs as:

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.

RECs include the presence of hazardous substances or petroleum products even under conditions that comply with applicable environmental laws. The term is not intended to include de minimis conditions that generally do 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.

1.2 Scope of Work

The scope of work included four components, each of which is briefly described below.

1.2.1 Site Reconnaissance Visit

On Tuesday, May 12, 2020, Ms. Emily Curtis of MFA conducted a site reconnaissance of the Property to look for evidence of RECs. The results of this site visit are documented in Section 2.

1.2.2 Records Review

MFA reviewed the following records:

- State and federal agency database records as described in Section 4.1.
- Aerial photographs of the site as described in Section 4.3.1.
- Sanborn Fire Insurance Maps (SFIMs) for the Property, if available. See Section 4.3.2.
- Historical city directories for the Property, if available. See Section 4.3.3.
- Prior site assessment reports for the Property, if available. See Section 4.4.

The U.S. Geological Survey 7.5-minute quadrangle map (2000) for John Day was used as the physical setting source (see Figure 1-1).

1.2.3 Interviews

To obtain site-specific information regarding the Property, MFA interviewed current and/or former managers, owners, occupants, and operators of the Property and adjoining properties as deemed prudent. MFA also interviewed state and/or local government officials for information about the Property. The interviews are discussed in detail in Section 5 of this report.

1.2.4 Report Preparations

MFA prepared this report in accordance with ASTM E1527-13. The recommended format was adjusted to improve usability and comprehension. Consistent with this ASTM guidance document, the following issues were not evaluated during the Phase I ESA: radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (including vapor intrusion), biological agents, toxic fungus, mold, and high-voltage power lines. An assessment of lead-based paint and asbestos-containing materials (ACM) was completed in the main shop building. See Section 6.

1.3 Significant Assumptions

Significant assumptions include any assumptions made during the Phase I ESA process that have the potential to impact the opinions put forth in this report.

No significant assumptions were made in the preparation of this report.

1.4 Limitations and Exceptions

Any opinions and/or recommendations presented in this Phase I ESA report apply to conditions that existed at the Property when the services were performed. No environmental assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of

a Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the existence of RECs in connection with a property.

MFA conducted AAI regarding the potential for RECs at the Property. ASTM E1527-13 defines AAI as

inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

MFA is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services, and does not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

1.5 Special Terms and Conditions

No special terms or conditions apply to this Phase I ESA other than those set forth in ASTM Standard E1527-13, CERCLA 101(35)B(iii), and 40 CFR Part 312.

1.6 Deviations

There were no deviations from ASTM Standard Practice E1527-13, CERCLA 101(35)B(iii), and 40 CFR Part 312.

1.7 Additional Services

ACM and lead-based paint were assessed during the Phase I ESA process; results will be provided under a separate cover. Refer to Section 6 of this document for more details.

1.8 Qualifications of Responsible Environmental Professionals

The Phase I ESA of the Property was conducted by environmental professionals experienced in performing ESAs and familiar with ASTM Standard Practice E1527-13 and industrial facility operations. Résumés of the environmental professionals involved in the performance of the Phase I ESA are included in Appendix A.

1.9 Reliance

For the purposes of the contractual relationship, the term "Client" refers to City of John Day, which, in addition to Business Oregon, has permission to rely on this report. ASTM Standard Practice E1527-13 defines the "user" as the party seeking to use the standard to complete an ESA. The Client is the user of this Phase I ESA.

2.1 Objective and Methodology

Ms. Curtis of MFA conducted a site reconnaissance visit on May 12, 2020, in order to obtain information indicating the presence of RECs in connection with the Property. During the site reconnaissance visit, Ms. Curtis visually and/or physically observed the Property for evidence of the presence of RECs, including evidence of underground storage tanks (USTs) and aboveground storage tanks (ASTs), petroleum products, transformers containing polychlorinated biphenyls (PCBs), and use and storage of hazardous material. The interiors and exteriors of all structures were observed. The Property and adjacent properties were also observed from public thoroughfares. Site photographs taken during the site reconnaissance are included in Appendix B.

2.1.1 Exterior

Ms. Curtis visually and physically observed the periphery of the Property and the periphery of all structures on the Property. The Property and adjacent properties were also observed from public thoroughfares.

2.1.2 Interior

Ms. Curtis visually and physically observed accessible common areas expected to be used by occupants or the public (e.g., offices, hallways, utility rooms, bathrooms) and maintenance and repair areas, including boiler rooms. MFA did not look under floors, above ceilings, or behind walls.

2.1.3 Limiting Conditions

No limiting conditions were encountered during the site reconnaissance.

2.2 General Site Setting

2.2.1 Property Location and Legal Description

The approximately 14-acre Property is located at 433 Patterson Bridge Road, John Day, Oregon 97845, in section 22, township 13 south, range 31 east, of the Willamette Meridian, on tax lot 2700 (see Figure 1-1). According to the City of John Day and the May 7, 2019 appraisal report provided by the Client for the Property, the Property covers approximately 14.16 acres (Appendix C). However, according to the Environmental Data Resources, Inc. (EDR) report and Grant County GIS, the Property is approximately 8.08 acres. This discrepancy exists because before 2017 the Property was 8.08 acres; however, in 2017 the City of John Day purchased the former Oregon Pine Products site adjacent to the south of the Property and deeded six acres of that site along the southern boundary of the Property to Iron Triangle making the Property approximately 14-acres in size.

2.2.2 Site and Vicinity Characteristics

According to City of John Day, the Property is currently zoned "General Industrial." Additionally, a City of John Day November 2019 amendment to zoning of the Property includes an overlay for an area-wide plan that modifies the available land use and development requirements beyond General Industrial. The Property is currently occupied by Iron Triangle Logging, Inc. In general, the Property is level.

2.2.3 Current Uses of Property

The Property currently contains three structures: a main shop building, a secondary shop building, that is used for commercial sales, and an office building. The main shop building and the office building are vacant. While the Property was being vacated at the time of the site reconnaissance, the May 2019 appraisal report for the Property (Appendix C) shows an active equipment maintenance facility with equipment storage, three large fueling ASTs, drums and other tanks, stained soils, and miscellaneous material storage.

2.2.4 Past Uses of Property

A history of the Property was established, based on an interview with a representative of the Property owner (see Section 5.1) and on information obtained as part of the records review (see Section 4).

According to an interview with a representative of the current property owner, King Williams, the known uses of the Property are industrial/commercial equipment maintenance (1984 to 2020 under the current owner and from the late 1970s until 1984 under DR Johnson Lumber Company); including truck and heavy equipment repair, equipment fueling, truck parking/equipment storage, and log storage yard. Uses in the early 1900s include tailing pile storage from historical dredge mining. The buildings on the Property have been used for office space, equipment repair, and truck storage. This is consistent with the reviewed documents discussed in Section 4 of this report.

2.2.5 Current Uses of Adjoining Properties

The Property is bordered by the following:

- North—Undeveloped land
- South—Former Oregon Pine property and the John Day River
- East—NW Seventh Avenue and the City of John Day wastewater treatment ponds.
- West—A commercial screen shop business, and beyond that the Oregon Department of Forestry and U.S. Forest Service offices

2.2.6 Past Uses of Adjoining Properties

Historically, adjoining properties were undeveloped or were rural industrial and commercial land. The former Oregon Pine Products property to the south was the location of a sawmill from the 1930s through 2007 and a dredge mining operation in the early 1900s. According to available historical aerial photographs, commercial development west of the Property began in the 2000s while the wastewater treatment ponds to the east were developed sometime in the late 1970s/early 1980s.

2.2.7 Current or Past Uses in Surrounding Area

Past uses in surrounding areas are primarily rural residential, agriculture, and industrial/mining, with commercial development becoming more prevalent in 2000s.

2.2.8 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The John Day River flows directly south of the Property. In general, the Property and surrounding are flat. According to EDR, the predominant soil type in the vicinity of the Property is Veazie loam consisting of well drained, moderately coarse-textured soils. Shallow groundwater likely migrates south, toward the John Day River.

Feature	Observed on the Property?		Notes	
	Yes	No		
Structures	Х		One 5,400-square-foot main shop building, one 1,800-square-foot secondary shop building, and one 1,356-square-foot office building.	
Roads		Х	The Property is accessed from the west by Patterson Bridge Road. An undeveloped extension of the road trends through the northern portion of the Property and connects to Valley View Drive but appears to have little use.	
Potable Water Supply	Х		City of John Day provides potable water.	
Sewage-Disposal System	Х		City of John Day provides sewer service.	
Hazardous Substances and Petroleum Products in Connection with Identified Uses	X		A gas cylinder storage area was observed on the west side of the secondary shop building. The cylinders, which appeared to be in good condition, contained welding gas, acetylene, and oxygen. Small quantities (<1 gallon) of cleaning supplies were observed in storage areas on the Property. Containers were in good to fair condition, and no leaks or spills were observed.	

2.3 Interior and Exterior Observations

Feature	Observed on the Property?		Notes	
	Yes	No		
Storage Tanks	X		A propane AST was observed on the southwest corner of the main shop building. The AST appeared to be empty and in good condition. While not observed during the site reconnaissance, photographic evidence shows three ASTs were present at the Property from approximately 1984 to 2020. According to DEQ the ASTs were comprised of one diesel- containing 6,000-gallon tank, one diesel- containing 8,000-gallon tank, and one gasoline-containing 5,000-gallon tank.	
Odors		Х		
Pools of Liquid		Х		
Drums	X		Two drums were observed inside the secondary shop. While not observed during the site reconnaissance, photographs provided in the appraisal report (Appendix C) show many drums stored throughout the Property.	
Hazardous-Substance and Petroleum-Product Containers	X		Small quantities (<1 gallon) of cleaning supplies were observed in storage areas on the Property. Containers were in good to fair condition, and no leaks or spills were observed.	
Unidentified-Substance Containers		Х		
PCBs		Х		
Heating and Cooling	Х		Oregon Trail Electric Cooperative provides heating and cooling.	
Stains or Corrosion	Х		Some staining on the floors in the maintenance areas (main shop building and secondary shop building) was observed.	
Drains or Sumps	X		Two oil sumps were observed in the main shop building. Both sumps had recently been cleaned and appeared to be empty and in good condition. A wash water sump was observed outside the main shop building on the southwest corner. The sump appeared to contain liquid. See Figure 2-1 for locations. A drain was also observed near the entrance to the Property (off-Property) adjacent to the fire hydrant, water meter, and city sanitary sewer access manhole.	
Pits, Ponds, or Lagoons		Х		

Feature	Observed on the Property?		Notes	
	Yes	No		
Stained Soil or Pavement	X		Interviews and aerial images suggest that the area outside the main shop building was previously stained and that gravel/soil was regularly removed and replaced with new gravel/dirt. See Section 5 for more details.	
Stressed Vegetation		Х		
Solid Waste	X		Piles of miscellaneous equipment and debris (e.g., old bathtubs, stoves, lights) were observed on the easternmost portion of the Property. See Figure 2-1 for locations.	
Wastewater		Х		
Stormwater		Х		
Wells		Х		
Septic Systems		Х	City of John Day provides sewer service.	

3 USER-PROVIDED INFORMATION

MFA provided a Client/User Questionnaire to the Client. A copy of the form (completed by Nicholas Green, City of John Day city manager) is included as Appendix D.

3.1 Title Records

Title records were provided by the Client and were reviewed to identify environmental liens or activity and use limitations, if any, that are currently recorded against the Property. The title report is included as Appendix E.

3.2 Environmental Liens or Activity and Use Limitations

Mr. Green reported that, to the best of his knowledge, there were no environmental liens or activity and use limitations on the Property. The title records also show no indication of such liens or activity use limitations.

3.3 Specialized Knowledge

The Client provided no specialized knowledge regarding the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

The Client did not provide any information commonly known or reasonably ascertainable within the local community that is relevant to RECs in connection with the Property.

3.5 Valuation Reduction for Environmental Issues

The Client has determined that the purchase price has not been affected by the presence of contamination.

3.6 Owner, Property Manager, and Occupant Information

According to the Client, the Property is owned and occupied by Iron Triangle Logging, Inc.

3.7 Reason for Performing Phase I ESA

The Client reported that the purpose of this Phase I ESA is due diligence in preparation for purchasing the Property.

4.1 Standard Environmental Record Sources

MFA contracted EDR to search state and federal agency record sources for information regarding the Property and sites near the Property. All databases were searched using the standard approximate minimum search distances specified in ASTM E1527-13 or the search distances used by EDR, if those are greater. The sites identified by this database search are shown in the following table. A list of "orphan" sites with inadequate address information for mapping was also researched; orphan sites found to be within the appropriate search radii are also included in this table. The EDR-generated report is included in Appendix F.

	Sites Listed	
Databases Searched	EDR GeoCheck	Orphan
Approximate Minimum Search Distance: 1 Mile from Property Boundary		
USEPA National Priorities List Sites (NPL)	0	0
Federal Delisted NPL	0	0
USEPA Corrective Action Report (CORRACTS)	0	0
Oregon Department of Environmental Quality (DEQ) Environmental Cleanup Site Information (ECSI)	8	1
DEQ Confirmed Release List (CRL)	0	0
State Equivalent NPL	NA	0
Tribal Equivalent NPL	NA	0
Approximate Minimum Search Distance: 0.5 Mile from Property Boundary		
USEPA's Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)	0	0

RECORDS REVIEW

	Sites Listed		
Databases Searched	EDR GeoCheck	Orphan	
Resource Conservation and Recovery Act Information System Non- CORRACTS Treatment, Storage, and Disposal (RCRIS-TSD)	0	0	
Oregon CERCLIS Equivalent	0	0	
Oregon Voluntary Cleanup Sites (VCS)	2	0	
Oregon Solid Waste Information Systems (Landfills)	0	0	
DEQ Brownfield Projects	1	0	
DEQ Leaking Underground Storage Tank (LUST) Database	0	0	
LUSTs on Indian Land	0	0	
Tribal Databases (CERCLIS-Equivalent, Voluntary Cleanup Sites, Brownfield Sites, Landfill Sites)	NA	0	
CERCLIS "No Further Remedial Action Planned" (NFRAP)	0	0	
United States Engineering Controls Sites List (USEC)	0	0	
United States Sites With Institutional Controls List (USSIC)	0	0	
DEQ Engineering Controls at ECSI Sites	0	0	
DEQ Institutional Controls at ECSI Sites	0	0	
Tribal Engineering/Institutional Controls	0	0	
Approximate Minimum Search Distance: 0.25 Mile from Property Boundary			
USEPA Resource Conservation and Recovery Act (RCRA) Large-Quantity Generator	0	0	
USEPA RCRA Small-Quantity Generator	0	0	
DEQ UST Database	0	0	
DEQ AST Database	3	0	
USTs and ASTs on Indian Land	0	0	
Approximate Minimum Search Distance: Property Only			
Emergency Response Notification System (ERNS)	0	0	
DEQ Underground Injection Control (UIC) Program	0	0	

Based on MFA's review of EDR's report, the following site was identified for further investigation of its potential to impact the Property:

• Oregon Pine Products—The site is listed in the ECSI, Voluntary Cleanup Program, and brownfields databases; and is located directly south of the Property. The site consists of an approximately 50-acre parcel with a former sawmill that conducted active milling and chipping operations from the 1930s through 2007. In the early 1900s, before milling operations began, large portions of the mill site were dredged for gold. Three buildings, part of the former sawmill complex, are present at the site: a former truck shop, a former planer shed, and a former chipper shed. These former sawmill buildings are located south of the John Day River. The site was issued a No Further Action (NFA) determination on January 14, 2014. A Phase I ESA completed for the site in May 2017 identified some areas for investigation and cleanup. Soil removal was completed in 2017 and a second NFA was

issued for the site on February 14, 2018. Based on the site's 2017 cleanup and subsequent NFA determination, the site does not constitute a REC in connection with the Property.

The remaining sites have no reported releases, have reported that cleanup is complete and/or have received NFA determinations from the DEQ, and/or have little potential to impact the Property, based on their proximity and/or elevation in relation to the Property.

4.2 Regulatory File Review

MFA reviewed the DEQ's ECSI database and the Property is listed as ECSI site ID 4755. According to the ECSI database, the Property had three ASTs (two diesel-containing and one gasoline-containing), the installation of which was recorded in 1994. In 2007, Daniel Crouse of the DEQ listed the Property as "contamination suspected" and "site screening recommended." Environmental reports are available on the DEQ's ECSI database website and were provided by the Client. MFA made a public information records request to City of John Day for documents pertaining to any USTs at the Property, but none were available, which aligns with MFA's understanding that no USTs are known to have been installed at the Property. MFA submitted a public records request with DEQ for any information pertaining to the Property. Ms. Emily Oller at DEQ indicated that other than the site being added to the ESCI database, no other records in connection with the Property are known. Since no other sites of concern are located near the Property, no formal file review was warranted.

4.3 Historical Use Information on Property and Adjoining Properties

MFA used the following information sources to obtain historical use(s) information.

4.3.1 Historical Aerial Photographs Review

Aerial photographs of the Property were obtained from EDR and were reviewed to identify historical changes to the Property and the Property's historical uses, if any (see Appendix G).

Year of Image	Observations
1939	The Property and surrounding areas appear to be undeveloped, rural/agricultural land with visible lakes or ponds.
1953	The Property appears largely unchanged. Surrounding areas also appear largely unchanged except for the addition of some buildings/structures south of the Property and some log piles adjacent to the Property to the south at the former Oregon Pine site.
1962	The Property appears largely unchanged. Surrounding areas to the south/southeast appear to be more developed for industrial/commercial use.
1971	The Property and surrounding areas appear largely unchanged.
1975	The Property and surrounding areas appear largely unchanged.

Year of Image	Observations
1981	Many more structures and buildings for industrial/commercial use are present in surrounding areas. Pond features representing the wastewater treatment plant are present on the eastern edge of the Property.
1988	The Property and surrounding areas appear largely unchanged. A structure, potentially the main shop building, is present at the Property.
1994	The main shop building, secondary shop building, and office building are now present on the Property. There is also a road present to the north of the Property and what appears to be log piles on the property to the south.
2001	The Property and surrounding areas appear largely unchanged except for additional commercial/industrial development west of the Property.
2006	The Property and surrounding areas appear largely unchanged. The log piles are no longer present on the property to the south.
2009	The Property now appears to be used as truck storage. The Property and surrounding areas appear otherwise largely unchanged.
2012	The Property and surrounding areas appear largely unchanged. Soil staining is visible at the Property, adjacent to the south and east of the main shop building.
2016	The Property and surrounding areas appear largely unchanged. Soil staining is visible.

4.3.2 Sanborn Map Review

EDR reported that SFIMs for the Property were not available (see Appendix H).

4.3.3 City Directories

EDR provided city directories for 2000, 2005, 2010, 2014, and 2017 (see Appendix I). The directories list various governmental and commercial businesses operating in the vicinity of the Property.

4.3.4 Historical Topographic Maps

EDR provided historical topographic maps for the area (see Appendix J). These maps were generally consistent with the aerial photographs and did not reveal conditions likely to impact the Property other than those previously described.

4.4 Prior Environmental Reports for Property

The Client did not provide any prior ESA reports for the Property; however, ESA reports for the adjacent former Oregon Pine site were provided.

5.1 Interview(s) with Representative(s) of Owner

Ms. Curtis of MFA was directed to Mr. King Williams, representative for the current Property owner, for general and site-specific information regarding the Property. Mr. Williams indicated that, to his knowledge, there were no pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products on the Property. He was aware of no notices from any government agency regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products relative to the Property. According to Mr. Williams, there are no environmental liens on the Property.

Mr. Williams also indicated that maintenance-related oil spills in the area surrounding the main shop building were regularly cleaned up. He indicated that the oil-stained gravel/dirt was removed (2 to 4 feet on average) and hauled to a landfill in Burns, Oregon, for disposal. Mr. Williams noted that the ASTs formerly located on the southwest portion of the Property had been removed and relocated to a new facility.

5.2 Interview(s) with Previous Operator(s), Owner(s), and Occupant(s)

Contact information for previous operators, owners, and occupants was not provided and/or is not likely to be relevant to this assessment.

5.3 Interview(s) with State and/or Local Government Officials

Ms. Curtis of MFA reached out to Mr. Crouse of the DEQ for information regarding the Property and/or surrounding area. Mr. Crouse is no longer employed by the DEQ. Additionally, MFA submitted a public records request with DEQ for any information pertaining to the Property. Ms. Emily Oller at DEQ indicated that other than the site being added to the ESCI database, no other records in connection with the Property are known.

5.4 Interview(s) with Owners or Occupants of Adjoining or Nearby Properties

Interviews with owners or occupants of nearby properties are required for properties that have been abandoned and that have evidence of potential unauthorized uses or evidence of uncontrolled access. Adjoining properties do not fit this description; therefore, interviews of these neighbors were not conducted. Pursuant to the Client's request and in conjunction with the site reconnaissance, MFA completed leadbased paint and ACM sampling of the main shop building.

6.1 Lead-Based Paint Sampling

Ms. Curtis observed the interior and exterior of the main shop building for major sources of suspected lead-based paint. Ms. Curtis sampled suspected lead-based paint using an x-ray fluorescence device. One physical paint-chip sample was sent to the laboratory for quality assurance purposes. Results of the lead-based paint sampling are included in the hazardous building materials survey in Appendix K.

6.2 Asbestos-Containing Material Sampling

Ms. Curtis visually assessed the interior and exterior of the main shop building for suspected ACM. Ms. Curtis, an AHERA (Asbestos Hazard Emergency Response Act of 1986)-accredited building inspector, collected suspected ACM for laboratory analysis. Sampling of suspected ACM was restricted to readily visible and accessible building materials. Results of the ACM sampling are included in the hazardous building materials survey in Appendix K.

7 FINDINGS AND OPINIONS

7.1 Recognized Environmental Conditions

ASTM E1527-13 defines RECs as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Equipment maintenance, equipment fueling, and equipment storage use. According to the current Property owner, the Property has been used for equipment maintenance, fueling, and log truck storage from at least 1984 to 2020. The use of petroleum products and solvents in equipment maintenance and repair work is common. An appraisal for the Property provided by the user shows photographs of many drums stored throughout the Property without secondary containment. Three above ground storage tanks in concrete containment were present on the Property until early 2020 when, according to the Property owner, they were removed and relocated to a different site for use. According to the user, leakage from the tanks is likely. Two concrete oil sumps were observed inside the main shop building, and a wash water concrete sump was observed outside and adjacent to the main shop building to support equipment maintenance activities. Concrete is not impervious, and

petroleum products and wash water can leak through sump structures. Based on aerial photographs and interviews, logging trucks and other equipment have been stored at the Property. Fluids and fuels can leak from parked equipment or spills can occur when equipment maintenance is conducted. These uses of the Property for equipment maintenance, fueling, and storage constitutes a REC in connection to the Property.

Oil staining in and around the main shop building. Aerial images and interviews suggest that the gravel/dirt surrounding the main shop building was previously oil stained. Oil stains were also observed on the concrete floor throughout the main shop building. The current Property owner indicated that the stained soil was occasionally cleaned up and removed from the Property. No cleanup records for the removal of oil-stained dirt/gravel or associated confirmation soil sampling were available. The historical oil staining constitutes a REC in connection with the Property.

7.2 Historical Recognized Environmental Conditions

ASTM E1527-13 defines historical RECs (HRECs) as a past release of any hazardous substances or petroleum products that has occurred in connection with a property and that has been addressed to the satisfaction of the applicable regulatory authority, or meets unrestricted-use criteria established by a regulatory authority, without the property being subjected to any required controls. No HRECs were identified on the Property.

7.3 Controlled Recognized Environmental Conditions

ASTM E1527-13 defines controlled RECS (CRECs) as resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority. No CRECs were identified on the Property.

7.4 De Minimis Conditions

Miscellaneous equipment/debris piles. Several miscellaneous debris piles (bathtubs, stoves, light fixtures, wood/metal debris, etc.) were present in the easternmost portion of the Property during the site reconnaissance.

Miscellaneous cleaning supplies. During the site reconnaissance, various small (less than 1-gallon capacity) containers of cleaning supplies were present in storage areas at the Property. All materials were present in only small amounts and were contained. The containers appeared to be in good to fair condition, with no visible leaks or spills.

7.5 Data Gaps

No significant data gaps were identified.

7.6 Recommendations

It is recommended that a focused investigation be conducted to obtain information on the concentration of contaminants of concern associated with the identified RECs—concentrating specifically on the area around the main shop building where equipment maintenance was conducted and where the soil staining has occurred. Sampling and screening data to appropriate DEQ risk-based concentrations is recommended.

7.7 Statement of Environmental Professionals Conducting Phase I Environmental Site Assessment

Iron Triangle Property 433 Patterson Bridge Road, John Day, Oregon 97845

The material and data in this report were prepared under the supervision and direction of the undersigned.

MAUL FOSTER & ALONGI, INC.

Emily Curtis Project Environmental Scientist

Kyle Roslund, RG Senior Geologist

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



MFA has conducted a Phase I ESA, in conformance with the scope and limitations of ASTM Practice E1527-13, of 433 Patterson Bridge Road, John Day, Oregon 97845, the Property. Any exceptions to, or deviations from, this practice are described in Section 1 of this report.

The Phase I ESA revealed evidence of RECs in connection with the Property.

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our Client. This report is solely for the use and information of our Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraphs discuss the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not, therefore, be construed as a guarantee of the absence of such materials on the site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

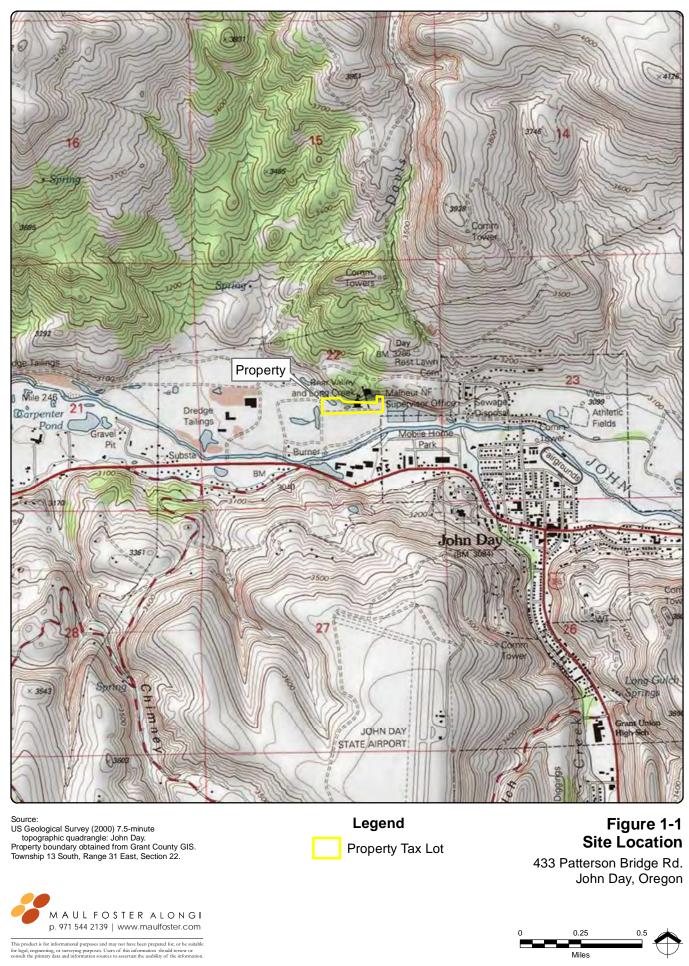
Environmental conditions that cannot be identified by visual observation may exist at the site. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

Except where there is express concern of our Client, or where specific environmental contaminants have been previously reported by others, naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

FIGURES







Print Date: 5/7/2020

Produced By: n

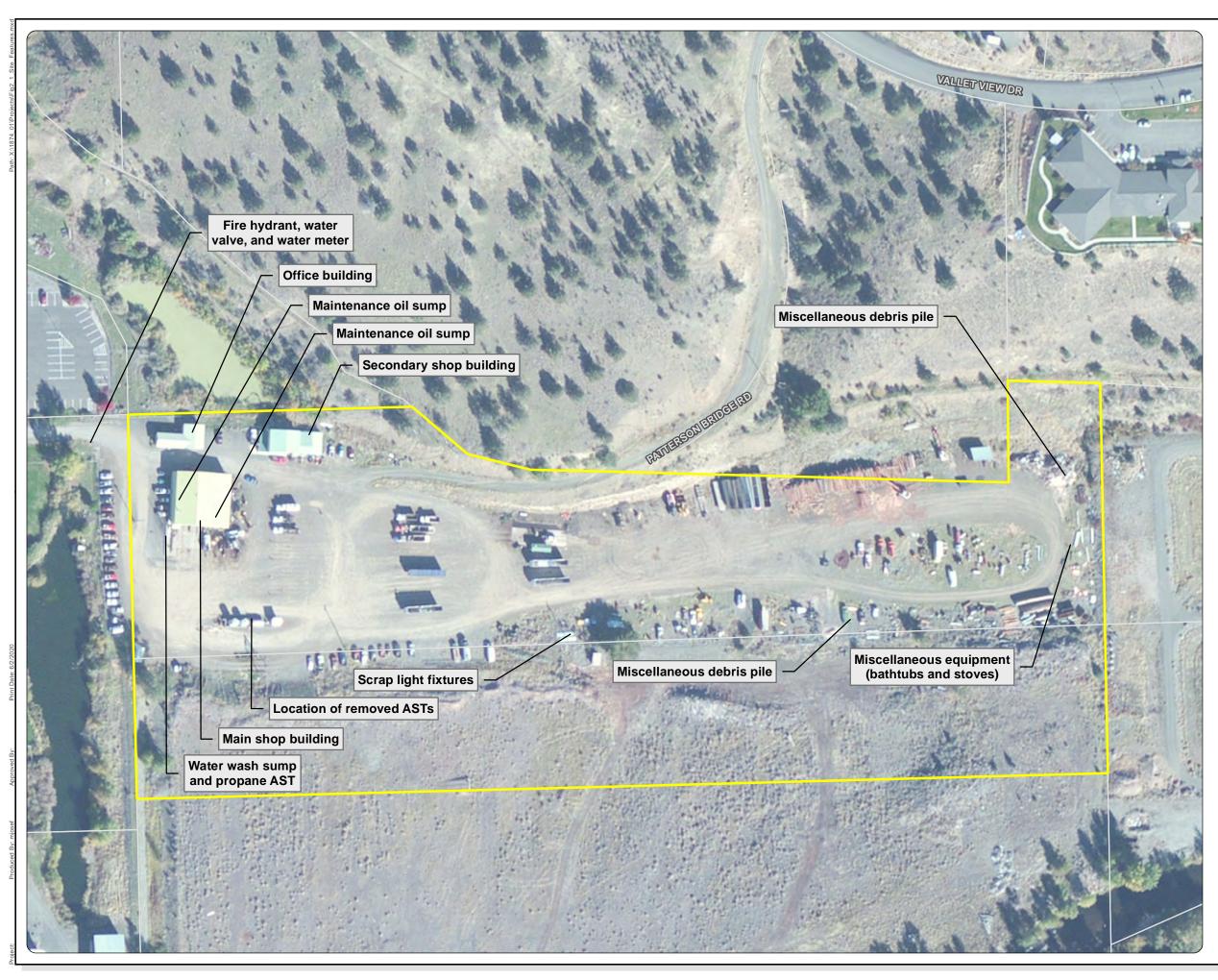


Figure 2-1 Site Features

433 Patterson Bridge Rd John Day, Oregon

Legend



Property Tax Lot





Source: Aerial photograph obtained from ArcGIS Online. Property boundary obtained from Grant County Assessor.



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

APPENDIX A RESUMES





ecurtis@maulfoster.com 503.501.5233

Qualifications

 BS, Environmental Science: Oregon State University, Corvallis

Certifications

- 40-Hour Hazardous Waste Operation Training
- AHERA-Accredited Asbestos
 Building Inspector

Emily Curtis

PROJECT HEALTH, SAFETY, AND ENVIRONMENTAL SPECIALIST

Ms. Curtis joined MFA with an academic background in environmental sciences and a specific focus in environmental health and safety. She has worked on a wide variety of projects that focused on topics such as hazardous building materials assessment and remediation oversight, risk assessment, exposure assessment, and program development. Ms. Curtis has experience conducting safety training for groups such as new employees and contractors, occupational exposure sampling in industrial settings, environmental sampling, abatement oversight, electronic-form development, and both creating safety data sheets and assessing their compliance with the United Nations Globally Harmonized System of Classification and Labeling of Chemicals (GHS). She has experience developing process safety management plans, risk management plans, and health and safety programs, such as lockout/tagout and emergency response programs.

RELEVANT PROJECTS

HAZARDOUS BUILDING MATERIALS

Asbestos Abatement Oversight for a Manufacturing Facility, Portland, OR

Ms. Curtis performed daily oversight during abatement of asbestos-containing roofing material from attic and open warehouse spaces at a food manufacturing facility. She coordinated weekly update meetings with both facility and abatement contractor staff. Ms. Curtis performed clearance inspections and sampling and perimeter sampling, and ensured that abatement work did not interfere with normal facility operations. Ms. Curtis compiled oversight observations and clearance data into a written report.

OCCUPATIONAL EXPOSURE ASSESSMENTS Noise Exposure Assessment at a Technology-Manufacturing Facility, Portland, OR

Ms. Curtis evaluated worker exposure to noise levels at a technologymanufacturing facility for comparison with Occupational Safety and Health Administration standards. She collected and reviewed the data, incorporated them into a written report, and helped to determine the need for a hearingconservation program at the facility.

Chemical and Noise Exposure Assessment at a Roofing Manufacturing Facility, Portland, OR

Ms. Curtis evaluated worker exposure to formaldehyde, asphalt, silica, dust, and noise at a roofing manufacturing facility. She used a variety of sampling methods during consecutive sampling events. Ms. Curtis collected and reviewed the data, incorporated them into a written report, assessed compliance with Occupational Safety and Health Administration standards, and facilitated followup sampling in order to assist the client with compliance.



Emily Curtis

COMMUNITY EXPOSURE ASSESSMENT

Remedial Investigation for Residential Yards, Ridgefield, WA

Ms. Curtis assisted in a remedial investigation of dioxin contamination in residential yards located near a former wood-treating site. Ms. Curtis was heavily involved in obtaining access agreements and presampling questionnaires from residents as well as performing presampling yard surveys. She also assisted in collecting soil samples, using incremental sampling methodology, from approximately 30 properties, as well as collecting multiple discrete subsurface and right-of-way samples.

PHYSICAL HAZARD ASSESSMENT

Redesign of Hazardous Tool for a Technology-Manufacturing Facility, Portland, OR

Ms. Curtis conducted a hazard evaluation of a tool at a manufacturing facility and subsequently proposed an alternative design to reduce the risk of employee injuries. Ms. Curtis worked closely with tool operators and other facility representatives to ensure that the design changes did not negatively impact product quality, production rates, or ease of use.

PROCESS SAFETY MANAGEMENT

Process Safety Management/Risk Management Plan for Multiple Sites

Ms. Curtis worked with several clients to develop PSM/RMP programs for anhydrous ammonia processes. She worked with facility personnel and process experts to compile process safety information and draft operating procedures. Ms. Curtis also worked with facility personnel to develop other required elements, such as employee participation, operator training, contractor safety, pre-startup safety review/management of change, hot work permit applications, incident investigation, emergency planning, and compliance audits. She prepared the risk management plan, including the off-site consequence analysis, and prepared the submission to the U.S. Environmental Protection Agency on behalf of the clients.

EMERGENCY PLANNING

Creation of Emergency Resource Book for a Technology-Manufacturing Facility, Portland, OR

Ms. Curtis created a comprehensive emergency resource book for use by facility safety personnel and emergency responders in the event that online sources and/or certain site areas could not be accessed. She compiled site and resource maps, safety data sheets for all chemicals at the facility, emergency contact numbers, and a list of locations of all hazardous materials on site into a book that was placed in a secure and easily accessible location.

Emergency Response Plan Development for Multiple Sites

Ms. Curtis created emergency response plans for several food manufacturing facilities to be included with each facility's process safety management plan. Ms. Curtis prepared the plans consistent with emergency planning requirements established by the Occupational Safety and Health Administration. The plans helped each facility comply with OSHA PSM requirements, U.S. Environmental Protection Agency risk management plan requirements, and USEPA emergency release reporting requirements.

SAFETY DATA SHEET DEVELOPMENT

Safety Data Sheet Development for a Specialty Tire Products Manufacturer, Portland, OR

Ms. Curtis worked with the client to prepare safety data sheets for several products created by a company that manufactures specialty products for the commercial tire industry. Ms. Curtis identified data gaps and assisted in addressing them, and developed a library to track technical data that were used to prepare the safety data sheets. The safety data sheets were prepared consistent with the fifth revised edition of the United Nations GHS.



Emily Curtis

LOCKOUT/TAGOUT PROCEDURE DEVELOPMENT

Lockout/Tagout Procedure Development for a Food Manufacturing Facility, Eugene, OR

Ms. Curtis worked with the client to prepare lockout/tagout procedures for a large portion of the facility's production equipment. Ms. Curtis accompanied maintenance personnel at the facility and created drafts of the procedures in Microsoft® Excel® on a surface tablet. She then produced and delivered final versions of the drafts to the client for use at the facility during equipment maintenance and repair.





kroslund@maulfoster.com 360.433.0237

Qualifications

- BA, Geology: Albion College
- Graduate coursework:
 Western Michigan University

Licenses

- Licensed Geologist: Washington, No. 3081
- Registered Geologist: Oregon, No. G2502
- Professional Geologist: Idaho, No. PGL- 1547

Certifications

- 40-Hour Hazardous Waste Operation Training and 8-Hour Hazardous Waste Operation Refresher Training
- 8-Hour Hazardous Waste Supervisor Training
- AHERA Certified Building
 Inspector
- First aid/AED/CPR training

Kyle Roslund, LG, RG, PG

SENIOR GEOLOGIST

Mr. Roslund has more than eight years of experience in environmental consulting, focused on underground storage tank assessment and decommissioning, subsurface investigations, and environmental site cleanup in Oregon, Washington, and Idaho. He has helped develop and implement a wide variety of field investigations, and has worked independently and on teams to clean up a multitude of impaired properties.

Mr. Roslund has completed site assessments and decommissioning activities at numerous fuel-containing underground storage tank sites throughout the State of Washington. He is proficient in a wide variety of boring techniques and has provided oversight during the installation of resource protection wells; remedial action wells, including injection and extraction wells; and piezometers. Mr. Roslund also has experience with the design and implementation of in situ remediation and bioremediation systems related to contaminated soil and groundwater. He has field experience with soil, soil vapor, and groundwater sampling; operation and maintenance of groundwater treatment systems; and construction oversight with an emphasis on tank decommissioning.

Mr. Roslund has performed data analysis and database management and has generated potentiometric surface maps. He has prepared health and safety plans, cost estimates, and reports such as Phase I environmental site assessments, sampling and analysis plans, and remedial investigations and feasibility studies. Mr. Roslund's background includes geologic mapping, interpretation of aerial photographs, landslide investigations, and geologic education at the primary, secondary, and undergraduate levels.

RELEVANT PROJECTS

ENVIRONMENTAL SITE ASSESSMENTS

Phase I and Phase II Environmental Site Assessments, Oregon and Washington

Mr. Roslund has conducted and supervised site assessments for undeveloped land, commercial properties, and industrial facilities. Tasks include historical research, site reconnaissance, regulatory report review, and technical report preparation. He has managed and supervised site characterization and sampling and monitoring activities for commercial and industrial facilities. Tasks include coordination of investigative efforts; setting and implementing site characterization goals; groundwater, soil, and soil vapor monitoring and sampling activities; data analysis; and preparation of reports. Mr. Roslund has experience in conducting investigations at properties impacted by petroleum hydrocarbons, metals, and halogenated volatile organic compounds.



Kyle Roslund, LG

ENVIRONMENTAL SITE INVESTIGATIONS

Private Property, Chiloquin, OR

Mr. Roslund oversaw a focused site assessment on a private property where an unknown amount of heating oil had been released. The investigation focused on determining if the subsurface (soil and groundwater) around the point of release had been adversely impacted with petroleum hydrocarbons, volatile organic compounds, or polycyclic aromatic hydrocarbons.

Commercial Property, Olympia, WA

Mr. Roslund participated in the final remedial investigation activities at a retail store to evaluate whether the subsurface (soil and groundwater) under the store was adversely impacted by petroleum hydrocarbons and volatile organic compounds from the historical uses at the adjoining and upgradient property where retail gasoline stations and an automotive repair facility formerly operated.

Commercial Property, Arlington, WA

Mr. Roslund oversaw the remedial investigation and feasibility study activities for an active retail gasoline station, with oversight from the Washington State Department of Ecology Toxics Program. The project included assessing the nature and extent of petroleum-impacted subsurface media via the installation of on- and off-property resource protection wells by direct-push probe technology. The investigation included calculating site-specific cleanup levels and cost projections associated with full-scale remediation.

Commercial Property, Seattle, WA

Mr. Roslund oversaw the supplemental remedial investigation for an active retail gasoline station entered into the Washington State Department of Ecology's Voluntary Cleanup Program. Tasks performed by Mr. Roslund included reviewing the historical documentation of previous environmental activities completed at the site, the installation of four resource protection wells via hollow-stem auger drilling technology, and support to the client's legal counsel.

Industrial Property, Milton, WA

Mr. Roslund participated in the remedial investigation and feasibility study for an industrial heavy equipment manufacturer and repair facility. Tasks performed included completing a historical document review of the site, installation of resource protection wells, quantifying the nature and extent of imported fill used at the site, and completing a cost analysis of cleanup options. Contaminants of concern at the facility included petroleum-based solvents, halogenated volatile organic compounds, heavy metals such as chromium VI and arsenic, polycyclic aromatic hydrocarbons, and diesel- through heavy-oil-range petroleum hydrocarbons.

Commercial Property, Issaquah, WA

Mr. Roslund participated in field activities for a final remedial investigation at a dry cleaning facility that had previously undergone an interim remedial action. Mr. Roslund oversaw the installation of resource protection wells in environmentally sensitive areas of the property via limited access direct-push probe technology. Additional tasks for this project included a final remedial action incorporating the introduction of a blend of proprietary in situ bioremediation compounds to facilitate the reductive dechlorination of halogenated volatile organic compounds. Mr. Roslund also completed performance groundwater monitoring and sampling activities to achieve the end result of receiving a "No Further Action" determination from the Washington State Department of Ecology's Voluntary Cleanup Program.

REMEDIATION

Former Commercial Property, Toppenish, WA

Mr. Roslund conducted fieldwork for the excavation and removal of approximately 900 tons of petroleumcontaminated soil at a former retail gasoline fuel station overseen by the U.S. Environmental Protection Agency. He oversaw the decommissioning and removal of five underground storage tanks with associated dispensers and piping.



Kyle Roslund, LG

Additional tasks included off-property remedial investigations to define the vertical and lateral extent of contamination, and the installation of resource protection wells in areas of environmental concern.

Commercial Property, Tacoma, WA

Mr. Roslund participated in the design and installation of an in situ bioremediation system. This involved introducing oxygen-donating compounds to initiate microbial activity, supporting the mobilization of sorbed-phase petroleum hydrocarbons into the dissolved phase and subsequent breakdown of these products through microbial processes. Mr. Roslund completed performance groundwater monitoring activities and confirmation soil and groundwater sampling.

Commercial Property, Olympia, WA

Mr. Roslund participated in the design, installation, and operation and maintenance of a dual-phase vacuum extraction system that includes the extraction of groundwater and soil vapor while actively drawing constituents of concern, including nonaqueous-phase liquid, into the zone of treatment. Tasks performed by Mr. Roslund included ascertaining site-specific parameters of subsurface conditions, conducting pump and slug tests, installation of extraction wells via mud rotary drilling technology, design and implementation of remediation equipment operation and maintenance, and conducting system and groundwater performance monitoring.

Commercial Property, Kennewick, WA

Mr. Roslund oversaw the installation of remedial action wells via sonic boring technology at a retail gasoline fuel station for the installation of trademarked in-well sparge technology coupled with soil vapor extraction technology. This combination created subsurface circulation cells which actively volatilizes petroleum hydrocarbons and associated volatile organic compounds. Mr. Roslund was also responsible for designing and implementing a vigorous schedule of operation and maintenance for the remediation system equipment, conducting groundwater performance monitoring, and the oversight of advanced well development necessitated by severe biofouling of remedial action wells.

Commercial Property, Napavine, WA

Mr. Roslund managed the design and installation of remedial action sparge wells for the introduction of concentrated ozone gas into the subsurface at a geologically complex retail gasoline fuel station. Tasks performed by Mr. Roslund included determining site-specific geologic characteristics, design of remedial well locations and zones of influence, oversight of horizontal and angled wells under the existing structures at the site, installation of nonreactive barriers in the subsurface to protect underground utilities, and conducting performance groundwater monitoring.

Former Commercial Property, Toppenish, WA

Mr. Roslund conducted fieldwork for the excavation and removal of approximately 900 tons of petroleumcontaminated soil at a former retail gasoline fuel station overseen by the U.S. Environmental Protection Agency. Mr. Roslund oversaw the decommissioning and removal of five underground storage tanks with associated dispensers and piping. Additional tasks included off-property remedial investigations to define the vertical and lateral extent of contamination, and the installation of resource protection wells in areas of environmental concern.

RESEARCH POSITIONS

Albion College, Albion, MI

The position of co-principal investigator for externally funded research at the Pierce-Cedar Creek Institute allowed Mr. Roslund to investigate the shallow subsurface soils at a privately owned nature preserve for the creation of a Geographic Information Systems database of glacially derived geologic deposits and landforms.



APPENDIX B SITE RECONNAISSANCE PHOTOGRAPHS





Photo No. 1.

Description The secondary shop building as seen facing north.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 2.

Description

The Property as seen facing west. To the left is the main shop building and to the right is the office building.





Photo No. 3.

Description

Welding gas cylinder storage area on the west side of the secondary shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 4.

Description

Retail space in the secondary shop building.

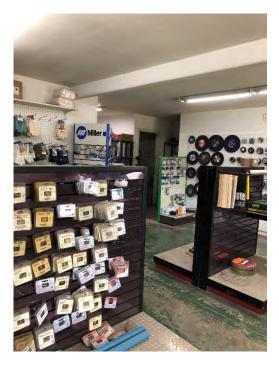




Photo No. 5.

Description Office space in the secondary shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon

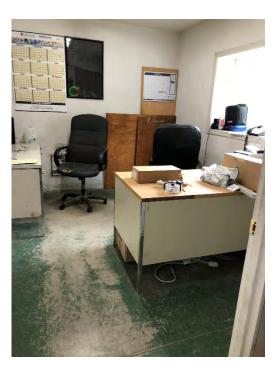


Photo No. 6.

Description

Maintenance area in the secondary shop building. The drums are empty and used for metal shavings and refuse collection.

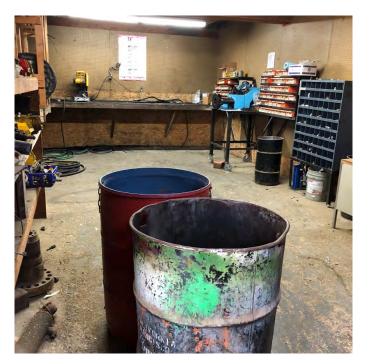




Photo No. 7.

Description Loft space in the secondary shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 8.

Description

Gravel maintenance and storage area in the secondary shop building.





Photo No. 9.

Description Maintenance area in the secondary shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 10.</u>

Description

Containers of cleaning products inside the office building on the Property.





Photo No. 11.

Description View of the interior the office building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 12.

Description

View of the woodburning furnace inside the main shop building.





<u>Photo No. 13.</u>

Description Compressors inside the main shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 14.</u>

Description

Oil sump and trench drain inside the main shop building.





<u>Photo No. 15.</u>

Description View of the oil sump inside the main shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 16.

Description

View of the restroom and water heater inside the main shop building.





<u>Photo No. 17.</u>

Description

View of the restroom and water system tank inside the main shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 18.</u>

Description

View of the propane furnace inside the main shop building.





<u>Photo No. 19.</u>

Description Oil sump inside the main shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 20.</u>

Description

Washwater sump located outside the main shop building.





<u>Photo No. 21.</u>

Description

Close-up of the washwater sump located outside the main shop building.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 22.

Description

Aboveground storage tank for propane, located outside the main shop building.





Photo No. 23.

Description

Oil staining on the concrete inside the main shop building; adjacent to the furnace.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 24.

Description

Oil staining on the concrete inside the main shop building.





Photo No. 25.

Description Fire hydrant and water meter located at the entrance to the Property.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 26.</u>

Description

Drain and sewer manhole located at the entrance to the Property.





<u>Photo No. 27.</u>

Description Water valve located at the entrance to the Property.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 28.</u>

Description The Property as seen facing east.





<u>Photo No. 29.</u>

Description The Property as seen facing south.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 30.

Description

The south side of the main shop building as seen facing west.





<u>Photo No. 31.</u>

Description Entrance to the Property as seen facing north.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 32.

Description

Wetland area beyond the west side of the Property.





<u>Photo No. 33.</u>

Description Wetland area beyond the north side of the Property.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 34.

Description

Scrap pile of light fixtures, located on the south side of the Property.





<u>Photo No. 35.</u>

Description Miscellaneous debris pile located on the west side of the Property.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 36.

Description

Miscellaneous debris pile located on the east side of the Property.





<u>Photo No. 37.</u>

Description Miscellaneous debris pile located on the northeast corner of the Property.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



Photo No. 38.

Description The Property as seen facing south.





<u>Photo No. 39.</u>

Description The Property as seen facing west.

PHOTOGRAPHS

Project Name: Project Number: Location: City of John Day 1874.01.01 John Day, Oregon



<u>Photo No. 40.</u>

Description

Extension of Patterson Bridge Road on the Property as seen facing north.



APPENDIX C PROPERTY APPRISAL REPORT



APPRAISAL REPORT

Iron Triangle Property 14.16 Acres of Industrial Land with Three Industrial/Office Buildings Located at 433 Patterson Bridge Road John Day, Oregon

As Of

May 7, 2019

Prepared For

Nicholas Green, City Manager City of John Day 450 East Main Street John Day, OR 97845

Prepared By

Gregory W. Moore, MAI President, AGCO – Moore Valuation, Inc. 60602 Woodside Road Bend, Oregon 97702 Revised June 28, 2019

File No. M201930



Appraisal Group of Central Oregon, LLC

Appraisal Group of Central Oregon, LLC

Appraisal / Consulting / Review / Litigation Support

Gregory W. Moore, MAI

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Marlo T. Dill, ARA AGCO – Dill & Associates, LLC 1894 NE McKay Creek Rd. Prineville, OR 97754

Ph: (541) 447-6641 Fax: (541) 447-6642 agappraiser@prinetime.net

Revised June 28, 2019 Job No. M201930

Nicholas Green, City Manager City of John Day 450 East Main Street John Day, OR 97845

Dear Mr. Green,

This appraisal report presents the appraisal you requested for the Iron Triangle Property, located at 433 Patterson Bridge Road, in John Day, Oregon. The subject property involves 14.16 acres of industrial land with three industrial/office buildings. The property is currently utilized by the owner for a logging support business.

This appraisal was prepared at the request of, and for the exclusive use of the intended users, which includes the client, Nicholas Green, City Manager with City of John Day, and representatives of the City of John Day, JDCC Parks & Recreation District, and the Oregon Parks and Recreation Department (OPRD). The purpose of this appraisal is to estimate the subject's as-is, fee simple market value as of May 7, 2019. The appraisal project involves a single market value conclusion of an existing whole property, not a before-and-after appraisal related to a partial taking. The intended use of the appraisal is to assist the client with securing Federal funding related to the use of the subject properties. No third party shall have any rights to use or rely upon this appraisal for any purpose.

The scope of the appraisal involves the application of the sales comparison approaches, focused on land value, to estimating market value, which is consistent with the perception of market value among most typical market participants, and is most appropriate for estimating market value. Cost approach methodology is the primary manner of supporting the contributory value of the existing improvements, secondary to the land, with supplemental support from improved sales. The report presents the physical description of the subject property, market data, and valuation analysis in an appraisal report, reported in a narrative format. The report is summarized, with more detailed information remaining in my work file.

The appraisal and this report have been prepared in conformance with the Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book"). The appraisal and appraisal report also comply with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by The Appraisal Foundation (except where superseded through the Jurisdictional Exception rule, for compliance with the "Yellow Book"). The appraisal was originally reported June 27, 2019, then revised on June 28, 2019 for corrections related to clerical errors (incorrect property references, definitions, etc.). The market value conclusion was not changed. A copy of your written authorization and instructions is included in the Addenda of this report.

For a full understanding of the analysis and conclusions, it is essential that the user(s) of this report read it in its entirety, including, but not restricted to the Statement of Limiting Conditions, Highest and Best Use analysis, and final reconciliation. Such an understanding is necessary prior to making any decisions based on the information and analysis within this appraisal. Client's, intended user's, or any reader's use of the appraisal or reliance on its conclusions will constitute acceptance of the appraisal conditions (including the Scope of Work) and the Statement of Limiting Conditions, as presented in this appraisal report. A personal inspection of the property and market was made on May 7, 2019. The following fee simple market value conclusion is the result of my investigation of the subject property and market, as of May 7, 2019:

FOUR HUNDRED NINETY FIVE THOUSAND DOLLARS ... \$495,000

There is no evidence of any sales or marketing involving the subject property within the ten years prior to the date of value. The most recent sale involving the subject property occurred in 1984, according to assessment data. There is no evidence of any other sales or marketing involving the subject property within the three years prior to the date of this report, or the date of value.

Respectfully submitted,

Gregory W. Moor

President, AGCO – Moore Valuation, Inc. Oregon State Certification No. C000607 Washington State Certification No. 1102251 Revised June 28, 2019

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Market Data Analysis & Valuation

Sales Comparison Approach

Addenda

Sales Sheets Legal Description Appraisal Engagement Pertinent Appraisal Definitions Statement of Limiting Conditions Appraiser Qualifications

Certification of Gregory W. Moore, MAI

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have provided no services as an appraiser or in any other capacity regarding the properties that are the subject of this report within the three-year (36 month) period immediately preceding acceptance of the assignment that resulted in this report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraisal was developed and the appraisal report was prepared in conformity with the *Uniform Appraisal Standards* for Federal Land Acquisitions.
- The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's *Uniform Standards of Professional Appraisal Practice* and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.
- The appraiser has made a physical inspection of the property appraised (interior and exterior) and that the property owner, or his designated representative, was given the opportunity to accompany the appraiser on the property inspection.
- I have made a personal inspection (interior and exterior) of the properties that are the subject of this report. I have made a personal inspection of the exterior of most, but not all of the comparable sales utilized in this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional *Appraisal Practice* of the Appraisal Institute.
- The use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the *Appraisal Institute*.
- As of the date of this report, I have completed the requirements under the continuing education program mandated by the State of Oregon.

The estimated market value of the fee simple interest in the subject acquisition property, as of May 7, 2019, was \$495,000.

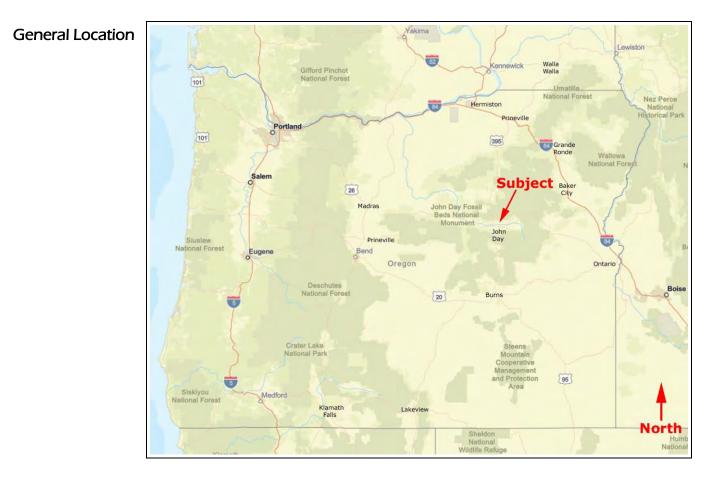
Gregory W. Moore, MAI – Revised June 28, 2019

Appraiser Certification – State of Oregon No. C000607 / State of Washington No. 1102251

Introduction Photo



View north over the yard area toward the main shop building.



Summary of Facts and Conclusions

Property Name:	Iron Triangle Property
Location:	433 Patterson Bridge Road John Day, Oregon Tax Lot 2700 in Assessor''s Plat Map T.13S-R.31E-22D.
Owner of Record:	Iron Triangle Logging, Inc.
Unusual Limiting Conditions:	None
Property Rights Appraised:	Fee simple
Zoning:	GI, General Industrial
Land Area:	14.16 acres
Hazardous Materials:	None noted
Improvements:	 5,400-sq. ft. main shop building (wood-frame, metal siding/roof) 1,356-sq. ft. low-cost office (wood-frame, wood-siding) 1,800-sq. ft. shop building (wood frame, metal siding) with 360-sq. ft. lean-to. 8,916 square feet total building area Site Improvements – crushed rock yard area, fence/gate, fueling area (above ground catch basin, tanks/pumps considered personal property and excluded).
Highest and Best Use	
As Vacant:	Industrial development (single large user or minor partition, or subdivision)
As Improved:	Industrial development (consistent with HIBU as vacant, retaining existing improvements)
Estimated Market Value:	
Site Value:	\$285,000
Improvement Contribution: Total Market Value:	\$210,000 \$495,000
Date of Value:	May 7, 2019
Appraiser:	Gregory W. Moore, MAI

Photo 1 GPS Coordinates: 44°25'26.52"N 118°58'17.58"W

Photo by Gregory Moore on March 22, 2019



View east at the entrance to the subject property.



View northeast of the main shop building.

Photo 2 GPS Coordinates: 44°25'25.07"N 118°58'15.53"W

Photo 3 GPS Coordinates: 44°25'25.99"N 118°58'13.57"W

Photo by Gregory Moore on May 7, 2019



View southwest of the main shop building.



View east of the main shop building.

Photo 4 GPS Coordinates: 44°25'25.99"N

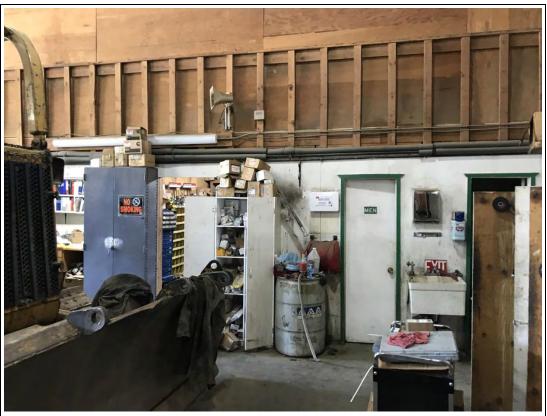
118°58'15.39"W

Photo 5 GPS Coordinates: 44°25'25.52"N 118°58'14.46"W

Photo by Gregory Moore on May 7, 2019



Interior of the main shop building.



Interior of the main shop building.

Photo 6 GPS Coordinates: 44°25'25.52"N

118°58'14.46"W Photo by Gregory Moore on May 7, 2019 Photo 7 GPS Coordinates: 44°25'25.52"N 118°58'14.46"W

Photo by Gregory Moore on May 7, 2019



Interior of the main shop building.



Interior of the main shop building.

Photo 8 GPS Coordinates: 44°25'25.52"N 118°58'14.46"W

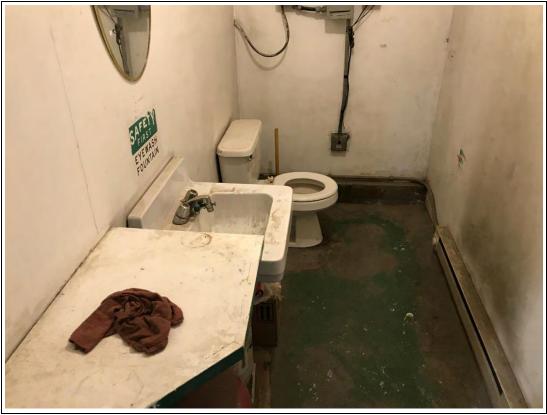
Photo 9 GPS Coordinates: 44°25'25.52"N 118°58'14.46"W

Photo 10 GPS Coordinates: 44°25'25.52"N 118°58'14.46"W

Photo by Gregory Moore on May 7, 2019



Interior of the main shop building.



Interior of the main shop building.

Photo 11 GPS Coordinates: 44°25'26.44"N 118°58'15.85"W

Photo 12 GPS Coordinates: 44°25'26.08"N 118°58'13.86"W



View east of the office building.



View west of the office building.

Photo 13 GPS Coordinates: 44°25'26.34"N 118°58'14.52"W

Photo by Gregory Moore on May 7, 2019



Interior of the office building.



Interior of the office building.

Photo 14 GPS Coordinates: 44°25'26.34"N 118°58'14.52"W

Photo 15 GPS Coordinates: 44°25'25.64"N 118°58'11.80"W

Photo by Gregory Moore on May 7, 2019



View northwest of the secondary shop building.



Interior of small rented space in secondary shop building.

Photo 16 GPS Coordinates: 44°25'26.30"N 118°58'12.71"W

Photo 17 GPS Coordinates: 44°25'26.30"N 118°58'12.71"W

Photo by Gregory Moore on May 7, 2019



Interior of storage area in secondary shop building.



Above ground fueling station.

Photo 18 GPS Coordinates: 44°25'23.68"N 118°58'12.70"W

Photo by Gregory Moore on May 7, 2019 Photo 19 GPS Coordinates: 44°25'24.10"N 118°58'15.36"W

Photo by Gregory Moore on March 22, 2019



View southeast over the southern part of the improved area, toward the larger open land.

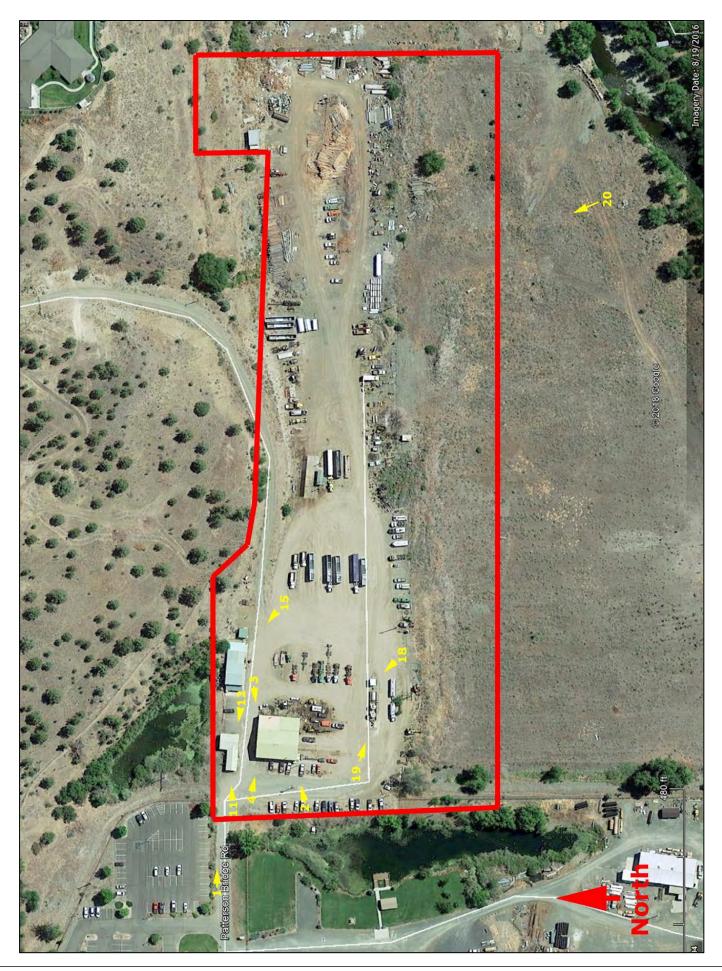


View north from off the site, looking back toward the subjects eastern side of the site.

Photo 20

GPS Coordinates: 44°25'19.89"N 118°58'1.93"W

Photo by Gregory Moore on March 22, 2019



Statement of Limiting Conditions

This appraisal is subject to the following limiting conditions:

This appraisal is for no purpose other than property valuation, and the appraiser is neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are also inherent limitations to the accuracy of the information and analysis contained in this appraisal. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations.

The appraiser assumes no responsibility for legal matters affecting the property appraised or the title, thereto. Title is assumed to be good and transferable. Any mortgages, liens, reservations, restrictions or encumbrances have been disregarded except where otherwise noted. There was no consideration given to personal property (if any), licenses or contracts in the valuation estimate.

No title report or survey was furnished to the appraiser. Information concerning the legal description and size of the subject property are deemed to be from reliable sources. Any drawings or sketches are for illustrative purposes only.

Title to the property is assumed to be fee simple unless otherwise noted. The property is appraised as though under competent management and ownership.

It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject was not performed for this appraisal.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items is based only on a rudimentary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.

It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since I have not made a comprehensive examination of laws and regulations affecting the subject.

This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation, and not as a complete or detailed physical report. The appraiser is not a construction, engineering, environmental, or

legal expert. Any statement given on these matters in this report should be considered preliminary in nature.

The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, electrical service, insulation, and all mechanicals and construction is based on a casual inspection only, and no detailed inspection was made. For instance, I am not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report.

Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view, and therefore were not inspected. The existence of insulation, if any is mentioned, was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

No soils report was furnished to the appraiser. Conditions are assumed to be adequate for those uses consistent with highest and best use and current zoning ordinances. There is no warranty, implied or otherwise, as to the structural soundness or freedom from defects, hidden or unapparent in the subject improvements, or on the property. Nor is any responsibility assumed for any such conditions, or for engineering that may be required to discover such factors. Subsurface rights (mineral, oil, gas, geothermal, etc.) were not considered in making this appraisal. The appraiser is not qualified in these areas and suggests that the client retain experts in the appropriate field if desired.

I am not an environmental expert, and I do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If I know, or suspect any problems of this nature that I believe would create a significant problem, they are disclosed in this report. Nondisclosure should not be taken as an indication that such a problem does not exist. Again, I am not qualified to detect such conditions or substances. If desired, the client should retain an expert in this field.

Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use. It is assumed that wells and sewage disposal systems meet all federal, state and local laws and requirements.

The appraiser performed no chemical or scientific tests on the subject property. It is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind, unless otherwise noted in the report. It is further assumed that the land does not contain any type of dumpsite, and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

The age of any improvements to the subject property should be considered a rough estimate. I am not sufficiently skilled in the construction trades to be able to reliably estimate the age of

improvements by observation. I therefore rely on circumstantial evidence that may come into my possession (assessor's data, architectural plans), or conversations with those who might be somewhat familiar with the history of the property such as the property owners, onsite personnel, or others. Parties interested in knowing the exact age of improvements on the land should contact me to ascertain the source of my data and then make a decision as to whether they wish to pursue additional investigation.

The subject property was inspected to the degree necessary for estimating market value. The appraiser is not a qualified surveyor, engineer, or environmental consultant. Because a more detailed inspection or survey goes beyond the appraiser"s expertise and the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of the foundation, roof exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I would strongly suggest that a construction expert be hired for a detailed investigation.

Information furnished to the appraiser and contained in the report was obtained from sources considered reliable. However, the appraiser assumes no responsibility for the accuracy of such items. Data limitations result from a lack of certain areas of expertise by the appraiser (that go beyond the scope of the ordinary knowledge of an appraiser), the inability of the appraiser to view certain portions of the property, the inherent limitations of relying upon information provided by others, etc. Responsibility is not assumed for errors or omissions, nor is responsibility assumed for information not disclosed that might otherwise affect the valuation estimate.

Comparable data relied upon in this report is believed to be from reliable sources. Though all the comparable sales were examined, (unless otherwise stated), it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.

The values shown in this appraisal report are estimates based on my analysis as of the date of the appraisal. These values may not be valid in other time periods, or as conditions change. I take no responsibility for events, conditions, or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report, or the date of inspection, whichever occurs first.

Before relying on any statement made in this appraisal report, interested parties should contact me for the exact extent of my data collection on any point that they believe to be important to their decision making. This will enable such interested parties to determine whether they would like to pursue additional data gathering for a higher level of certainty.

The appraiser is not required to give testimony, nor is he required to appear in court or any other hearing with reference to the subject property unless arrangements have been previously made.

Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization.

Gregory W. Moore is a MAI Designated Member of the Appraisal Institute. The Bylaws and Regulations of the Appraisal Institute require each member to control the use and distribution of each appraisal report signed by such member. Portions of this appraisal report shall not be given to third parties without prior written consent of the appraiser. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without prior written consent of the signatories of this appraisal report.

The property has been appraised in its "as is" physical condition.

This report conforms to the Appraisal Standards as found in the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP), except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions;

Appraisal reports are technical documents addressed to the specific technical needs of the client. Casual readers should understand that this report does not contain all of the information I have concerning the subject property or the real estate market. I have not knowingly withheld any factors unknown to the client that I believe to be significant. However, it is always possible that I have information of significance that may be important to others, but which does not appear essential due to my limited scope of analysis and limited expertise. Casual readers are cautioned about the limitations and possible misinterpretation of the appraisal report and its' contents.

The appraiser should be contacted with any questions before this report is relied upon for decision making.

Basis of Appraisal

This appraisal and this appraisal report correspond to the appraisal and appraisal reporting requirements set forth in the *Appraisal Standards for Federal Land Acquisitions* ("Yellow Book"). The appraisal and appraisal report also comply with the *Uniform Standards of Professional Appraisal Practice* (USPAP) as formulated by *The Appraisal Foundation* (except where superseded through the Jurisdictional Exception rule, for compliance with the "Yellow Book"). A copy of your written authorization and instructions is included in the Addenda of this report.

Limiting Conditions

The reader must read the limiting conditions for a complete understanding of the basis on which this appraisal has been completed.

Scope of Work

The scope of work involves sufficient research related to the regional/local market, as well as the physical and legal characteristics of the subject property and comparable market data, application of all applicable methods of valuation. This appraisal is reported in an Appraisal Report format, summarizing all information and analysis necessary for the intended users to a complete understanding of the appraisal conclusions, with some detailed information retained in the workfile. The Uniform Standards for Federal Land Acquisitions stipulates the following specific requirements to be covered within the Scope of Work (UASFLA, Section 2.3.1.8.).

Purpose of the Appraisal

The purpose of this *appraisal* is to estimate the as-is, fee simple *market value* as of each of the subject properties, as of May 7, 2019. The appraisal involves the market value of each whole property (i.e., a "whole taking"), not a portion of a larger parcel, and therefore no before-and-after analysis is performed.

The purpose of this *appraisal report* is to communicate the data, reasoning and opinions used in developing the estimate(s) of market value in a manner that is meaningful and not misleading in the marketplace.

Property Rights Appraised

The rights being appraised are fee simple ownership.

Client

Nicholas Green, City Manager City of John Day 450 East Main Street John Day, OR 97845 (541) 575-0028

Intended Users

This appraisal was prepared at the request of, and for the exclusive use of the intended users, which includes the client, Nicholas Green, City Manager with City of John Day, and representatives of the City of John Day, JDCC Parks & Recreation District, and the Oregon Parks and Recreation Department (OPRD). This report is written specifically to meet the needs of the clients/intended users. No third party can use or rely upon this appraisal report.

Intended Use

The intended use of this appraisal is to assist the client with securing Federal funding related to the use of the subject properties.

Definition of Market Value

For purposes of this appraisal, market value is defined, as directed in the *Appraisal Standards for Federal Land Acquisitions*, as follows:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

Effective Date

The report has been prepared starting on May 6, 2019. Gregory W. Moore personally inspected the subject property on March 22, 2019 and May 7, 2019, which is identified as the effective date of the appraisal. The appraisal was originally reported June 27, 2019, then revised on June 28, 2019 for corrections related to clerical errors (incorrect property references, definitions, etc.).

Property Characteristics

The characteristics of the subject property will be discussed in detail, starting on Page 36. In summary, the property involves a large tract of predominantly bare land suitable to development of light or heavy industrial uses, including one large use or partitioning/subdividing for multiple smaller industrial uses.

Assignment Conditions

The assignment considers the subject property as being its own "larger parcel". There are no extraordinary assumptions or hypothetical conditions.

Summary of Appraisal Problems/Complications

The major complication in completing the appraisal of the subject is analyzing the demand for commercial real estate and development land in the local market, and how that relates to the highest and best use of the property. This analysis is fundamental to determining if the property should be redeveloped and/or partitioned for multiple parcels of commercial land. It is critical for the reader, to have a complete understanding of the analysis and conclusions, so closely read the *Statement of Limiting Conditions* (see Page 15), Basis of Appraisal (see Page 19), and Highest and Best Use Analysis (see Page 41) for a complete understanding of the valuation.

Regional / Neighborhood Market Area Research

The regional and local neighborhood market area has been researched in an effort to discover recent events and trends that affect the highest and best use and property values related to the subject property. On a broad basis, population and employment/economic statistics were researched, along with published news articles, professional journals, and market reports. Further, the appraiser"s Work File (which includes electronic and hard copies of other appraisals and supporting documents) provides additional understanding of trends and values.

Research of the Subject Property

Investigation into the legal, physical, financial parameters affecting the subject property included a thorough research of:

- Assessment records for site and improvement details, assessed values and taxes, and ownership history,
- Clerk/Recorders documents (deeds),
- CoStar, rMLS & MLS (Multiple Listing Services) records for sales and listing activity,
- Title information, as provided by the client,
- Other sources of market information

The investigation of the subject property included a property inspection of the subject property, performed personally by Gregory Moore. The inspection involved driving and walking around the properties, with an attempt to identify the boundaries of each property, and through the middle of the sites, when possible. The appraiser also took measurements of the existing improvements on the subject for use with the computer sketching program *TotalSketch* in order to the improvement area estimates. The inspection also involved taking photos and writing notes. The subject owner (Zach Williams) joined the appraiser on the inspection and was also interviewed to provide additional understanding of the property.

The inspection was sufficient for estimating the market value of the property, attempting to inspect the property consistent to the degree that a prospective buyer would look into the property. However, the appraiser is not an engineer, building inspector, pest controller, or other inspection expert. While the appraiser did not note any evidence of problems related to such issues, the appraisal inspection was not so detailed as to discover any engineering deficiencies, structural damage, hazardous materials or infestation. The appraiser recommends full inspections by experts in these areas if a more complete understanding of any of these hazards is desired.

The appraiser, Gregory W. Moore, has performed many appraisals of similar properties over the past few years. The file data for the appraisals of similar properties, held by Appraisal Group of Central Oregon, LLC, was reviewed for additional market data and trends.

Research of Comparable Properties

The search for comparable sales and/or leases, and the physical, financial and legal factors affecting the properties, involved a research of the following:

- CoStar, rMLS, & MLS (Multiple Listing Services, Willamette Valley and Central Oregon) records,
- Realtor interviews,
- Consultation with appraiser colleagues,
- Assessment records,
- Clerk/Recorders documents (deeds),
- Other sources of market information.

The local market was researched for sales and listings, marketing times, absorption rates, permits/applications for new competitive developments. This research not only provided information relative to market values, but also for supply/demand dynamics.

A search was made within the Grant County area for sales data of comparable properties. The research focused on sales that occurred over the past five years (market activity in Grant County is particularly light, requiring both an extended period of time researched, as well as consideration of sales from other similar areas). Unless otherwise specifically indicated, all primary sales used in this report have been verified by at least one knowledgeable party (buyer, seller, owner, tenant, realtor, or leasing agent) involved with the sale/lease unless otherwise stated.

Gregory Moore performed an exterior inspection from the street for all primary local sales analyzed in the appraisal. Some, but not all, of the supplemental sales were also inspected, while others were not due to remote location, access limitations, or if the appraiser was not aware of the sales in time for the properties to be inspected for the appraisal.

Scope of Analysis

This appraisal conforms to the Appraisal Standards as found in the current (2018-2019) Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Standards for Federal Land Acquisitions. There are three fundamental approaches to value that may be considered.

- 1. Cost approach
- 2. Sales comparison approach
- 3. Income approach

The *cost approach* is arrived at by estimating the value of the site and adding to this the reproduction cost of the improvements less accrued depreciation. The reliability of this approach is based upon an accurate estimate of land value determined by sales of comparable sites plus an accurate estimate of reproduction cost new less accrued depreciation as determined from a market analysis. Since the subject improvements are considered secondary to the land relative to the market incentive to purchase the property, the value should be considered focused on the land, with the improvements considered of secondary importance, and therefore, it is more appropriate to consider the contributory value of the improvements as an adjustment to the land value as estimated through sales comparison approach, rather than applying an independent approach focusing on the improvements.

The *sales comparison approach* attempts to measure value from the market by direct comparison of the subject property with sold properties. For this approach to have validity, the sold properties must have a reasonable degree of comparability with the subject. Several different units of comparison may be used. The sales comparison approach is the primary method for estimating the market value of residential or commercial lots and development land, typically applied through either direct comparison on an overall basis, or on a unit value basis (\$/acre or \$/square foot). Therefore, the sales comparison approach the primary method to estimate the market value of the subject, with adjustments applied where supported (specifically, in this case, for the contributory value of the improvements, utilizing cost approach methodology to estimate their depreciated replacement cost).

The *income approach* utilizes the capitalization of net income into value. Value is considered to be the present worth of anticipated future benefits. Reliability of this approach is dependent upon accurate projections of economic rent, expenses and capitalization rate. Consideration must also be given as to whether the subject property is typically an investment type property or an owner-user type of property. In the case of the subject's property type, the market for the subject would be developers and owner-users. Further, there is very limited market data, and the date is inconsistent, relative to rental rates for similar properties, and market-supported capitalization rates are even less common or supported. Therefore, there is limited market support for applying the income approach in valuing the subject property, and application of the approach would not add to the credibility of the appraisal.

The market value conclusion reconciles the value conclusions of the various valuation approaches, considering the various strengths and weaknesses of each method. The reconciliation of market value does not "average" the results of the approaches, but considers which approach(es) most closely resemble(s) the thought processes of typical buyers and sellers, which approaches have the strongest support from the market data available in this case, and how the other approaches (if applicable) support of conflict with the conclusion of the approach considered best supported. In this case, with only one approach applied, reconciliation of multiple value conclusions is not necessary.

This level of analysis is satisfactory for the intended use and users of the appraisal. The analysis and valuation of the subject considers the findings of the research and concludes the estimates of the fair market value.

Scope of Reporting

The appraisal is reported in an appraisal report format. The appraisal has also been reported in conformance with the Uniform Appraisal Standards for Federal Land Acquisitions. The report format presents a summary of the data and analysis that contributed to my value conclusions. I have expanded portions of my analysis that are most pertinent to give the intended users a better and more thorough understanding of the valuation complexities. The detailed data and analysis not presented here, but necessary for a complete understanding of my conclusions, remains in my work file.

Delivery of the appraisal report to the client constitutes the completion of this assignment.

Work File

Appraisal Group of Central Oregon, LLC maintains a large database of real estate information from the entire state of Oregon, particularly comprehensive and current in Central Oregon. This data includes information on land sales, improved sales, leases, development and construction costs, absorption studies (subdivision lots and houses, office & retail buildings), operating expenses, capitalization rates, and other market trends and factors. Only the information pertinent to, and necessary for a complete understanding of this appraisal, has been included within this report. The information retained within the offices (stored in computer files, cabinets, and folders) of Appraisal Group of Central Oregon, LLC (specifically AGCO – Moore Valuation, Inc.), contributes to the appraiser''s understanding of the market and an extension of the work file for this particular appraisal. As such, all data is available for review by the client or duly authorized parties upon request.

Competency of the Appraiser

The appraiser has the appropriate knowledge and experience to complete the appraisal assignment competently. See the appraiser qualifications at the end of this report.

Prior Ten Years Sales History

The Iron Triangle Logging, Inc. acquired the subject property in 1984, according to the Grant County Assessor (price not disclosed). There is no evidence of other sales or marketing within the past ten years.

Property History, Identification & Assessment Data

Subject History and Present Use

Please refer to prior page for sales history.

The subject has been utilized as a base of operations for a logging company for many years, with equipment storage and service, office use, and open space. There is a small rental business operating on a short-term rental basis in a small portion of the secondary shop building, but it is not considered to impact the perception of use or value with typical buyer and sellers, and is not considered a value-added or detrimental situation relative to the whole property.

Property Identification

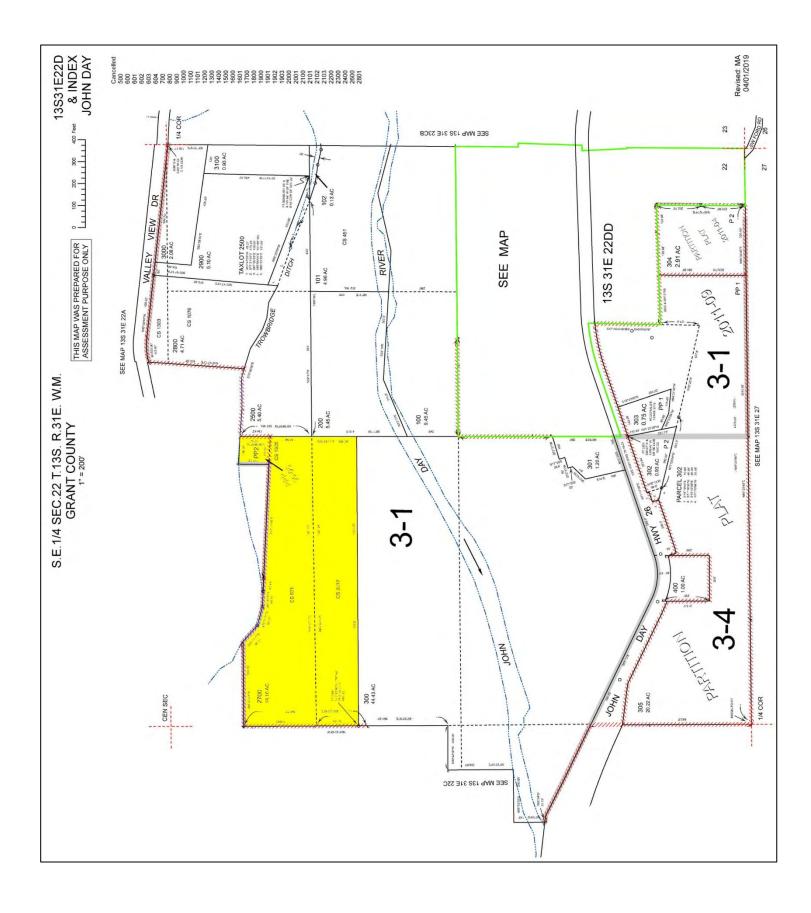
A legal description for the subject can be found on Page 56 in the Addenda.

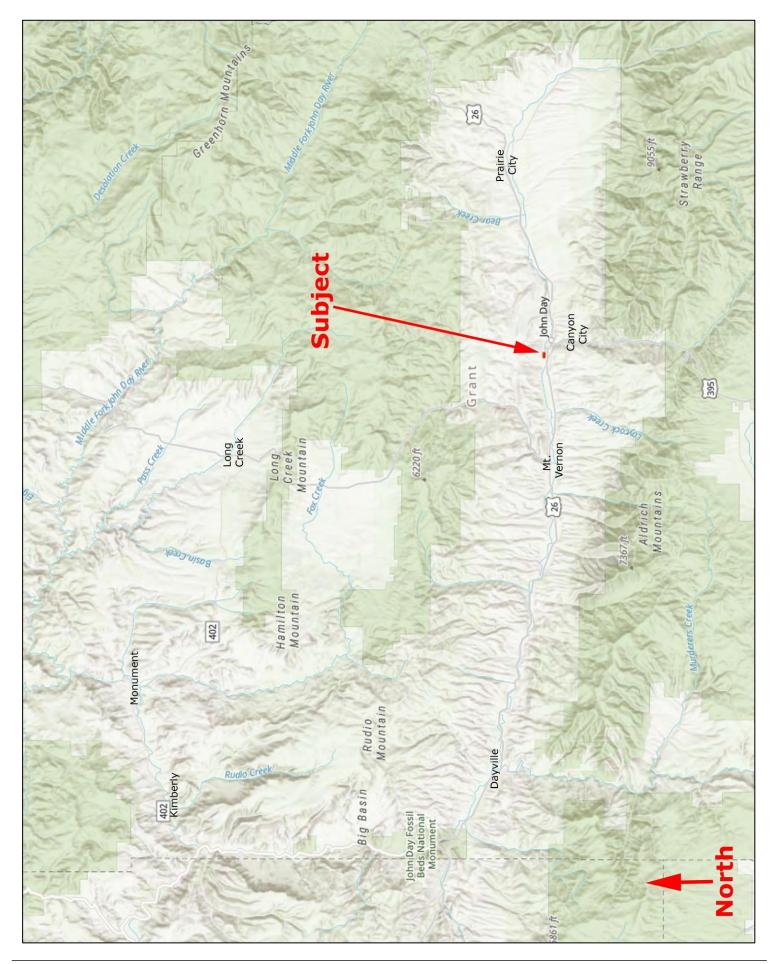
Assessment Data

The following table summarizes the assessor's identification (Grant County), acreage, assessed values, and taxes for the subject property. Following the table is the corresponding plat map displaying the subject property.

Subject identification and 2016-19 Tax Assessment Summary									
Plat	Тах	Situs	Site	Improv.	Assessor's Market Values			Taxable	Property
Мар	Lot	Address	Acres	Sq. Ft.	Land	Improv.'t	Total	Value	Тах
13S-31E-22D	2700	Patterson Bridge Rd.	8.16		\$125,210	\$137,330	\$262,540	\$262,540	\$4,100.90
						(-3% discou	unt for on-tim	le payment)	<u>\$123.03</u>
Overall Millage I	Rate =	\$15.6201	per \$1,00	00				Tax Due	\$3,977.87

Subject Identification and 2018-19 Tax Assessment Summary





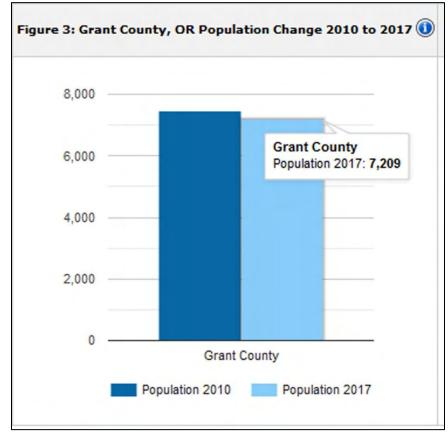
Area Analysis – Grant County Oregon

The County consists of 4,528 square miles, and is drained primarily by the four forks of the John Day River, which eventually flow into the Columbia River. The County is characterized by sparse population, abundant public lands that include a mix of mountains, hilly areas, prairies, canyons, and fertile bottom land areas. Due to relative isolation, limited transportation corridors, the decline of the timber industry and few other resources, the economic and population growth of the area is limited to a wallowing wood products industry, ranching, recreation, and local residence services.

Population

The population of Grant County has been characterized by decline and flat numbers for many years. The population in 1985 was 8,230 people, decreasing to 7,950 as of 2000, 7,445 in 2010, 7,415 in 2017, and 7,400 in 2018. Grant County has fewer than two persons per square mile.

The prominent towns in Grant County include John Day (1,735), Prairie City (915), Canyon City (705), Mt. Vernon (525), Long Creek (195), and Dayville (155).



<u>Climate</u>

Average elevation is 3,194 feet above sea level. The highest point in Grant County is Strawberry Mountain at 9,038 feet above sea level, while the lowest point is the John Day River near Kimberly at 1,820 feet. The number of growing days in the growing season is 179. The annual average precipitation is 15.43 inches, average temperature is 49.9 degrees Fahrenheit and average snowfall is 18.6 inches. The average temperature in January is 25.8 degrees and in July is 66.5 degrees Fahrenheit.

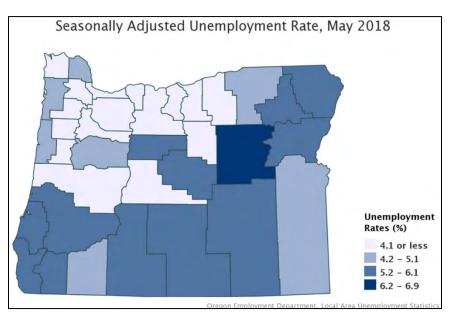
Land Use

Grant County is made up primarily of public lands, dominated by the US National Forests (Malheur National Forest, Ochoco National Forest, Umatilla National Forest and Wallowa-Whitman National Forest) and Bureau of Land Management.

Appraisal Group of Central Oregon, LLC

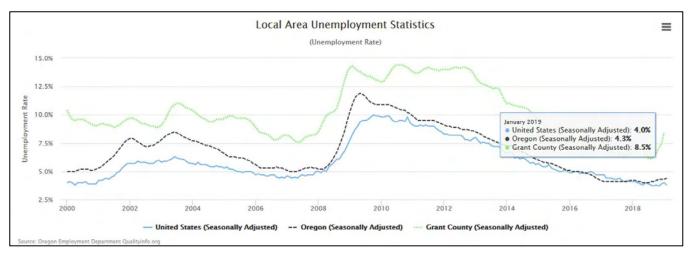
Economics

Grant County (highlighted in the chart to the right in darkest blue) is considered an isolated area of Eastern Central Oregon. The area has been impacted by the decline of the wood products industry, with the closure of local mills and the drop in the number of people employed as loggers, millworkers, and trucking. The rural quality of life remains good for recreation



and other factors, but offers limited medical care facilities and education. With few exceptions (such as some recreation manufacturing, namely hunting bows), Grant County has not had the ability to attract and retain new industries outside the agricultural realm that are growing in other eastern Oregon areas.

Unemployment in Grant County has averaged as much as 4% higher than the average for the State of Oregon. While unemployment rates in Grant County were only 2.6-2.9% higher than state averages in 2016-2017, more recently Grant County registered the highest unemployment rate in the state for the month of December 2018, at 7.4 percent. In the latest unemployment report recorded, January 2019, Grant County registered the highest unemployment rate in the state again going up to 8.5 percent, while the Oregon unemployment rate came in at 4.3% in the same month.



Comparing on a larger scale, the US unemployment rate rose to 4 percent in January 2019, up from 3.9 percent in the previous month, and slightly above market expectations of 3.9 percent. The U.S. unemployment rate was 3.7 percent in October of 2018, which marked a 49-year low and in line with market expectations.

In addition to higher than average unemployment rates, Grant County also suffers from lower than average per capita personal income (PCPI) expectations when compared to the state and country. In recent history, Grant County has been as low as 75% of the PCPI of the state, but since 2013, Grant County has remained between 85%-88% of the PCPI of Oregon.

Still, it should be noted that Grant County has does attract new residents who are attracted by the small town, rural living and excellent recreation opportunities that are prominent throughout the County.

Residential Real Estate Market

The residential real estate market in Grant County is characterized by limited new development and relatively flat, low values. The past five years are marked by an overall modest increase in value and limited change in sales activity, and very little new construction. The following table summarizes some of the most relevant market statistics for Grant County:

	Sales				2019	2019 Pending Projected			% Active to
	2015	2016	2017	2018	Thru 2/28	Sales	2019	Active Listings	
Residential Lots									
<u># Sales Residential Lots (<5.0 acres)</u>	86	8	6	11	0	0	0	22	N/A
Lowest Sale (<5.0 ac)	\$5,100	\$14,500	\$10,000	\$2,000	N/A	N/A	N/A	\$6,800	
Median Lot Price	\$16,500	\$29,500	\$23,750	\$32,500	N/A	N/A	N/A	\$37,472	
Change in Value from Prior Year		78.8%	-19.5%	36.8%	N/A	N/A	N/A	15.3%	
Highest Sale (<5.0 ac)	\$44,000	\$55,000	\$32,500	\$70,000	N/A	N/A	N/A	\$90,000	
Marketing Time (Days on Market	663	148	513	912	N/A	N/A		N/A	
Improved Residential									
<u># Sales - All Houses (<5.0 acres)</u>	73	84	69	75	4	0	25	0	0%
Lowest Sale (<5.0 ac)	\$19,500	\$32,000	\$22,000	\$32,000	\$40,000	N/A	N/A	N/A	
Median House Price (all houses, <5 ac)	\$99,950	\$115,000	\$125,000	\$127,000	\$76,750	N/A	N/A	N/A	
Change in Value from Prior Year		15.1%	8.7%	1.6%	-39.6%	N/A	N/A	N/A	
Highest Sale (<5.0 ac)	\$312,500	\$315,000	\$265,000	\$365,000	\$115,500	N/A	N/A	N/A	
Average Days on Market	255	252	309	179	80	N/A	N/A	N/A	
<u># Sales - New Houses (<5.0 acres)</u>	1	0	0	0	0	1	1	0	0%
Median House Price (all houses, <5 ac)	\$312,500	N/A	N/A	N/A	N/A	\$163,000	N/A	N/A	
Change in Value from Prior Year		N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Residential Listings and Sales in Grant County - March 2019

Properties listed with rMLS, does not include FSBO, exclusive listings, and/or sales/listings not listed with rMLS.

Houses include all residential (SFRs, condos, townhouses, manufactured homes w/land)

Sold includes only sold (no pending) listings. Active includes only active. Pending includes pending and contingent.

Projected sold involves average sales per day, pro-rata, multiplied by 365, plus the pending sales.

As seen in the above table, the median price for houses and lots reached its high point over the past four years in 2018, at \$32,500/lot and \$127,000 per house, with 2018 also witnessing the highest sales of each at \$70,000 for a 5-acre or less parcel of land, and \$365,000 for a house on five acres or less.

According to Nick Green, with the City of John Day, there are typically 5-10 building permits issued in John Day each year, with 2018 being one of the most active years in a

while at closer to ten permits, and there have only been six new homes built in the past ten years. One of the most notable recent developments is on the south side of the John Day River, east of 5th Street, where four new duplexes are being built, as of 2019, for a total of eight new residential units, with each of the new duplexes likely to be marketed at \$350,000, each.

Recreation & Cultural Resources

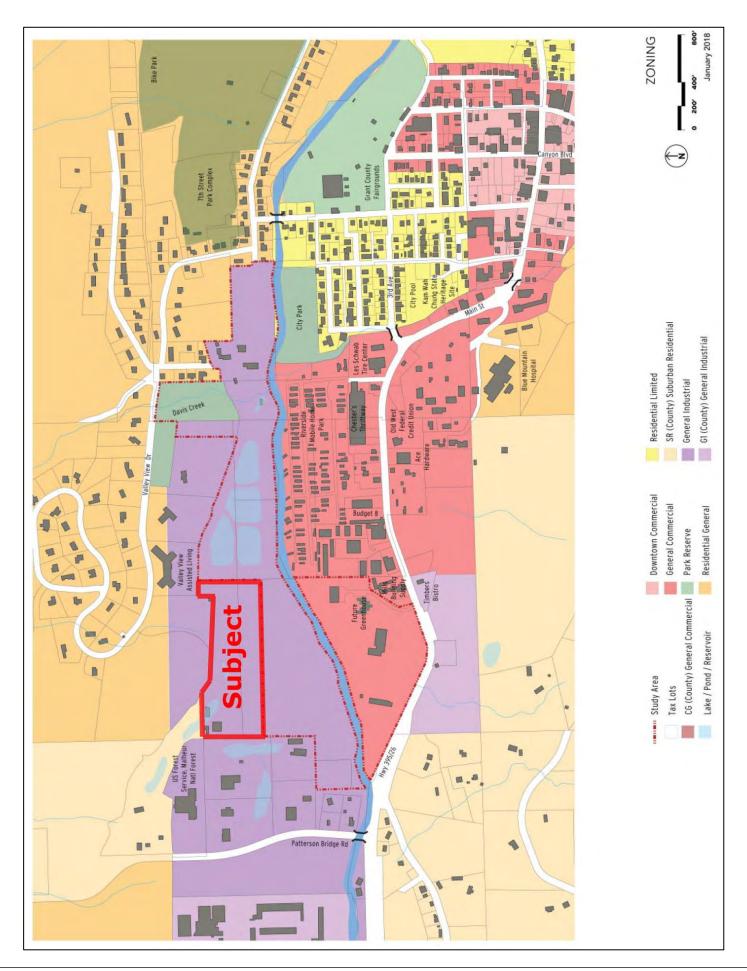
Grant County is best known for its recreation and cultural features, highlighted by hunting and the John Day Fossil Beds.

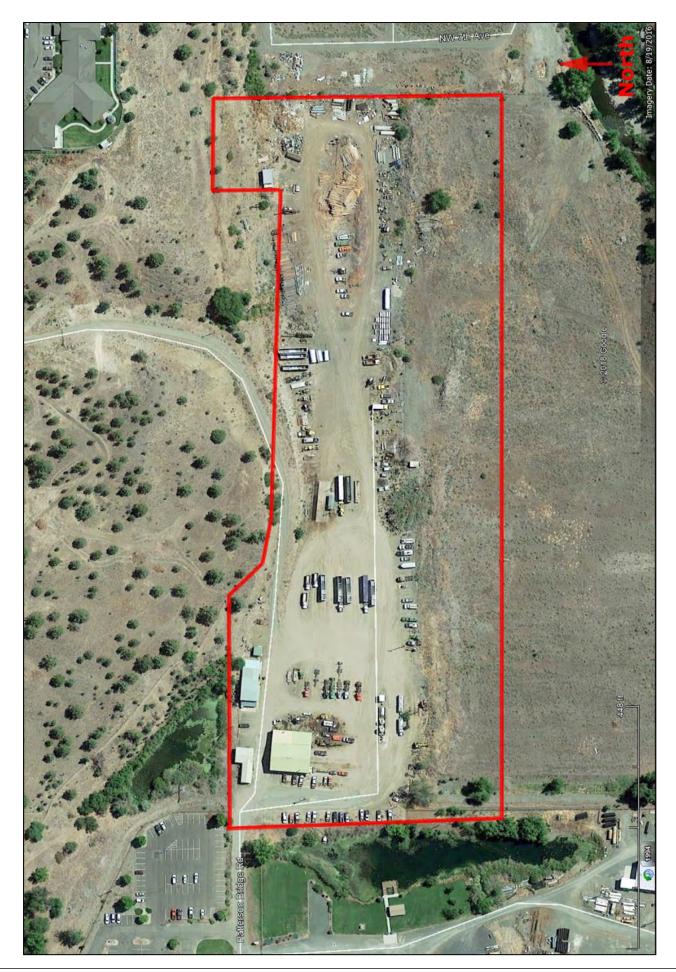
The county's wildlife lures a wide array of hunters in both the summer and fall. They are attracted by the many species of big game, including Rocky Mountain elk, mule deer and bighorn sheep. There is also cougar as well as black bear. As hunting is limited in Grant County hunters must apply through the Department of Fish and Wildlife for permits to hunt in certain areas. Grant County contains all or part of nine hunting units, including Ochoco, Silvies, Malheur River, Murderers Creek, Northside, Beulah, Heppner, Sumpter and Desolation. The Malheur National Forest features over 500 miles of snowmobiling routes. Grant County also offers a variety of opportunities for anglers to fish for steelhead, trout and small mouth bass. Bird hunting includes turkey, quail, chukar, grouse, mourning dove and waterfowl.

Since the late 1800s, scientists have been sifting through the unique record of ancient life preserved in the volcanic ash of the John Day Fossil Beds. Over 14,000 acres of the fossil beds are now a part of our National Park system, having been designated a National Monument in 1974. The beds contain bones, leaves, wood, nuts and seeds which paint a fascinating picture of the Age of Mammals- the time between the extinction of the dinosaurs and the beginning of the Ice Age.

Conclusions

Grant County is set in the central eastern portion of Oregon with unique geography, rich wildlife and one of the smallest populations in Oregon. The economic base of the area has historically been linked to agriculture and timber. However, with both industries going through tough times in the past few decades, and increased interest in the area from a recreational standpoint, the demographic and economic basis of the area is relatively static compared to other areas of the state, although that is also how many of the area's residents like things, and it is, in its own right what makes the area desirable to many, while pushing others away. The net result is a relatively flat population and limited development or new economic activity. The outlook for the future of Grant County is stable population, limited economic growth, and continued wood products and agricultural production with increased recreation-based industry.







Subject Property Description

Location & Access

The subject is located at 433 Patterson Bridge Road in John Day. The subject is located on the northwest outskirts of the City of John Day, on the north side of town. The property is located to the east of Patterson Bridge Road, just under ½ mile from Highway 26, to the north of the highway. The property is on the outside fringe of the City Limits. The property offers nice views to the south of the Strawberry Mountains.

Larger Parcel Determination

Under "Yellow Book" appraisal requirements, it is necessary to determine the larger parcel of which the subject property is part of, if in fact there is a larger parcel with additional lands that are not the specific subject of the appraisal. The concept of "larger parcel" considers continuity of ownership and use, and while typically involving adjoining lands under the same ownership, can involve non-contiguous lands, as well. In the case of this appraisal, while there are adjacent (or nearby) lands under the same ownership, and the larger parcel is determined to be the subject property.

Site Area and Layout

The Grant County Assessor estimates the subject size as 14.16 acres. For purposes of this report, I assume the Grant County Assessor''s records are correct. Although there may be minor variances, I believe the market would assume these records are accurate. The site has a somewhat irregular shape, but there are no areas of limited utility due to awkward lot lines. The site is predominantly flat, with small areas of rising lands on the north side of the site. In summary, all of the subject acreage has utility, and typical buyers would consider the site 100% usable.

Soil, Subsoil and Drainage

A soils report was not furnished. The subject property appears to have sandy loam/volcanic ash soils, which is typical to the area. These soils are generally well drained and stable for development. I did not notice any significant rock outcroppings. This appraisal assumes that the soil will adequately support any likely industrial development suitable to the property.

Flood/Other Hazards

According to Flood Insurance Rate Map 410077-0001C (dated 2/23/1982), no part of the subject lies within a flood hazard area. The entire site lies within Zone C, and not subject to significant flood hazard. I noted no underground fuel tanks during my inspection. The above-ground fuel storage tanks are set above a non-permeable concrete catch basin. This appraisal assumes there are no hazardous materials present on the subject. Before further development is considered, the potential for hazardous materials should be fully explored by a qualified engineering firm.

Utilities & Services

The subject is served with all typical utilities available in the local market. Currently, the property is not tapped into City water or sewer, but those services will be available to the property line, should a developer want to tap into those services. The existing services include well water, private septic system, electric power, and telephones. Cellular reception is good in the area.

<u>Zoning</u>

The subject is zoned GI, General Industrial by the Grant County Planning Department. The G-I Zone is intended to provide for the establishment of industrial facilities to serve urban areas.

The following uses and their accessory uses shall be permitted as a Type I Review:

- A. Retail, wholesale or service business establishments.
- B. One residence, including mobile home, for caretaker or security on property with an approved commercial or industrial use, or for the owner of said commercial or industrial use.
- C. Freight Depot.
- D. Contractor's or building material business, and other construction related businesses including plumbing, electrical, roofing, siding etc., provided material is wholly enclosed within a building. No outside storage is permitted when adjacent to a lot in a residential zone or visible within 100 feet of an arterial or collector street unless enclosed by a sight-obscuring fence, wall, or landscaping.
- E. Ice or cold storage plant.
- F. Wholesale distribution outlet, including warehousing, but excluding outdoor storage.
- G. Welding, sheet metal or machine shop provided material is wholly enclosed within a building. No outside storage is permitted when adjacent to a lot in a residential zone or visible within 100 feet of an arterial or collector street unless enclosed by a sight-obscuring fence, wall, or landscaping.
- H. Veterinary clinic or kennel.
- I. Laboratory for experimentation, research or testing.
- J. Compounding, packaging and storage of cosmetics, drugs, perfumes, pharmaceuticals, soap or toiletries, excluding all processes involving the refining or rendering of fats and oils.
- K. Government buildings, including offices, armories, maintenance, repair or storage facilities provided material is wholly enclosed within a building. No outside storage is permitted when adjacent to a lot in a residential zone or visible within 100' of an arterial or collector street unless enclosed by a sight-obscuring fence, wall, or landscaping.
- L. Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, scientific or electrical supplies and equipment, business machines, pleasure boats, furniture, signs and similar operations provided no outdoor storage is involved.
- M. Lumber and other wood products facilities except as limited by Article 62.130 below.
- N. Processing, packaging & storage of foods & beverages excluding those involving distillation, fermentation, the rendering of fats & oils, & slaughtering of animals.
- O. Repair, rental, sales, servicing and storage of machinery, implements, equipment, trailers or mobile homes, and the manufacture thereof.
- P. Public or semi-public uses.
- Q. Concrete or ready-mix plants.

- R. Automobile and other automotive wrecking yard in compliance with screening and statutory requirements set forth in Article 78.
- S. Agriculture & related product storage & processing plants, including a gasohol plant.

The following uses and their accessory uses are permitted as a Conditional Use subject to the issuance of a Conditional Use Permit as per Article 46, processed as a Type II Review Procedure under Section 22.040 or under Article 24 as specified, and shall be subject to the standards set out in Section 62.150 when applicable:

- A. Any use permitted when authorized by Article 62.120 above when located adjacent to or across the street from a lot within a duly platted residential subdivision or residential zone.
- B. Resumption of a residential use including a mobile home as the use had previously been conducted, where such residential use has been discontinued for no more than six months.
- C. Commercial feed lot, stock yard, sales yard, slaughter house and fat rendering plant.
- D. Petroleum, synthetic or other fuel producing facilities, including by-products thereof.
- E. Any use permitted by Article 62.120 above where any of the following is proposed or can reasonably be expected to occur:
 - 1. Occupancy of more than 70% of the land area designed or designated for said use.
 - 2. Generation of any odor, fumes, glare, flashing lights or noise which is perceptible without instruments from an existing residence or lot within a residential zone located within 200 feet of the subject use.
- F. Any other industrial use not declared a nuisance by statute or by action of the County, affected City or a Court of competent jurisdiction provided such use is not expected to create a nuisance because of odor, noise, dust, smoke, gas, traffic or other factors and is found to be in compliance with applicable nuisance and pollution regulations.
- G. Manufacture, repair or storage of articles, provided such uses do not create a nuisance because of odor, noise, dust, smoke, gas, traffic or other factors.

The following uses and their accessory uses are permitted as a Temporary Use under Article 44, processed using the review procedures specified for the type of Temporary Use in that Article and shall meet the standards set out in Section 62.150 when applicable:

- A. Mass gathering;
- B. Temporary roadside stand.

The following are stipulated use limitations:

- A. All parking demand created by any use permitted under the G-I Zone shall be accommodated on the subject premises entirely off-street, except as otherwise approved by the Planning Commission.
- B. No use permitted under the G-I Zone shall require the backing of traffic onto a public street, road or alley right-of-way to accommodate ingress and egress, except as otherwise approved by the Planning Commission.
- C. No use shall be permitted which has been declared a nuisance by statute or by action of the County, the affected City or a Court of competent jurisdiction. No use requiring contaminant discharge permits shall be approved by the Planning Commission prior to review by the applicable permit reviewing authority nor shall such uses be permitted adjacent to or across the street from a residential use or lot.

The following standards will apply, as appropriate, to all development and land divisions within this Zone:

- A. Minimum lot area requirements shall be determined in accordance with the provisions of this Code, including setbacks, off-street parking and loading areas and lot coverage limits. Lot area requirements may also be determined by the Planning Commission in order to maintain air, water and land resource quality, and to prevent uses exceeding resource carrying capacities.
- B. Lot Size and Shape See Article 71
- C. Building & Accessory Heights, Setbacks, Yards See also Article 72.
 - 1. Front Yard. Minimum 50 feet.
 - 2. Side Yard. Minimum 3 feet.
 - 3. Rear Yard. Minimum 3 feet.
 - 4. Yard Increases. The minimum setback between a structure and a property line abutting a residential zone or use in a duly platted residential subdivision shall be 50 feet.

The current use is an approved/allowed use under the current zoning.

Easements, Encroachments, Liens & Special Assessments

No title report was provided or reviewed. The appraiser also reviewed public recordings and assessment data; and while no unusual easements, encroachment or other unusual legal issues were discovered, it should be stressed that the appraisers are not experts in land use law and recommend consulting such an expert if a more complete understanding of such legal issues is desired. It is assumed that existing easements, encroachments or other unusual legal issues, if any, have no effect on market value.

Improvements

Summary of Subject Improvements								
Improvement /	Age		Anticip.	Physic.	Improvement Size			
Structure	Year Blt.	'ear Blt. Eff. Age E		Deprec.	Dimensions	(Sq. Ft.)		
Main Shop Building	Unknown	25	45	55.6%	72x75	5,400		
Office	Unknown	25	45	55.6%	16x62, 14x26	1,356		
Secondary Shop	Unknown	25	45	55.6%	30x60	1,800		
Shop Lean-To	Unknown	25	45	55.6%	12x30	360		
Misc. Site Improvements	N/A	N/A	N/A	N/A	N/A	N/A		

The following table summarizes the improvements on the subject property:

The improvements are all grouped together in the northwest corner of the site, where the access road taps into the property. The improvements are of relatively modest nature, with good quality construction and good maintenance and condition.

Main Shop Building

This structure involves a relatively large equipment service shop building, with continuous concrete slab foundation, pole frame, metal siding, with exposed insulation. The building has three 16" overhead roll-up doors on one side, and one 8" door on the

back side, along with several man doors. The building has an oil heat system. There are two restrooms, one office, and a mezzanine parts area. The building reflects and effective age of roughly 25 years.

Office

The office building is a single-level structure with modest quality construction, but intended to be durable and fit in with an industrial site. The building has a stemwall foundation, wood frame, cedar B&B siding, and metal roof. Inside, the building has a mixture of vinyl/laminate floor, standard-grade cabinetry & laminate counters, and electric cadets for heat. The plumbing and electrical fixtures are characteristic of a low-quality office, typical of industrial properties.

Secondary Shop

This structure has a finished office area currently used for equipment rental/sales, as well as rough shop / machine shed area. Construction involves concrete stemwall and slab, with wood frame, and metal siding/roofing.

Other Improvements

The subject has a variety of other smaller miscellaneous sheds, as well as a fueling island, scale, yard lighting, fencing, etc. The fueling island is designed for above-ground storage tanks, with a concrete catch basin, although the appraisal does not include any tanks or fueling equipment. None of these improvements constitute line-item additions to value relative to the whole property.

Highest and Best Use Analysis

According to the Uniform Appraisal Standards for Federal Land Acquisitions, highest and best use is:

"The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future."

A thorough highest and best use analysis must consider the highest and best use of the property as it is improved as of the date of value, and as though it were vacant. As stated above, the highest and best use must be legally permissible, physically possible, financially feasible, and result in the highest value (maximally productive). The use that produces the highest residual land value is the highest and best use. Such an analysis may show that the current improvements do not support the highest and best use of the property. That use may be an interim one that should continue until conditions warrant developing the site to its highest and best use as though it were vacant. The highest and best use is thoroughly discussed and developed within this report.

Estimating the highest and best use involves market analysis, considering the subject's physical characteristics, market growth patterns, and supply and demand factors. The subject property is improved; therefore the highest and best use as vacant analyzes the site under the hypothetical that it is vacant and available to be put to its highest and best use. The following factors must be considered in making an analysis:

- 1. Legal uses permitted
- 2. Physically possible uses
- 3. Financially feasible uses
- 4. Maximally productive

<u>As Vacant</u>

Legally Permissible & Physically Possible

The subject includes 14.16 acres of industrial-zoned land just outside the City Limits of John Day, but in the growth boundary and incorporated into the general plan for the City. The site is largely flat and blocked, but lacks exposure to passing traffic. Access is currently from one point on the west side of the site. The zoning allows a wide range of industrial and heavy commercial uses, and the minimum lot size is only that to satisfy the front and side yard setbacks of 50° and 3°, respectively. Utility service is not currently established to municipal water or sewer, although service is available nearby. Physically, the property could support a wide range of potential uses that would not require high exposure. Please refer to the zoning description on Page 37 for more information. Further, given the relative abundance of lands, as well as the limited pace of development in John Day, it is likely a prospective user with a different use may have good potential of securing a zone change, if necessary. Extension of utilities would be financially feasible for a site this large considering how much could be developed on the property, reducing the unit cost of such extension of services.

Financially Feasible & Maximally Productive

There is no single use that is recognized as ideally suited to the subject site, but rather there is a range of potential uses, from a single, large manufacturing or other industrial use, to partitioning for multiple industrial uses, to business park development, or some form of other larger employer, or even another use, such as seeking a zone change for residential or other development (should the value be low enough to make the time and effort to secure a zone change make sense). Given the economics of John Day, as well as the subject's location, development in the vicinity, and the subject''s character, development of a large single industrial use, or partitioning to support a multi-user industrial project (whether a subdivision or minor partitioning for three 3-5 acre properties) would likely be the most marketable options, and bring the greatest return to the land. However, there is insufficient market data to indicate a single-, best option for development.

Conclusion

Development of a single large industrial use, or multiple smaller industrial uses through minor partition or subdivision, would be considered the highest and best use of the property as if unimproved.

As Improved

The subject is improved with three primary buildings, including a total of 8,916 square feet of building area (5,400-square foot service/shop building, a 1,356-square foot office building, and a 1,800-square foot secondary shop building). This represents a relatively low degree of improvement, with a reflected land-to-building ratio of nearly 70-to-1, which is far higher than typical for an improved industrial building. Further, with the only current access point being at the improved area of the site.

The highest and best use of the subject, with its proposed improvements considers the options for the property with the improvements. There are three primary options for the property as improved:

- 1. Retain the property as proposed.
- 2. Remodel and/or expand the property.
- 3. Raze the improvements and redevelop site.

The following analysis will consider these options in light of the legally permissible, physically possible, financially feasible, and maximally productive criterion.

Legally Permissible & Physically Possible

It is legally permissible to retain the improvements, as they are legally permitted for the property. Remodeling the improvements would also be permitted, as would expanding the improvements, although there is no notable demand for doing so if the property was available on the open market. It is also legally and physically possible to raze the improvements and redevelop the site according to the highest and best use as though unimproved.

Financially Feasible & Maximally Productive

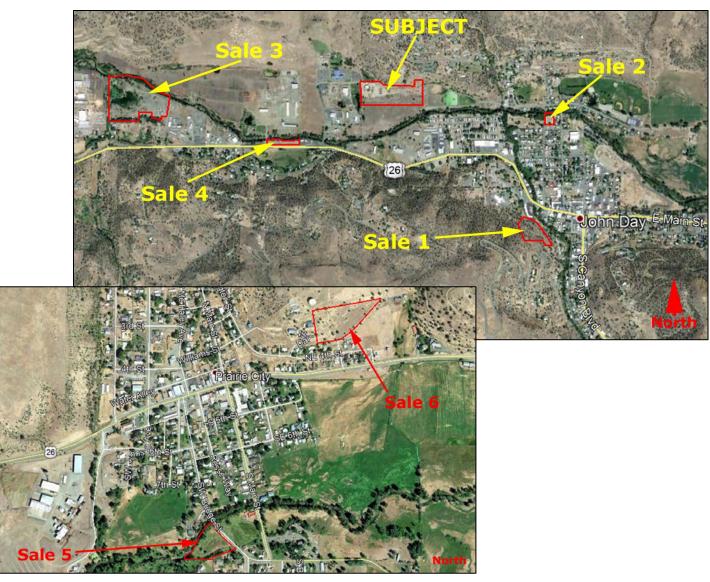
With the property so heavily weighted in the land as far as overall size and value, it is considered that the market would look at the property as industrial development land, with the improvements of secondary concern. However, the subject improvements are relatively simple, flexible in nature, and in good, serviceable condition. As a result, it is concluded that most buyers would consider the improvements to contribute utility, and that they could be incorporated into development of the site.

Conclusion

The highest and best use as improved is to retain the existing improvements, as-is, and to develop the site according to the highest and best use of the property as if unimproved.

Sales Comparison Approach

The market value of the subject is estimated in an attempt to consider the property as a prospective buyer would in considering acquiring the property. Such a value would focus on the land value according to its highest and best use, and adjusting the value according to the contributory value of existing improvements. The most important factors to be considered when analyzing sales of comparable property include properties suitable to similar development and potentially competitive with the subject properties if on the market at the same time. Unfortunately, there was very little in the way of comparable tracts of land to have sold in recent years in the John Day area. However, given the nature of the local market and government, it is likely that prospective users bringing alternative uses for the site would have a reasonable opportunity to secure changes to zoning, or secure conditional use permitting, if necessary. As a result, the market considers a relatively wide range of development land types that could possibly be considered competitive with the subject on the open market, and that market may simply be developers, in general. This analysis involves a summary table of the sales, a narrative description of the sales, a relational discussion of the sales in respect to the subject, and a value estimate based on the data and analysis. Detailed sales sheets are included in the Addenda, starting on Page 50.



#	Price Date	Situs Neighborhood	Acres Amenities	Zoning Entitlements	\$ / Acre
1	\$25,001 June 15, 2018	NW of Lamford & 4th John Day	5.41 Valley views, steep	RG (Resid. General, City) & SR (Suburb. Resid, County) None	\$4,621
2	\$25,000 September 22, 2017	217 NW 5th Street John Day	1.19 River Frontage	RL, Residential Limited None	\$21,008
3	\$25,000 October 10, 2016	Highway 26 Riverfront John Day	1.23 River Frontage	GI, General Industrial None	\$20,325
4	\$100,000 April 4, 2013	27904 Wilderness Rd. W John Day (in UGB)	22.91 River Frontage	GI (General Industrial, in UGB / outside city limits) None	\$4,365 * \$14,286
5	\$55,100 April 21, 2017	410 Bridge Street Prairie City	2.61 River Frontage, divisible	R2, Limited Residential Suitable for 3-lot partition	\$21,111
6	\$30,100 July 21, 2016	End of Daley Street Prairie City	5.70 Hillside	R2, Limited Residential None	\$5,281

Summary of Comparable Land Sales

There is simply not enough market data in the Grant County area to substantiate quantified adjustments that can be applied to the comparable sales to bring them closer to the current market conditions or comparability to the subject property. Differences, being primarily size and amenities such as river frontage, or proximity/availability of utilities, or zoning, are considered in the reconciliation process.

The sales present a range of overall value from \$25,000 to \$100,000, focusing between \$25,000 and \$30,000 (four of the six sales). On a unit value basis, the sales indicate a range of value from \$4,365 to \$21,111/acre, but with two groupings of three, with one between \$4,365 to \$5,281 per acre, and the other with indications from \$20,325 to \$21,111 per acre. The low group involved two hillside properties, and one very large property (larger properties typically have lower unit vales, all other things being equal). The high group involves three riverfront properties. Unfortunately, most of the sales data is characteristic of residential development land, rather than industrial, like the subject.

* Sale 4 is probably the most similar property, with industrial nature, relatively large size, and location on the west side of John Day. The overall unit value is estimated at \$4,365/acre. However, it should be noted that, given the presence of a large pond and river frontage, only about 5- ¹/₄ acres of the site is usable as industrial land. Re-considering the land residual from the sale according to the usable land area of 5.25 acres relates to an effective land unit value of \$14,286/acre. This is considered inferior to the subject given the April of 2013 sale, as well as a location further removed from the City Limits and utilities.

Sale 3 is the only other transaction involving non-residential land, with this tract involving commercial land along the highway. However, while highway exposure typically presents a premium in value, this property has challenging utility due to its narrow layout and potential limits on access points off the highway. At the least, the land can be used for yard storage, signage, etc.

Sales 1, 2, 5, and 6 involve development land more residential in nature, and are considered less comparable to the subject, but are included due to necessity in order to have considered all

recent sales of development land. These sales present indications of \$4,621 to \$21,111 per acre. The most similar of these, considering their character as multi-unit development land, are Sales 2 and 5, which have the highest indications, of roughly \$21,000/acre.

Although the sales have not yet been adjusted for market conditions, and market support for a quantitative adjustment for date of sale/market conditions is limited, it is still helpful to see what a typical adjustment for market conditions may do to the sale indications. In other areas of Oregon, market conditions for land have seen increases in values at between 5% and 15% per year, generally focusing around 10%. Although the local market data is inconclusive, it would be reasonable to believe that values in the local market could have also been going up by a similar rate. To help with the reconciliation of market value for the subject, the \$/acre indications will be adjusted by 10% per year, as summarized in the following table.

Adjustments for Market Conditions						
<u>Sale</u>	\$/Acre at Sale	<u>Years</u>	<u>% per Year</u>	Current \$/Acre		
2	\$21,008	1.5	10%	\$24,159		
5	\$21,111	2	10%	\$25,333		
6	\$5,281	2.75	10%	\$6,733		

In addition to the primary sales data, a number of other sale were also considered, but deemed less relevant or dependable as indications of value for this appraisal due to a variety of other reasons. However, the following are considered to be noteworthy, and did contribute to the reconciliation of the subject"s market value:

- <u>340 School Lane, Mt. Vernon</u> (Grant County) 9.46 acres \$225,000, June 2014 Property improved with more than 35,000 square feet of building area associated with a vacated school. \$23,784/acre (assigning no value to the improvements
- <u>1751 SW Baldwin Rd, Prineville</u> (Crook County) 2.55 acres
 §175,000, March 2018
 §68,627/acre
- <u>1302 N Main St., Prineville</u> (Crook County) 5.33 acres
 State 140,000, June 2017
 Industrial redevelopment land on north side of town.
 \$26,285/acre
- <u>384 SE Combs Flat Rd, Prineville</u> (Crook County) 20.55 acres \$312,500, March 2016 Former lumber company land acquired for development of a hospital, required re-zoning. \$15,207/acre

Subject Site Value Conclusion

Based on the market data and analyses presented, I conclude the market supports a value of \$20,000/acre for subject^{*}'s developable acreage. This unit value is applied to the subject acreage in the following table:

Summary of Land Valuation as if Ready for Development							
Component Land Area <i>(Rounded)</i>	\$/Acre \$20,000	Acreage 14.16	Value \$283,200 \$285,000				

Adjustment for Existing Improvements

The as-is market value is concluded by adjusting the value of the land according to what a prospective buyer would as contributory value for the existing improvements. The improvement value adjustment for the subject improvements will be applied to the market value conclusions of the site. The adjustment involves estimating the replacement cost new for all improvements that contribute to the overall value, and subtracting the estimated depreciation of each improvement. Since the improvements do not represent assets that a buyer of the property would be looking at as motivation for the purchase, with that motivation being the underlying land value, the value of those improvements would be less than their depreciated replacement cost. As a result, not only is it not appropriate to add value in the form of entrepreneurial profit, but some modest degree of economic obsolescence should also be deducted from the physically depreciated cost. The depreciation is the measure of the difference between the cost new and present value of the improvements. A final value estimate results when the land value is added to the depreciated replacement cost.

Replacement Cost New

The subject includes fair/average quality industrial/office improvements. The replacement cost new of the improvements was estimated by use of the *Marshall & Swift* cost factors book. The following table summarizes the improvements on the subject that contribute value, and the construction cost new estimates for the subject's improvements.

Improvement	Improvement Class	0 m E4	Unit	Refinements			Adj.
Improvement	Improvement Class	Sq. Ft.	Cost	Size	Current	nt Local C	
Main Shop Building	Avg. Cls D Pole Service (Repair) Garage	5,400	\$43.75	1.083	1.06	1.30	\$65.27
Office	Low-Cost Cls D Office	1,356	\$71.50	1.191	1.04	1.30	\$115.09
Secondary Shop	Avg. Cls DPole Light Comm. Equip (Shop)	1,800	\$20.45	1.044	1.10	1.30	\$30.52
Shop Lean-To	Avg. Cls Dpole Farm Lean-To	360	\$7.46	1.311	1.10	1.30	\$13.98
Other (sheds, drives, fencing, well, septics, etc.)		N/A					N/A

Marshall & Swift Costs – April 2019 Update

Entrepreneurial Profit

Entrepreneurial profit is profit that is required by a builder or developer for incurring the risk of building a project. Risk comes from the uncertainty of being able to sell or fully lease a project upon completion. A developer requires a return above the actual development costs. This extra return compensates the entrepreneur for risk and project management. A "spec" house or multi-tenant flexible industrial property are typical examples where a developer would require entrepreneurial profit. However, when the improvements are not what would represent the motivation for purchase in a buyer of the whole property, such a buyer would not pay more for the property than the cost of the improvements, as such a buyer would not likely be developing the same improvements. Therefore, entrepreneurial profit is allocated in the estimate of replacement cost new for the subject improvements.

Depreciation

Depreciation is a market recognized loss in value due to "wear and tear, disintegration, use in service, and the action of the elements." Depreciation is recognized only insofar as the market identifies this loss in value, and is typically estimated by one of several methods. One preferred method involves extracting depreciation rates from the comparable sales, although this method involves quantity and consistency in market data to derive credible factors. Another method is to estimate the overall depreciation by determining the percent-good from the effective age and remaining economic life. This is the most common method when structures are simple in nature or when functional or external obsolescence is minor or non-existent. It is also the most common method used when market data for a given property type is too limited in quantity and comparability to derive good market-based factors, and therefore will be used in this analysis. Further, when there are many improvements, the age-life method is most functional. The following table summarizes the replacement cost new, percent good, and depreciated replacement cost for the subject improvements.

The cost estimates apply a modest factor for economic obsolescence as is necessary, as most buyers will not pay full replacement cost for the improvements as they would not be improvements the buyer would likely develop, even if they retain utility and would likely be used by the buyer (either personally, or rented out to a tenant, or incorporated into a partition and sold off apart from the rest of the property). A great deal of properties have been analyzed by the appraiser relative to overall impact from economic obsolescence when many improvements are present in rural farm/ranch/equestrian properties, and the range of impact from economic obsolescence typically ranges from 0% to more than 60%, but typically ranging from 10-20%. Since the subject improvements are relatively simple and flexible in their utility, it is highly likely that they could be rented out to tenants without much difficulty. Therefore, 10% is estimated to be market supported for the subject. The following table summarizes the adjustment to the replacement cost.

Structure	RCN	Physical Deprec.	Economic Obsol.	% Good	DRC
Main Shop Building	\$352,438	55.6%	10%	34.4%	\$121,395
Office	\$156,058	55.6%	10%	34.4%	\$53,753
Secondary Shop	\$54,933	55.6%	10%	34.4%	\$18,921
Shop Lean-To	\$5,033	55.6%	10%	34.4%	\$1,734
Other (sheds, drives, fencing, well, septics, etc.)	N/A	N/A	N/A		N/A
Total					\$210,804
(Rounded)					\$210,000

Therefore, the subject improvements contribute \$210,000 to the total market value of the subject.

As-Is Market Value Conclusion

The following table summarizes the valuation of the whole subject property:

Summary of Market Value Conclusion			
Component	\$/Acre	Acreage	Value
Land	\$20,000	14.16	\$283,200
(Rounded)			\$285,000
Contributory Value of Improvements			\$210,000
Total Market Value			\$495,000

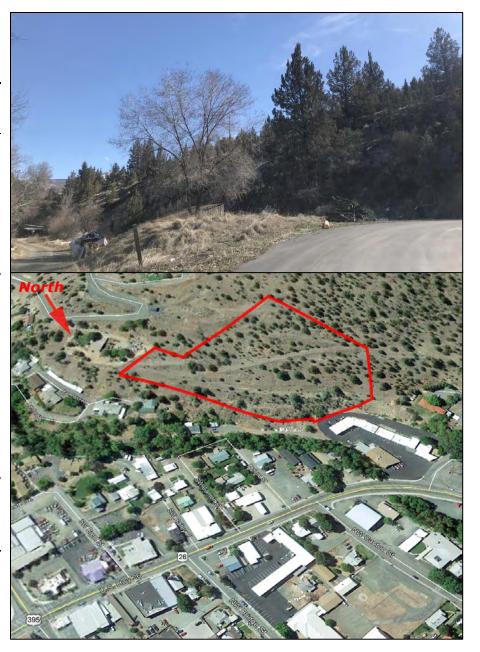
I therefore conclude the subject has a fee simple market value as of May 7, 2019, rounded, of *\$495,000*.

Appraisal Group of Central Oregon, UC -----

<u>Sale 1</u>

NW of Lamford Road	d & 4 th Street
John Day, Oregon	

John Day, Oregon	
Plat Map:	13S-31E-26BB
Tax Lot:	1505
Lat. / Long.:	44°24'54.73"N / 118°57'26.08"W
Sale	
Date:	June 15, 2018
Price:	\$25,001
Terms:	Cash
Conditions of Sale:	Market (County Sherriff sale)
Grantor:	Grant County
Grantee:	Donohue, Todd
Recording:	2018-1300B&S
Marketing Period:	Not actively listed, auction
Property Description	
Neighborhood	John Day
Site Area (acres)	5.41
Land Character	Hillside Residential Lot
Layout/Topography	Moderate/Steep Slopes,
Zenine	irreg.
Zoning	RG (Resid. General, City) & SR (Suburb. Resid, County)
Road / Access	Not Developed, but
	available
Amenities / Detract's	Valley views, steep
Utility Availability	All available in street
Entitlements	None
Site. Improv.'s	None
Structural Improv.'s	None
Sale Allocation	
\$/acre (overall)	\$4,621
Improv./Other Value	\$0
Land Residual	\$25,001
Unit Land (\$/acre)	\$4,621



Property Description:

This property involves a hillside home site property on the bluff on the south side of the John Day city center. The property adjoins a motel on the north side of the property, and small-acreage residential development to the south. The topography involves moderate to steep slopes.

Sale Comments:

The buyers own the adjoining property and acquired the property without any immediate plans. Gregory Moore personally inspected this property from the street on March 22, 2019. There was no evidence of other sales or marketing involving this property within the prior year.

Verified: Buyer (Jackie Osborne, 541-620-0552), by Gregory W. Moore, MAI, on March 22, 2019. Assessment data, clerk's records.

<u>Sale 2</u>

217 NW 5th Street

John Day, Oregon	
Plat Map:	13S-31E-23CA
Tax Lot:	2600
Lat. / Long.:	44°25'18.52"N / 118°57'20.19"W
Sale	
Date:	September 22, 2017
Price:	\$25,000
Terms:	Cash
Conditions of Sale:	Market
Grantor:	Stinnett, Frank E & Kathleen M
Grantee:	Knowles, Sally & Jeffrey
Recording:	2017-1963
Marketing Period:	0 DOM
Property Description	
Neighborhood	John Day
Site Area (acres)	1.19
Land Character	Riverfront divisible
	residential
Layout/Topography	Mostly flat, rectangular, river frontage
Zoning	RL. Residential Limited
Road / Access	Paved, direct
Amenities / Detract's	River Frontage
Utility Availability	All available in street
Entitlements	None
Site. Improv.'s	None
Structural Improv.'s	None
Sale Allocation	
\$/acre (overall)	\$21,008
Improv./Other Value	\$0
Land Residual	\$25,000
Unit Land (\$/acre)	\$21,008



Property Description:

This property involves a river front tract of land that was divisible. Although covered by flood plain, the property could be developed with added fill.

Sale Comments:

The property was marketed as developable and divisible. As of March 2019, the property was divided and was being developed with multiple houses. Gregory Moore personally inspected this property from the street on March 22, 2019. The asking price at the time of sale was \$30,000, which was the original asking price. There was no evidence of other sales or marketing involving this property within the prior year.

Verified: Listing agent (Lori Hickerson, 541-932-4493), by Gregory W. Moore, MAI, on March 22, 2019. MLS, assessment data, clerks records.

<u>Sale 3</u>

Highway 26 Riverfront

John Day, Oregon	
Plat Map:	13S-31E-22C
Tax Lot:	1400
Lat. / Long.:	44°25'13.65"N / 118°58'39.27"W
Sale	
Date:	October 10, 2016
Price:	\$25,000
Terms:	Assumed Cash
Conditions of Sale:	Assumed Market
Grantor:	Hill, Charles L & Ernestine
Grantee:	Haberly, Byron
Recording:	2016-2180
Marketing Period:	Not marketed
Property Description	
Neighborhood	John Day
Site Area (acres)	1.23
Land Character	Riverfront commercial land
Layout/Topography	Flat, wide, shallow, river
Zoning	frontage GI, General Industrial
Road / Access	Paved. direct
Amenities / Detract's	River Frontage
Utility Availability	All available in street
Entitlements	None
Site. Improv.'s	None
Structural Improv.'s	None
Sale Allocation	
\$/acre (overall)	\$20,325
Improv./Other Value	\$0
Land Residual	\$25,000
Unit Land (\$/acre)	\$20,325



Property Description:

This property is an odd-shaped commercial site, fronting Highway 26 at the front, and the John Day River at the back. Patterson Bridge roads forms the west end of the property, and a convenience store and gas station is at the east end of the property. The property is very wide, and shallow, squeezed between the highway and the river, between 84 and 125' deep at any given point. The site is flat, at street grade.

Sale Comments:

It was not possible to contact the buyers or sellers involved in this sale, and there was no indication that a realtor was involved. However, the Grant County Assessor indicated this to be a sale in their research. Gregory Moore personally inspected this property from the street on March 22, 2019. There was no evidence of other sales or marketing involving this property within the prior year.

Verified: Grant County assessment data, clerks records.

Appraisal Group of Central Oregon, LLC -

<u>Sale 4</u>

27904 Wilderness Rd.

John Day, Oregon	
Plat Map:	13S-31E-21D
Tax Lot:	202 & 402
Lat. / Long.:	44°25'19.96"N / 118°59'15.33"W
Sale	
Date:	April 4, 2013
Price:	\$100,000
Terms:	Cash & Contract (Cash
Conditions of Sale:	Equiv.) Market
Grantor:	John Day Canyon City
Grantor.	Parks Dist
Grantee:	Blue Moon Custom Homes /
	Madden, Jesse & Joseph
Recording:	130576 & 130577
Marketing Period:	Not marketed
Property Description	
Neighborhood	W John Day (in UGB)
Site Area (acres)	22.91
Land Character	Riverfront Industrial land
Layout/Topography	Irreg. shape, river frontage,
Zoning	pond, wildlife GI (Gen. Ind., in UGB /
Zoning	outside city limits)
Road / Access	Gravel
Amenities / Detract's	River Frontage
Utility Availability	All available in street
Entitlements	None
Site. Improv.'s	Estab'd power
Structural Improv.'s	30x56 shop building
Sale Allocation	
\$/acre (overall)	\$4,365
Improv./Other Value	\$25,000
Land Residual	\$75,000
Unit Land (\$/acre)	\$3,274

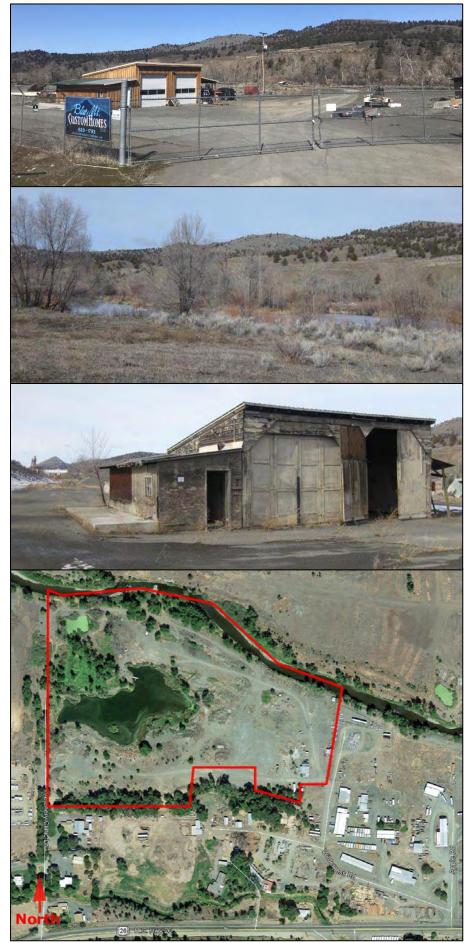
Property Description:

This property involves a large industrially-zoned parcel just outside the City limits, but within the Urban Growth Boundary (UGB) of John Day. The property involves a good deal of frontage on the John Day River, as well as a large pond (Carpenter Pond), which offers good fishing. The property also has nice wildlife habitat. The shop building on the property measured roughly 30x56. City water service was nearby.

Sale Comments:

The buyers acquired the property to use it for a combination of housing their office for their construction company, storage/maintenance, and yard storage, as well as for personal recreation use (fishing and waterfowl and upland bird hunting). Gregory Moore personally inspected this property from the street on March 22, 2019. There was no evidence of other sales or marketing involving this property within the prior year.

Verified: Buyer (Michal Madden, 541-575-2121), by Gregory W. Moore, MAI, on March 22, 2019. rMLS, assessment data, clerks records.



Appraisal Group of Central Oregon, LLC

<u>Sale 5</u>

410 Bridge Street	
Prairie City, Oregon	
Plat Map:	13S-33E-11BA
Tax Lot:	2206
Lat. / Long.:	44°27'28.94"N / 118°42'35.94"W
Sale	
Date:	April 21, 2017
Price:	\$55,100
Terms:	Conventional
Conditions of Sale:	Market
Grantor:	LBLM Investments, LLC
Grantee:	Pennington, Barry &
Decendinary	Tammy 2017-781
Recording:	
Marketing Period:	Not actively listed
Property Description Neighborhood	Drainia City
Site Area (acres)	Prairie City 2 61
Land Character	Riverfront Residential Land
Layout/Topography	Blocked, river frontage,
Layout ropography	mostly flat
Zoning	R2, Limited Residential
Road / Access	Paved
Amenities / Detract's	River Frontage, divisible
Utility Availability	All available in street
Entitlements	Suitable for 3-lot partition
Site. Improv.'s	None
Structural Improv.'s	None
Sale Allocation	
\$/acre (overall)	\$21,111
Improv./Other Value	\$0
Land Residual	\$55,100
Unit Land (\$/acre)	\$21,111

Property Description:

This property involves an a tract of residential land in Prairie City, on the south side of the John Day River. The site is zoned for residential development, and could be partitioned. The street frontage includes Prairie City utility services, and sidewalks. At the time of sale, the land was characteristic of pasture. The property also offers views of the Strawberry Mountains. The river offers good fishing at the property.

Sale Comments:

The buyer was a friend of the seller and acquired the property as an investment, and has since partitioned the property to result in two 0.4-acre lots and a 1.81-acre lot, and has marketed the small lots for sale (currently, one lot is offered at \$49,500), with the marketing discussing potential uses to include SFRs, duplex, or Air B&B. Gregory Moore personally inspected this property from the street on March 22, 2019. There was no evidence of other sales or marketing involving this property within the prior year.

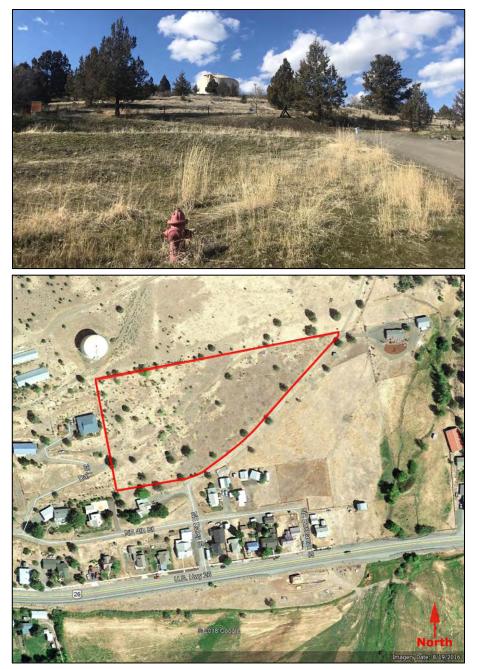


Verified: Barry Pennington (buyer, 541-419-8408), by Gregory W. Moore, MAI, on March 22, 2019. rMLS, assessment data, clerks records.

<u>Sale 6</u>

End of	f Daley	Street
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Prairie City, Oregon	
Plat Map:	13S-33E-02DC
Tax Lot:	204
Lat. / Long.:	44°27'51.90"N / 118°42'16.95"W
Sale	
Date:	July 21, 2016
Price:	\$30,100
Terms:	Assumed Cash
Conditions of Sale:	Assumed Market
Grantor:	Ohara, Patrick & Ardell
Grantee:	Winegar, Ariel
Recording:	2017-1507
Marketing Period:	Not actively listed
Property Description	
Neighborhood	Prairie City
Site Area (acres)	5.70
Land Character	Hillside Residential Land
Layout/Topography	Somewhat Irreg.,
7	moderate/steep slopes
Zoning	R2, Limited Residential
Road / Access	Paved
Amenities / Detract's	Hillside
Utility Availability	All available in street
Entitlements	None
Site. Improv.'s	None
Structural Improv.'s	None
Sale Allocation	
\$/acre (overall)	\$5,281
Improv./Other Value	\$0
Land Residual	\$30,100
Unit Land (\$/acre)	\$5,281



Property Description:

This property involves a hillside tract of land on the northeast side of Prairie City, with access to utilities at the bottom of the site. The property overlooks the John Day Valley, the prairie, and Strawberry Mountains.

Sale Comments:

It was not possible to contact the buyers or sellers involved in this sale, and there was no indication that a realtor was involved. However, the Grant County Assessor indicated this to be a sale in their research. Gregory Moore personally inspected this property from the street on March 22, 2019. There was no evidence of other sales or marketing involving this property within the prior year.

Verified: Grant County assessment data, clerks records.

LEGAL DESCRIPTION

Land in the City of John Day, Grant County, Oregon, as follows:

Township 13 South, Range 31 East of the Willamette Meridian:

Section 22: A tract of land situated in the S1/2N1/2NW1/4SE1/4, described as follows:

Beginning at the Northwest corner of the S1/2N1/2NW1/4SE1/4 of said Section 22;

thence S023"30"E, along the West line of said S1/2N1/2NW1/4SE1/4, 329.93 feet to the Southwest corner of said S1/2N1/2NW1/4SE1/4;

thence N8927"17"E, along the South line of said S1/2N1/2NW1/4SE1/4, 1321.40 feet to the Southeast corner of said S1/2N1/2NW1/4SE1/4;

thence N008°07"W, along the East line of said S1/2N1/2NW1/4SE1/4, 195.58 feet;

thence N8731[°]05[°]W, 709.57 feet to a point on the approximate centerline of the Trowbridge Ditch; thence, along the following courses, being the approximate center of said Trowbridge Ditch; N8745[°]49[°]W, 69.75 feet;

N7511''31''W, 88.13 feet;

N4501"17"W, 98.31 feet to the South line of the N1/2N1/2NW1/4SE1/4 of said Section 22; thence S8927"25"W, along the South line of said N1/2N1/2NW1/4SE1/4, 389.79 feet to the point of beginning.

TOGETHER WITH a tract of land situated in the NW1/4SE1/4 of Section 22, Twp. 13 S., R. 31 E., W.M., City of John Day, Grant County, Oregon, as follows:

That portion of PARCEL 2 of Land Partition No. 96-05, as shown on the plat thereof on file and of record in the office of the County Clerk of Grant County, Oregon, lying southerly of the following described line:

Beginning at a point on the west line of said Parcel 2, said point being N0008"07"W, 137.92 feet from the southwest corner of said Parcel 2;

thence S8731'05"E, 126.92 feet to a point on the easterly line of said Parcel 2 and the terminus of said line.

According to Record Map of Survey No. 1928, on file and of record in the office of the Grant County Surveyor.

(Tax Acct. 3-1 13-31-22D TL2700; Ref. 7651)



Phone (541) 575-0028 Fax (541) 575-3668

450 East Main Street John Day, Oregon 97845

29 May 2019

Gregory W. Moore, MAI Appraisal Group of Central Oregon, LLC AGCO – Moore Valuation, Inc.

RE: Engagement letter for USFLA Appraisal Services

Dear Greg,

Per our prior conversations, this City of John Day would like to engage your firm to conduct an appraisal of certain real property owned by Iron Triangle:

• Property 1 - Tax Lot 2700 in 13S31E22D, Zoned General Industrial, 14 +/- acres

Intended users of the appraisal are the City of John Day and U.S. Department of Transportation/Other Federal Agencies.

City agrees to your proposed fee of \$4,500 for a Uniform Appraisal Standards for Federal Land Acquisitions (USFLA) appraisal of these properties as noted in the proposal enclosed.

Please provide the final copy of the appraisal via email to greenn@grantcounty-or.gov no later than June 26, 2019.

Sincerely,

Nicholas Green, City Manager

Pertinent Appraisal Definitions

The following definitions, except where indicated otherwise, come from the Fifth Edition of the Dictionary of Real Estate Appraisal (Appraisal Institute, 2010), unless otherwise noted:

Market Value

For purposes of this appraisal, market value is defined, as directed in the *Appraisal Standards for Federal Land Acquisitions*, as follows:

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

Source: Uniform Standards for Federal Land Acquisitions, 2016.

Larger Parcel

For purposes of this appraisal, *Larger Parcel* is defined, as directed in the *Appraisal Standards for Federal Land Acquisitions*, as follows:

The larger parcel is that tract of land which possesses a unity of ownership and has the same, or an integrated, highest and best use.

Source: Uniform Standards for Federal Land Acquisitions, 2016.

"As Is Market Value"

This is the estimate of Market Value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, extraordinary assumptions, or qualifications as of the date of inspection.

"Prospective Market Value Upon Completion"

This is a forecast of value expected to occur at the estimated completion of construction date.

"Prospective Bulk Wholesale Value"

This is also referred to as the "Bulk Value" or the "Discounted Value to a Single Purchaser". It is the Market Value estimate based on market conditions forecast to exist as of the date of completion of the units or infrastructure. The value conclusion assumes the sale of all lots, units, or houses to a single purchaser in a single transaction as of the date of completion.

"Absorption Period" ("Sell-Off Period")

This is the market supported estimate at the time necessary to sell the entire inventory of lots or units. This estimate is to take into consideration current supply and demand characteristics, as well as anticipated changes (perceivable as of the date of the appraisal report) during the construction period and thereafter during the anticipated absorption period itself.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leased Fee Interest

An ownership interest held by a landlord with the rights of use and occupancy conveyed by the lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations; the lessee and lessor each acting prudently and knowledgeably, and assuming consummation of a lease contract as of a specified date and the passing of leasehold from lessor to lessee under conditions whereby:

- 1. Lessee and lessor are typically motivated.
- 2. Both parties are well informed or well advised, and acting in what they consider their best interests.
- 3. A reasonable time is allowed for exposure in the open market.
- 4. The rent payment is made in terms of cash in United States dollars, and is expressed as an amount per time period consistent with the payment schedule of the lease contract.
- 5. The rental amount represents the normal consideration for the property leased unaffected by special fees or concessions granted by anyone associated with the transaction.
- 6. Market rent contrasts from contract rent, which is the actual rental income specified in a lease.

Contract Rent

The actual rental income specified in a lease.

Highest and Best Use

The Uniform Appraisal Standards for Federal Land Acquisition (2001) defines highest and best use as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. If improved, the highest and best use should consider the property as vacant and as improved. The highest and best use may involve an interim use that continues until anticipated changes in conditions (market and/or subject) occur that warrant developing the site to its true highest and best use.

Specifically related to this appraisal for compliance with the Appraisal Standards for Federal Land Acquisitions ("Yellow Book"), the subject property must be considered to determine if the property is part of a larger parcel that includes other lands, or whether the subject, in itself, constitutes the larger parcel. In this case, the appraisal project is not related to a condemnation action, and does not involve a partial taking. Instead, the appraisal project considers the market value of each individual parcel under full fee simple ownership, and not related to surrounding lands (although the properties are under public ownership with the adjacent lands already under public ownership. Another consideration related to "Yellow Book" is that the highest and best use must be an economic use, restricting uses such as conservation, natural lands, preservation, or any use that requires the property to be withheld from economic production in perpetuity for the basis of estimating the market value of the property.

Exposure Time

Exposure Time is defined as the time a property remains on the market. Exposure is further defined as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

The exposure time is commonly estimated in appraisals complying with USPAP. However, when an appraisal is performed in order to comply with the Uniform Standards for Federal Land Acquisitions, the definition of market value does not involve a specific exposure time, and the estimate of exposure time within the appraisal is discouraged.

Marketing Time

This is an opinion of the time it might take to sell a property at the concluded value during the period immediately *after* the effective date of an appraisal.

Entrepreneurial Incentive & Entrepreneurial Profit

The following defines entrepreneurial incentive and profit:

Entrepreneurial Profit: A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; The difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development.

Entrepreneurial Incentive: A market-derived figure that represents the amount an entrepreneur expects to receive for his or her contribution to a project and risk.

Entrepreneurial incentive is forward-looking and relates to the reward that the entrepreneur anticipates receiving. Entrepreneurial profit looks backward to what the entrepreneur actually received by the end of the development and marketing period. This can take the form of profit on a sale, additional return on a real estate investment, or use value to the entrepreneur. Although expenditures do not guarantee value, an entrepreneur will not proceed with a development unless he anticipates making a profit. Therefore, entrepreneurial profit represents a legitimate cost of development and should be included when developing replacement costs in the Cost Approach.

The 12th Edition of *The Appraisal of Real Estate* further explains the contributions of the entrepreneur, developer, and contractor on Page 362, as follows:

Project Profit is the total amount of reward for entrepreneurial coordination and risk.

Entrepreneurial Profit refers to the portion of the project profit attributable to the efforts of the entrepreneur, distinct from the efforts of the developer, if one is present. In projects in which the entrepreneur and the developer are one and the same, the entrepreneurial profit is equivalent to total project profit.

Developer's Profit represents compensation for the time, energy, and expertise of an individual other than the original entrepreneur—usually, in large projects, the person responsible for managing the overall development process.

Contractor's Profit (including subcontractors' fees) is essentially a portion of the project's overhead and is not usually reflected in the entrepreneurial reward.

Discount Rate

An interest rate used to convert future payments or receipts into present value. The discount rate may or may not be the same as the internal rate of return (IRR) or yield rate depending on how it is extracted from the market and/or used in the analysis.

ppraiser Certification and Licensure Board State Certified General Appraiser 28 hours of continuing education required for renewal License No. control Icense No. control Issue Date: Jugon LLC Jegon LLC Jack Jynne Cooper, Administrator	DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A AL REAL ESTATE APPRAISER M MOORE D 01/17/2014 07/07/2019 A. A. K. M.	d Date Expiration Date Pat Kohler, Director
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Gregory W Moore Appraisal Group of C 60602 Woodside RD Bend, OR 97702	ENER INSTO 02	License Number Issue PL-630-159 (R/3/16)

Qualifications of Gregory W. Moore, MAI

Professional Affiliations

MAI Designated Member, Appraisal Institute Oregon State Certified General Appraiser #C000607 (valid through July 31, 2019) Washington State Certified General Appraiser # 1102251 (valid through July 7, 2019)

Education

University of California, Santa Barbara, Bachelor of Arts - Environmental Studies, 1993 **Appraisal Institute Courses & Seminars:** Course 120, Appraisal Procedures, 1994 Course 410, Standards of Professional Practice - Part A (USPAP), 1994, 2000 Course 310, Basic Income Capitalization, 1995 Course 420, Standards of Professional Practice - Part B (Ethics), 1995, 2000 Course 510, Advanced Income Capitalization, 1996 Course 530, Advanced Sales Comparison and Cost Approaches, 1997 Course 540, Report Writing and Valuation Analysis, 1999 Course 520, Highest & Best Use and Market Analysis, 2000 Course 550, Advanced Applications, 2001 Course 710, Condemnation Appraising: Basic Principles & Applications, 2002 Course 720, Condemnation Appraising: Advanced Topics & Applications, 2002 7-Hour National USPAP Equivalent Course, 2005, 2007, 2009, 2011, 2013, 2015, April 2017 Federal Land Exchange & Acquisitions, Appraisal Institute & ASFMRA ("Yellow Book"), 2000, "15, "17 Mark-to-Market: the Next FIRREA?, Appraisal Institute, 2002 Business Practices and Ethics, 2005, July 2009 Real Estate Finance Statistics & Valuation Modeling, July 2009 General Demonstration Report Writing Seminar, Appraisal Institute, June 2004 Subdivision Analysis, Appraisal Institute, June 2005 Valuation of Detrimental Conditions in Real Estate, Appraisal Institute, June 2007 Analyzing Operating Statements, Appraisal Institute, June 2007 Residential Design & Functional Utility, Appraisal Institute, June 2007 Data Verification Methods, Appraisal Institute, July 2009 Appraisal Curriculum Overview - Residential & General, Appraisal Institute, June 2011 Uniform Appraisal Dataset from Fannie Mae and Freddie Mac, Appraisal Institute, July 2011 Rates and Ratios: Making sense of GIMs, OARs, and DCF, Appraisal Institute, July 2011 Forecasting Revenue, Appraisal Institute, July 2013 General Demonstration Report - Capstone Program, July 2014 Appraiser Certification & Licensure Board Update, September 2014 Introduction to Green Buildings: Principles & Concepts, May 2017 Case Studies in Green Residential Buildings, May 2017 Small Hotel/Motel Valuation, May 2017 **Other Courses & Seminars:** Appraisal Principles, Chemeketa Community College, 1993 Willamette Valley Grass Seed Industry, ASFMRA, 1998 A-10, Advanced Rural Appraisal - Cost Approach, ASFMRA, 1999 Public & Non-profit Land Acquisitions & Their Impact on Real Estate Markets, ASFMRA, 2000 Course BV201, Introduction to Business Valuation, American Society of Appraisers, June 2003 Non-USPAP Appraiser Regulatory Compliance, Bob Keith, May 2004 Water Rights, Title Concerns & Recent Legislation, ASFMRA, May 2012 Marshall & Swift Program for Valuing Buildings, ASFMRA, May 2013 Mold, Pollution & the Appraiser, McKissock, July 2013 Appraiser Liability Prevention, LIA Administrators & Insurance Services, September 2014

Employment History

Appraisal Group of Central Oregon, LLC – Partner, January 2004 to Present Bancroft Appraisal Company, Bend, Oregon. Associate Appraiser, July 1998 – December 2003 Capital Valuation Group, Ltd., Salem, Oregon. Associate Appraiser, November 1994 July 1998 Powell, Goss & Associates, Salem, Oregon. Appraiser Assistant, October 1993 - November 1994

Appraisal Experience

- *Commercial/Income Valuation* including; strip & stand-alone retail, "big box" retail, medical & general office space, care facilities, mini-storage, light & heavy industrial, gas station/convenience store, automotive service, car wash, and commercial/industrial/residential development land.
- *Rural/Agricultural/Resource Property Valuation* including; farms, nurseries, orchards, dairies, vineyards, wineries, ranches, timber production, lumber mills, food processors, cold storage facilities, river and rail grain elevator terminals, seed cleaners, fertilizer plants, and quarries.
- *Complex/Uncommon Property Valuation* including; recreation & other high-appeal realty, natural resource valuations (mineral, timber and water interests), private & fee hunting lands, private & fee fishing retreats, lake/river frontage, marinas, campgrounds, resorts, sport camps, wetlands, islands, solar farms, and historic properties.
- *Residential Property Valuation* including; all value ranges (\$30,000 to \$3,000,000+); all ages and proposed construction; complex acreage, waterfront, and recreation oriented residential; form and narrative reporting.
- Condemnation Support; whole and partial takings.
- Litigation Support / Expert Witness Testimony; partnership dissolution, divorce, & bankruptcy.

Partial List of Clients

Financial

AmericanWest Bank Bank of America Bank of the Cascades Bank of the West CenterPointe Community Bank Columbia Bank Columbia Community Bank Community Bank First Community Credit Union Harvest Capital Company Key Bank of Oregon Mid Oregon Credit Union **OnPoint Community Credit Union** SELCO Credit Union U.S. Bank Washington Federal Bank Wells Fargo Bank

Government

Oregon Department of Transportation Bonneville Power Administration State of Oregon, Division of State Lands Oregon Parks & Recreation Department US Forest Service US Bureau of Land Management City of Bend City of Albany City of Salem City of Salem City of Woodburn City of Madras Marion County

<u>Other</u>

Burns Paiute Tribe Central Oregon Irrigation District Confederated Tribes of Warm Springs Reservation Deschutes Basin Land Trust Nature Conservancy River Network Trust for Public Lands

APPENDIX D CLIENT/USER QUESTIONNAIRE



CLIENT/USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the "User" (defined as the party requesting the Phase I Environmental Site Assessment [ESA]) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. This Client/User Questionnaire is to be completed by the User. Typically the User is NOT the current property owner. It is acceptable to write "Do not know" or "Not that I am aware of."

Property Address: _____

Name of User Completing Form: _____

Relationship to Property:

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any Activity Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls, that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property and therefore you would have specialized knowledge of the chemicals and processes used by this type of business?

4. Relationship of the purchase price to the fair market value of the property if the property were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? Yes No

If you conclude that **there is a difference**, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as User,

- (a) Do you know the past uses of the property? Yes No (summarize below if yes)
- (b) Do you know of specific chemicals (including petroleum products) that are present or once were present at the property Yes No (summarize below if yes)
- (c) Do you know of spills or other chemical releases that have taken place at the property? Yes No (summarize below if yes)
- (d) Do you know of any environmental cleanups that have taken place at the property? Yes No (summarize below if yes)
- (e) Do you have any other environmentally significant information?

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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?

Prior to the site visit, the User must respond to the following questions:

Is there any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?

Are there any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

Are there any notices from any government agency regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Additional Information

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I ESA. This information is intended to assist the environmental professional but is not necessarily required in order to qualify for one of the LLPs. The information includes:

- (a) The reason why the Phase I ESA is required _____
- (b) The type of property and type of property transaction; for example, sale, purchase, or exchange

- (c) The complete and correct address for the property (a map or other documentation showing property location and boundaries, tax lot numbers, and parcel size is helpful)
- (d) The scope of services desired for the Phase I ESA (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of ASTM Practice E 1527-13 are to be considered)
- (e) Identification of all parties who will rely on the Phase I ESA report
- (f) Identification of the site contact and current owner and how these contacts can be reached
- (g) Any special terms and conditions that must be agreed to by the environmental professional
- (h) Any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior ESA reports, documents, or correspondence concerning the property and its environmental condition)

Printed Name

Signature

Title

Company Name

Date

Please provide copies of the following documents (if available) as described in ASTM E 1527-13 Section 10.8.1:

- 1. ESA reports
- 2. Environment compliance audit reports
- 3. Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- 4. Registrations for underground and aboveground storage tanks
- 5. Registrations for underground injection systems
- 6. Material safety data sheets (a list is adequate)
- 7. Community right-to-know plan
- 8. Safety plans; preparedness and prevention plans; spill prevention, control, and countermeasure plans, etc.
- 9. Reports regarding hydrogeologic conditions on the property or in the surrounding area
- 10. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- 11. Hazardous waste generator notices or reports
- 12. Geotechnical studies
- 13. Risk assessments
- 14. Recorded AULs
- 15. Title records





145 NE Dayton Street John Day, OR 97845-1092

Date: March 06, 2020

Our Order Number: 26832A

PRELIMINARY TITLE REPORT

City of John Day 450 East Main Street John Day, OR 97845

ALTA 2006 Owner's Policy Standard

\$205,000.00

Liability

Premium

\$713.00

Land Title Company of Grant County, Inc. is prepared to issue on request and on recording of the appropriate documents, a policy or policies of Stewart Title Guaranty Company, as applied for, with coverages as indicated, based on this preliminary report. As of **March 02, 2020** at 8:00 A.M. the title to the property described herein is vested in:

I.T. Logging, Inc., an Oregon corporation, formerly known as IRON TRIANGLE LEASING, INC., who acquired title as IRON TRIANGLE LOGGING, INC., an Oregon corporation

Subject only to the exceptions shown herein and to the terms, conditions and stipulations contained in the policy form. No liability is assumed until a full premium has been paid and a policy issued.

LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO

SCHEDULE B

GENERAL EXCEPTIONS

- 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 said land or by making inquiry of persons in possession thereof.
- 3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
- 5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

- 6. Unpatented mining claims, if any.
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- Unpaid taxes for 2018-2019: Levied Amount : \$3,421.26 Balance Owing : \$2,280.84, plus interest and fees, if any Account No. : 3-1 13-31-22D TL2700; Ref. 7651
- 9. Unpaid taxes for 2019-2020: Levied Amount : \$4,413.41, plus interest and fees, if any Account No. : 3-1 13-31-22D TL2700; Ref. 7651
- 10. Unpaid taxes for 2018-2019: Levied Amount : \$679.64 Balance Owing : \$453.09, plus interest and fees, if any Account No. : 3-4 13-31-22D TL2700; Ref. 40090
- 11. City liens, if any, of the City of John Day, Oregon.
- 12. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
- 13. Any and all matters, including easements and assessments, if any, pertaining to irrigation ditches that may traverse the herein described property.
- 14. This report does not include a search for financing statements or agricultural services liens which are filed with the Secretary of State and any matters which would be disclosed thereby are expressly excluded from coverage herein.

Preliminary Title Report LT3 Order No.: 26832A

Page 2

 Conditions and Stipulations, including the terms and provisions thereof, contained in Patent, dated October 31, 1881, recorded August 7, 1901 in Book S of Deed Records, page 366.

16. Easement, including the terms and provisions thereof, as reserved in deed

By : Canyon Creek Placers

	. Ourly of of occit i door o
For	: right of way or road allowances for Rest Lawn Cemetery and any and all water rights for
	: Rest Lawn Cemetery
Recorded	: February 9, 1942
Book	: 45
Page	: 187

17. Easement, including the terms and provisions thereof:

For	: Radio Beam Path, together with all appurtenances thereto, as more particularly : described therein
Granted to	: Pacific Telephone and Telegraph Company
Recorded	: April 2, 1959
Book	: 80
Page	: 597

The rights of Pacific Telephone and Telegraph Company were quitclaimed to Oregon-Washington Telephone Company by quitclaim Deed, including the terms and provisions thereof, recorded October 4, 1960, in Book 83, page 621.

Deed recorded July 13, 1961, Book 85, Page 306 from the Pacific Telephone and Telegraph Company, a California corporation to Pacific Northwest Bell Telephone Company, a Washington corporation.

- Easement, including the terms and provisions thereof, to Idaho Power Company, as appropriated by Judgment entered June 8, 1967 in Case No. L-4141, in the Circuit Court for the State of Oregon, County of Grant entitled Idaho Power Company, Plaintiff, vs. W. A. Patterson and Blanche Patterson, Defendants.
- 19. Easement, including the terms and provisions thereof:

For	: telephone communication lines and related facilities, together with all appurtenances thereto, : as more particularly described therein
Granted to	2 Pacific Northwest Bell Telephone Company
Granica io	
Recorded	: August 8, 1968
Book	: 99
Page	: 406

20. Easement, including the terms and provisions thereof:

For	Right of way easement for utility and incidental purposes
Granted to	: Calfornia-Pacific Utilities Company, a corp.
Recorded	: April 30, 1970
Book	: 103
Page	: 282

21. Easement, including the terms and provisions thereof:

For	: the construction and maintenance of electrical power lines and poles, together with all : appurtenances thereto, as more particularly described therein
Granted to	California Pacific Utilities Company
Recorded	: April 17, 1973
Book	: 109
Page	: 773

22. Agreement, including the terms and provision thereof:

Regarding	: water rights
Between	: Edward Hines Lumber Company
And	: Grant Development Company
Recorded	: August 1, 1969
Book	: "K" pf Leases and Agreements
Page	: 86

Preliminary Title Report LT3 Order No.: 26832A Page 3

 Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor	: Iron Triangle Logging, Inc.
Mortgagee	: G. D. McDaniel
Dated	: March 8, 1985
Recorded	: March 15, 1985
Book	: 55
Page	: 617
Amount	: \$410,000.00
(Although due	March 15, 1989, we find no satisfaction recorded for this mortgage)

24. Indemnity Agreement, including the terms and provisions thereof:

- Between
 : Grant Western Lumber Co., an Oregon corporation

 And
 : J.I. Morgan, Inc., an Idaho corporation
- Recorded : January 31, 1992 Instr. No. : 920202

25. Easement and Maintenance Agreement, including the terms and provisions thereof:

For	: roadway and utilities, together with all appurtenances thereto, as more particularly described therein
Between	: Grant Western Lumber Company, Oregon Department of Fish and Wildlife
And	: Iron Triangle Logging, Inc.
Recorded	: December 10, 1993
Instr. No.	: 932458

26. Matters disclosed in Declaration and on the Plat for Ironwood Estates Addition to the City of John Day, Grant County, Oregon, filed in the office of the Grant County Clerk on September 22, 1994.

27. Easement, including the terms and provisions thereof:

For	: electric power lines
Granted to	: Oregon Trail Electric Consumers Cooperative, Inc.
Recorded	: March 17, 1995
Instr. No.	: 950537

28. Easement, including the terms and provisions thereof:

: the construction and maintenance of electrical power lines and poles, together with all : appurtenances thereto, as more particularly described therein
: Oregon Trail Electric Cooperative, Inc.
: May 5, 1995
: 950846

29. Easement, including the terms and provisions thereof:

the construction and maintenance of electrical power lines and poles, together with all
appurtenances thereto, as more particularly described therein
: Oregon Trail Electric Cooperative, Inc.
: May 5, 1995
: 950848

 Matters disclosed in Declaration and on the Plat for Land Partition Plat No. 96-05, filed in the office of the Grant County Clerk on February 6, 1996.

31. Easement Agreement, including the terms and provisions thereof:

Between	: Grant Western Lumber Co.
And	: Grant County, a municipal corporation
Recorded	: October 12, 2005
Instr. No.	: 20052708

32.	Easement Agreement, including the terms and provisions thereof:	
	Between	: Grant County, a Municipal Corporation
	And	: City of John Day, a Municipal Corporation
	Recorded	: October 15, 2009
	Instr. No.	: 20092228
	Contraction of the second	1 martines

33. Easement, including the terms and provisions thereof:

 mado official inton	adding the territe diffe providione thereof.
For	: the unobstructed passage of all aircraft
Granted to	: Grant County, a county organized and existing under the laws of Oregon
Recorded	: February 1, 2013
Instr. No.	: 20130162

34. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

: I. T. LOGGING, INC.
: LAND TITLE COMPANY OF GRANT COUNTY
BANK OF EASTERN OREGON
: October 7, 2019
: October 7, 2019
: 20191957
\$300,000.00

- 35. We will require a copy of the resolution passed by the Board of Directors of I.T. Logging, Inc., authorizing the forthcoming conveyance by the corporation, and the minutes of the shareholder's meeting in which the resolution was passed, to be furnished prior to closing, and such other minutes or affidavits, necessary for compliance with the by-laws of said corporation.
- 36. The legal description in this report is based on information provided by the parties or their representative. The parties to the forthcoming transaction must notify the title company prior to closing if the description does not conform to their expectations.

INFORMATION: The apparent property address is:

1 Patterson Bridge Road, John Day, OR 97845

NOTE: This report is for the exclusive use of the parties to the transaction and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued and the full premium paid. In the event this transaction fails to close the Company shall make a reasonable charge, not less than \$200.00 for the cancellation of this order pursuant to the filed rate schedule of the Company.

Land Title Company of Grant County, Inc.

11.00

Steve Smothers, Title Officer

EXHIBIT "A" LEGAL DESCRIPTION

Land in the City of John Day, Grant County, Oregon, as follows:

Township 13 South, Range 31 East of the Willamette Meridian:

Section 22: A tract of land situated in the S1/2N1/2NW1/4SE1/4, described as follows:

Beginning at the Northwest corner of the S1/2N1/2NW1/4SE1/4 of said Section 22;

thence S0°23'30"E, along the West line of said S1/2N1/2NW1/4SE1/4, 329.93 feet to the Southwest corner of said S1/2N1/2NW1/4SE1/4;

thence N89°27'17"E, along the South line of said S1/2N1/2NW1/4SE1/4, 1321.40 feet to the Southeast corner of said S1/2N1/2NW1/4SE1/4;

thence N0°08'07"W, along the East line of said S1/2N1/2NW1/4SE1/4, 195.58 feet;

thence N87°31'05"W, 709.57 feet to a point on the approximate centerline of the Trowbridge Ditch;

thence, along the following courses, being the approximate center of said Trowbridge Ditch;

N87°45'49"W. 69.75 feet;

N75°11'31"W, 88.13 feet;

N45°01'17"W, 98.31 feet to the South line of the N1/2N1/2NW1/4SE1/4 of said Section 22;

thence S89°27'25"W, along the South line of said N1/2N1/2NW1/4SE1/4, 389.79 feet to the point of beginning.

TOGETHER WITH a tract of land situated in the NW1/4SE1/4 of Section 22, Twp. 13 S., R. 31 E., W.M., City of John Day, Grant County, Oregon, as follows:

That portion of PARCEL 2 of Land Partition No. 96-05, as shown on the plat thereof on file and of record in the office of the County Clerk of Grant County, Oregon, lying southerly of the following described line:

Beginning at a point on the west line of said Parcel 2, said point being N00°08'07"W, 137.92 feet from the southwest corner of said Parcel 2:

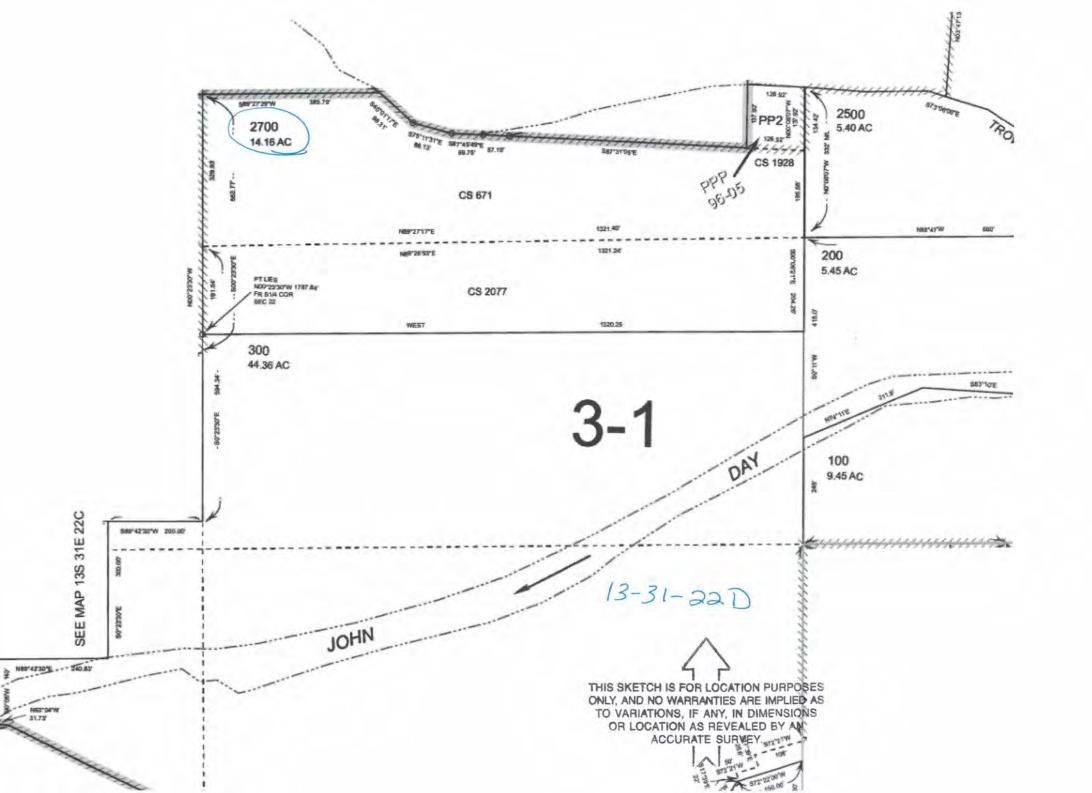
thence S87°31'05"E, 126.92 feet to a point on the easterly line of said Parcel 2 and the terminus of said line. All according to Record Map of Survey No. 1928, on file and of record in the office of the Grant County Surveyor.

TOGETHER WITH a tract of land in the SE1/4 Section 22, Twp. 13 S., R. 31 E., City of John Day, Grant County, Oregon, more particularly described as follows;

Beginning at a 5/8" iron pin with attached yellow plastic cap marked BENCHMARK SURVEYING on the west line of the S1/2NW1/4SE1/4 said Section 22, said point also being N.00°23'30"W, a distance of 1787.84 feet from the S1/4 Corner said Section 22, thence N. 00°23'30"W, 191.54 feet to the Northwest Corner of said S1/2NW1/4SE1/4;

thence along the north line of said S1/2NW1/4SE1/4 N.89°26'53"E., 1321.24 feet to the Northeast Corner thereof; thence S.00°06'21"E., 204.26 feet along the east line of said S1/2NW1/4SE1/4; thence West, 1320.25 feet to the point of beginning.

All according to Record Map of Survey No. 2077, on file and of record in the office of the Grant County Surveyor. (Tax Acct. 3-1 13-31-22D TL2700; Ref. 7651)



STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measure include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt our in certain instances, we do not share your personal information in thos instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

File No.: 26832A

Revised 01-01-2020

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Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- · Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A, Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
 Directly and indirectly from activity on Steward's website or other applications.

 - From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- **Affiliated Companies**
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Non-public education information Category J:
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

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Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you;

- · The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

- 1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you
- 2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
- 3. Debug products to identify and repair errors that impair existing intended functionality.
- Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
- 5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
- Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
- 7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
- 8. Comply with a legal obligation.
- 9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access. Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at <u>Privacyrequest@stewart.com</u>
- Visiting <u>http://stewart.com/ccpa</u>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- · Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal
- information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

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Page 4 Revised 01-01-2020 Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- · Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone:	Toll Free at 1-866-571-9270
Website:	http://stewart.com/ccpa

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation Attn: Mary Thomas, Deputy Chief Compliance Officer 1360 Post Oak Blvd., Ste. 100, MC #14-1 Houston, TX 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Land Title Company of Grant County, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Land Title Company of Grant County, Inc., and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Land Title Company of Grant County, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?	
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No	
For our marketing purposes— to offer our products and services to you.	Yes	No	
For joint marketing with other financial companies	No	We don't share	
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No	
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share	
For our affiliates to market to you	Yes	No	
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share	

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practic	es					
	Land Title Company of notify me about their	We must notify you about our sharing practices when you request a transaction.				
How do/does Land Title Company of Grant County, Inc. protect my personal information? How do/does Land Title Company of Grant County, Inc. collect my personal information? What sharing can I limit?		 To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards. We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances. 				
						ns about this privacy notice, please contact us at: Land Title Company of Grant ayton Street, John Day, OR 97845-1092

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APPENDIX F EDR GEOCHECK REPORT



Iron Triangle 433 Patterson Bridge Road

John Day, OR 97845

Inquiry Number: 6056693.2s May 05, 2020

The EDR Radius Map[™] Report with GeoCheck®



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

FORM-LBC-DLU

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

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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), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

433 PATTERSON BRIDGE ROAD JOHN DAY, OR 97845

COORDINATES

Latitude (North):	44.4237680 - 44° 25' 25.56''
Longitude (West):	118.9706670 - 118° 58' 14.40"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	343127.2
UTM Y (Meters):	4920613.5
Elevation:	3060 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: Version Date: 6068925 JOHN DAY, OR 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: Source: 20140710 USDA

Target Property Address: 433 PATTERSON BRIDGE ROAD JOHN DAY, OR 97845

Click on Map ID to see full detail.

MAP				RELATIVE	DIST (ft. & mi.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
A1	IRON TRIANGLE LOGGIN	W HWY	RGA HWS		TP
A2	IRON TRIANGLE LLC	433 PATTERSONBRIDG R	HSIS		ТР
A3	IRON TRIANGLE LLC	433 PATTERSONBRIDG R	AST		TP
A4	IRON TRIANGLE LOGGIN	W HWY 26	FINDS		TP
A5	IRON TRIANGLE LLC	433 PATTERSON BRIDGE	FINDS		TP
A6	IRON TRIANGLE LLC	433 PATTERSON BRIDGE	AST		TP
A7	IRON TRIANGLE LLC	433 PATTERSON BRIDGE	HSIS		TP
A8	IRON TRIANGLE LOGGIN	433 PATTERSON BRIDGE	ECSI		TP
9	PATTERSON BRIDGE RD.	PATTERSON BRIDGE RD.	ECSI	Lower	850, 0.161, West
10	ODF	415 PATTERSON BRIDGE	AST	Lower	1060, 0.201, WSW
11	US FOREST SERVICE (U	431 PATTERSON BRIDGE	AST	Lower	1067, 0.202, WSW
12	WESTERN STATES EQUIP	400 PATERSON BRDG RD	RCRA NonGen / NLR, MANIFEST	Lower	1070, 0.203, West
13	ODFW	357 PATTERSON BRIDGE	AST, HSIS	Lower	1219, 0.231, SW
14	OREGON PINE PRODUCTS	W HWY 26	ECSI, VCP, BROWNFIELDS, FINDS	Higher	1796, 0.340, SSE
15	G & W LUMBER	W HWY. 26	ECSI, VCP	Lower	2418, 0.458, West
16	DARLA CARPENTER LLC	437 W MAIN	ECSI, DRYCLEANERS, HSIS	Higher	3641, 0.690, ESE
17	RETHERFORD S SANITAT	13S/31E/S21D	ECSI, FINDS	Lower	3729, 0.706, West
18	RICHFIELD BULK PLANT	APPLE RD. & WILDERNE	ECSI	Lower	3953, 0.749, WSW
19	DESCHUTES READY MIX	WILDERNESS RD.	ECSI	Lower	4626, 0.876, West
20	BLUE MT. JUNIOR HIGH	116 NW BRIDGE RD	ECSI, VCP, BROWNFIELDS	Higher	4902, 0.928, ESE

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
IRON TRIANGLE LOGGIN W HWY JOHN DAY, OR	RGA HWS	N/A
IRON TRIANGLE LLC 433 PATTERSONBRIDG R JOHN DAY, OR 97845	HSIS Facility Id: 007534	N/A
IRON TRIANGLE LLC 433 PATTERSONBRIDG R JOHN DAY, OR 97845	AST Facility Id: 007534	N/A
IRON TRIANGLE LOGGIN W HWY 26 JOHN DAY, OR 97845	FINDS Registry ID:: 110037770418	N/A
IRON TRIANGLE LLC 433 PATTERSON BRIDGE JOHN DAY, OR 97845	FINDS Registry ID:: 110070323195	N/A
IRON TRIANGLE LLC 433 PATTERSON BRIDGE JOHN DAY, OR 97845	AST Facility Id: 7534	N/A
IRON TRIANGLE LLC 433 PATTERSON BRIDGE JOHN DAY, OR 97845	HSIS Facility Id: 007534	N/A
IRON TRIANGLE LOGGIN 433 PATTERSON BRIDGE JOHN DAY, OR 97845	ECSI State ID Number: 4755 Investigation: Suspect	N/A

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 Delisted NPL site list

Delisted NPL_____ National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY______ Federal Facility Site Information listing SEMS______ Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE_____ Superfund Enterprise Management System Archive

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-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity
	Generators)

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

CRL..... Confirmed Release List and Inventory

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
	Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST	Underground Storage Tank Listing
	Underground Storage Tank Database
	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

INDIAN VCP...... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF	Old Closed SW Disposal Sites
SWRCY	Recycling Facility Location Listing
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

LIENS 2_____ CERCLA Lien Information

Records of Emergency Release Reports

HMIRS_____ Hazardous Materials Information Reporting System

SPILLS	Spill Database
OR HAZMAT	
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
	. Financial Assurance Information
EPA WATCH LIST	
	2020 Corrective Action Program List
TSCA	_ Toxic Substances Control Act
	Toxic Chemical Release Inventory System
	. Section 7 Tracking Systems
ROD	Records Of Decision
RMP.	
	_ RCRA Administrative Action Tracking System
	. Potentially Responsible Parties
	PCB Activity Database System
	Integrated Compliance Information System
	_ FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide
	Act/JTSCA (Toxic Substances Control Act)
MLTS	Act)/TSCA (Toxic Substances Control Act) Material Licensing Tracking System
	. Steam-Electric Plant Operation Data
	Coal Combustion Residues Surface Impoundments List
	PCB Transformer Registration Database
	_ Radiation Information Database
HIST FTTS	_ FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	
	Aerometric Information Retrieval System Facility Subsystem
US MINES	
ABANDONED MINES	Abandoned Mines
	Enforcement & Compliance History Information
	Hazardous Waste Compliance Docket Listing
	Unexploded Ordnance Sites
FUELS PROGRAM	_ EPA Fuels Program Registered Listing
	Oregon Title V Facility Listing
	Coal Ash Disposal Sites Listing
DRYCLEANERS	
Enforcement	
	Financial Assurance Information Listing
NPDES	Wastewater Permits Database
	Underground Injection Control Program Database
	_ Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR Hist Auto_____ EDR Exclusive Historical Auto Stations EDR Hist Cleaner_____ EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

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 12/01/2019 has revealed that there are 8 ECSI sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OREGON PINE PRODUCTS State ID Number: 2739 Size: 50 acres Investigation: No Further Action	W HWY 26	SSE 1/4 - 1/2 (0.340 mi.)	14	41
DARLA CARPENTER LLC State ID Number: 2743 Size: 0.18 acre Investigation: No Further Action	437 W MAIN	ESE 1/2 - 1 (0.690 mi.)	16	55
BLUE MT. JUNIOR HIGH State ID Number: 5283 Investigation: No Further Action	116 NW BRIDGE RD	ESE 1/2 - 1 (0.928 mi.)	20	76
Lower Elevation	Address	Direction / Distance	Map ID	Page
PATTERSON BRIDGE RD. State ID Number: 5049	PATTERSON BRIDGE RD.	W 1/8 - 1/4 (0.161 mi.)	9	30

Size: 5.11 acres Investigation: No Further Action				
G & W LUMBER State ID Number: 2742 Size: 104 acres Investigation: No Further Action	W HWY. 26	W 1/4 - 1/2 (0.458 mi.)	15	48
RETHERFORD S SANITAT State ID Number: 951 Size: 10 acres Investigation: Suspect	13\$/31E/\$21D	W 1/2 - 1 (0.706 mi.)	17	63
RICHFIELD BULK PLANT State ID Number: 3941 Decode For Further Action: Medium Size: 0.28 acre Investigation: Suspect	APPLE RD. & WILDERNE	WSW 1/2 - 1 (0.749 mi.)	18	66
DESCHUTES READY MIX State ID Number: 4635 Size: 23.83 acres Investigation: No Further Action	WILDERNESS RD.	W 1/2 - 1 (0.876 mi.)	19	71

State and tribal registered storage tank lists

AST: The Aboveground Storage Tank database contains registered ASTs. The data comes from the list of ASTs reported to the Office of State Fire Marshal.

A review of the AST list, as provided by EDR, and dated 11/05/2019 has revealed that there are 3 AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ODF Facility Id: 123103	415 PATTERSON BRIDGE	WSW 1/8 - 1/4 (0.201 mi.)	10	32
US FOREST SERVICE (U Facility Id: 123657	431 PATTERSON BRIDGE	WSW 1/8 - 1/4 (0.202 mi.)	11	33
ODFW Facility Id: 48474	357 PATTERSON BRIDGE	SW 1/8 - 1/4 (0.231 mi.)	13	35

State and tribal voluntary cleanup sites

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

A review of the VCP list, as provided by EDR, and dated 12/24/2019 has revealed that there are 2 VCP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OREGON PINE PRODUCTS	W HWY 26	SSE 1/4 - 1/2 (0.340 mi.)	14	41
Facility Status: Completed				

ECS Site ID: 2739 Facility Size: 50 acres Action: NO FURTHER STATE ACTION REQUIRED

Lower Elevation	Address	Direction / Distance	Map ID	Page
G & W LUMBER Facility Status: Completed ECS Site ID: 2742 Facility Size: 104 acres Action: NO FURTHER STATE AC	W HWY. 26	W 1/4 - 1/2 (0.458 mi.)	15	48

State and tribal Brownfields sites

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

A review of the BROWNFIELDS list, as provided by EDR, and dated 02/01/2020 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OREGON PINE PRODUCTS Status: NO FURTHER STATE AC envid: 2739	W HWY 26 TION REQUIRED	SSE 1/4 - 1/2 (0.340 mi.)	14	41

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: 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.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/16/2019 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERN STATES EQUIP	400 PATERSON BRDG RD	W 1/8 - 1/4 (0.203 mi.)	12	33
EPA ID:: ORQ000022210		. ,		

MANIFEST: Hazardous waste manifest information.

A review of the MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERN STATES EQUIP Status: CEG	400 PATERSON BRDG RD	W 1/8 - 1/4 (0.203 mi.)	12	33
EPA Id: ORQ000022210				

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

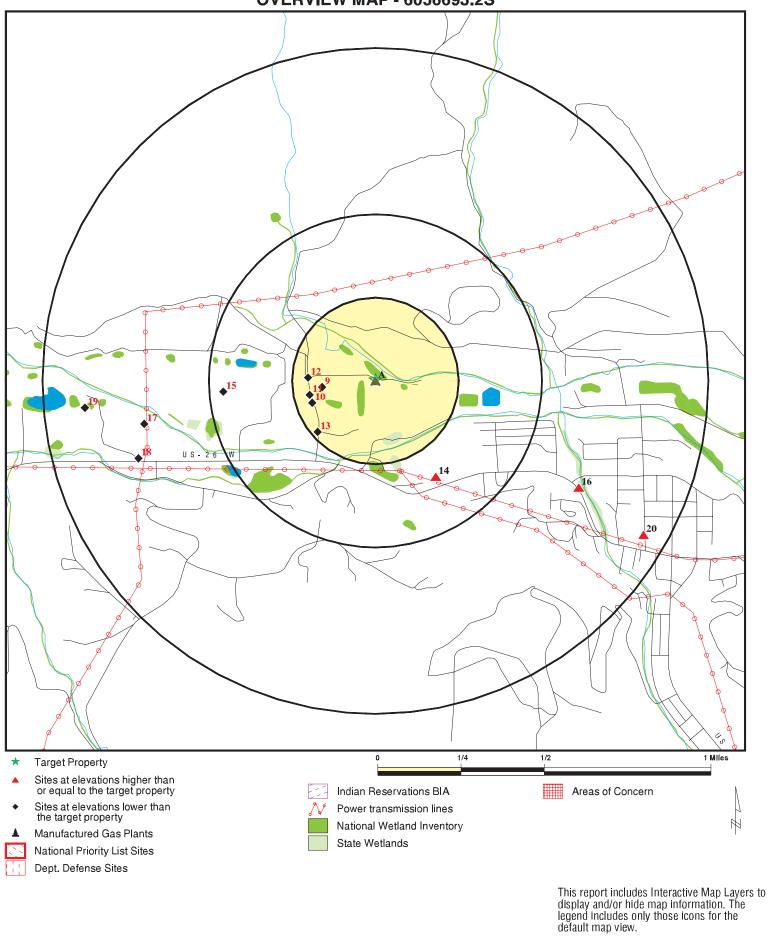
Site Name

TRI-COUNTY CONCENTRATING MILL (FOR JOHN DAY CLEANERS

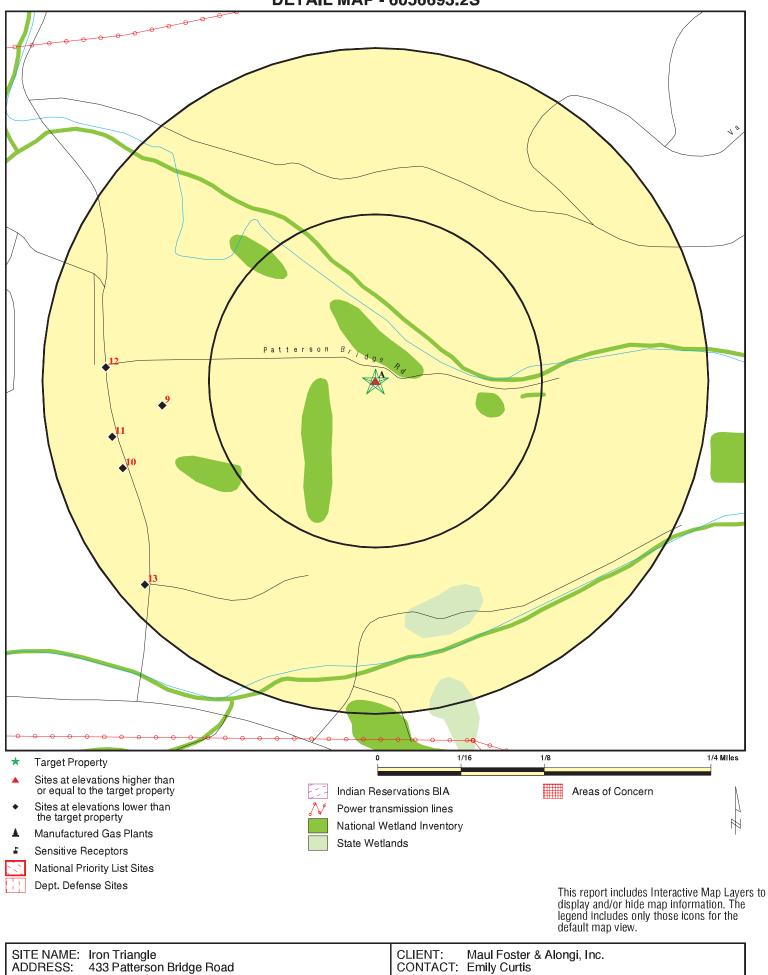
Database(s)

SEMS-ARCHIVE, LEAD SMELTERS ECSI

OVERVIEW MAP - 6056693.2S



DETAIL MAP - 6056693.2S



INQUIRY #. DATE:	6056693.2s May 05, 2020	3:49 pm
Copyrig	t © 2020 EDR, Inc. © 20	15 TomTom Rel. 2015.

ADDRESS:

LAT/LONG:

433 Patterson Bridge Road John Day OR 97845 44.423768 / 118.970667

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMEN	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 1.000		0 0 0	0 0 0	0 0 0	0 0 0	NR NR NR	0 0 0
Federal Delisted NPL sit	te list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRA	P site list							
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRAC	TS facilities lis	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-COR	RACTS TSD fa	acilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generato	rs list							
RCRA-LQG RCRA-SQG RCRA-VSQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
Federal institutional cor engineering controls reg								
LUCIS US ENG CONTROLS US INST CONTROLS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	alent CERCLIS							
ECSI CRL	1.000 1.000	1	0 0	1 0	2 0	5 0	NR NR	9 0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking	storage tank li	sts						
LUST INDIAN LUST	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal register	ed storage tan	k lists						
FEMA UST	0.250		0	0	NR	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST AST INDIAN UST	0.250 0.250 0.250	2	0 0 0	0 3 0	NR NR NR	NR NR NR	NR NR NR	0 5 0
State and tribal instituti control / engineering co		es						
ENG CONTROLS	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal volunta	ry cleanup sit	es						
VCP INDIAN VCP	0.500 0.500		0 0	0 0	2 0	NR NR	NR NR	2 0
State and tribal Brownfi	ields sites							
BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONME	NTAL RECORD	s						
		_						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Waste Disposal Sites	Solid							
HIST LF SWRCY INDIAN ODI ODI DEBRIS REGION 9 IHS OPEN DUMPS	0.500 0.500 0.500 0.500 0.500 0.500		0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	NR NR NR NR NR NR	NR NR NR NR NR	0 0 0 0 0
Local Lists of Hazardou Contaminated Sites	is waste /							
US HIST CDL AOCONCERN CDL US CDL	TP 1.000 TP TP		NR 0 NR NR	NR 0 NR NR	NR 0 NR NR	NR 0 NR NR	NR NR NR NR	0 0 0 0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency	-	orts						
HMIRS SPILLS OR HAZMAT SPILLS 90	TP TP TP TP		NR NR NR NR	NR NR NR NR	NR NR NR NR	NR NR NR NR	NR NR NR NR	0 0 0 0
Other Ascertainable Re	cords							
RCRA NonGen / NLR FUDS DOD	0.250 1.000 1.000		0 0 0	1 0 0	NR 0 0	NR 0 0	NR NR NR	1 0 0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.500 TP		NR	NR	NR	NR	NR	0 0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NŘ	NR	NR	NR	õ
TRIS	TP		NR	NR	NR	NR	NR	Õ
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
	TP TP		NR NR	NR NR	NR NR	NR NR		0 0
HIST FTTS DOT OPS	TP		NR	NR	NR	NR	NR NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	õ	Ő	NR	NR	0
LEAD SMELTERS	TP		NR	NŘ	NR	NR	NR	ŏ
US AIRS	TP		NR	NR	NR	NR	NR	Õ
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		Ō	Ō	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	NR	2
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Enforcement	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP	0	NR	NR	NR	NR	NR	0
HSIS	TP	2	NR	NR				2
MANIFEST NPDES	0.250 TP		0 NR	1 NR	NR NR	NR NR	NR NR	1 0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORIC								-
EDR Exclusive Records								
			•	0	0	0		•
EDR MGP	1.000		0		0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Go	vt. Archives							
RGA HWS	TP	1	NR	NR	NR	NR	NR	1
RGA LF RGA LUST	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
								-
- Totals		8	0	6	5	5	0	24

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

EDR ID Number EPA ID Number

A1 Target Property	IRON TRIANGLE LOO W HWY JOHN DAY, OR	GGING		RG	A HWS	S115334444 N/A
	Site 1 of 8 in cluster	A				
Actual: 3060 ft.	RGA HWS:	2012	IRON TRIANGLE LOGGING	W HWY		
		2011	IRON TRIANGLE LOGGING	W HWY		
		2010	IRON TRIANGLE LOGGING			
		2009	IRON TRIANGLE LOGGING	W HWY		
		2008	IRON TRIANGLE LOGGING	W HWY		
		2007	IRON TRIANGLE LOGGING	W HWY		
A2 Target Property	IRON TRIANGLE LLC 433 PATTERSONBRI JOHN DAY, OR 9784	IDG RD 45			HSIS	S123797022 N/A
A - (1	Site 2 of 8 in cluster	A				
Actual: 3060 ft.	HSIS: Name: Address: City,State,Zip: Facility ID: Department Or I Chemical Is Extr Contains 112R: Facility Has Writ NAICS Code 1: NAICS Desc 1: NAICS Desc 2: NAICS Desc 2: NAICS Desc 2: Manager Name: Business Phone Mailing Address: Mailing City: Mailing State: Mailing State: Mailing Zip: No. of Employee Day Phone: Placard: Fire Dept Code: FD: Sprinkler System Emergency Proc Business Type: Facility Type: Department: Status: Latitude: Longitude: Status TRI: Status RMP:	remely H ten Eme : : : : : : : : : : : : : : : : : : :	azardous Substance (EHS:	IRON TRIANGLE LLC 433 PATTERSONBRIDG RD JOHN DAY, OR 97845 007534 Not reported N N Y 237310 HIGHWAY, STREET, & BRIDGE CONS 113310 LOGGING RUSS YOUNG 5415752102 PO BOX 325 JOHN DAY OR 97845 30 5415752102 Y 01777 JOHN DAY FIRE DEPT N RUSS YOUNG OFFICE ROAD CONST & LOGGING Not reported Not reported	ST	

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Status PSM:	Not reported
Status CR2K:	Not reported
Status 302:	Not reported
Owner Name:	Not reported
Last Reported ID:	Not reported
Case Number:	Not reported
Chemical Name:	Not reported
EHS Name:	Not reported
Is Pure:	Not reported
Is Mix:	Not reported
Is EHS:	Not reported
Mixture Component:	Not reported
Maximum Daily Amount Code:	Not reported
Maximum Daily Amount Unit:	Not reported
Chemical Added Date:	Not reported
Is Chem PSM:	Not reported
Is Chem 112R:	Not reported
Is Chem 302:	Not reported
Is Pesticide:	Not reported
Is Fertilizer:	Not reported
Physical State:	Not reported
UNNA Number:	Not reported
NFPA Health:	Not reported
NFPA Flammability:	Not reported
NFPA Reactivity:	Not reported
NFPA Special Notice:	Not reported
Hazards:	Not reported
Number of Days Onsite:	Not reported
Year:	Not reported
Chemical:	
Chemical Name:	GASOLINE
Physical Description:	LIQUID
Case Number:	8006619
Facility Id:	007534
Physical State Of The Substance:	2
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	2
Description Of The Unit Of Measure:	GALLONS
Type Code:	
Description:	ABOVEGROUND TANK
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient:	PETROLEUM DISTILLATES

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

	United Nations/north America 4 Digit Class Number: Hazard Rank:	1203 2
	EHS Ingredient:	NONE LISTED ON MSDS
	Substance Pure:	False
	Substance Mix:	True
	First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
	Second Hazardous Class Code For Chemical:	Acute Health Hazard
	Third Hazardous Class Code For Chemical:	Chronic Health Hazard
	Hazard Class 1 Of The Chemical:	3.0
	Hazard Class 2 Of The Chemical:	6.3
	Hazard Class 3 Of The Chemical:	6.4
ł	Additional Chemical:	
	Chemical Is A Toxic 313 Chemical:	Ν
	EPA Pesticide Registration Number:	Not reported
	Contains 112R:	Y
	Contains EHS:	N
	Fertilizer:	N
	Pesticide:	N Y
	Contains 313:	Ť
	Chemical Name:	HYDRAULIC OIL
	Physical Description:	SOLID
	Case Number:	64742547
	Facility Id:	007534
	Physical State Of The Substance:	1
	Average Amount Possessed During The Year Code:	10
	Maximum Amount Possessed During The Year Code:	11
	Applicable Unit Of Measure Code: Description Of The Unit Of Measure:	1 POUNDS
	Type Code:	D
	Description:	STEEL DRUM
	Type Code:	C
	Temperature Description:	TANK INSIDE BUILDING
	Pressure of Code:	1
	Pressure Description:	NORMAL PRESSURE
	Pressure of Code:	1
	Pressure Description:	NORMAL PRESSURE
	Temperature Description:	NORMAL TEMPERATURE
	Temperature of The Hazardous Substance Code:	
	Temperature Description:	
	Temperature of The Hazardous Substance Code: Days Hazardous Substance On Site During Year:	4 365
	Is The Substance Protected A Trade Secret:	False
	Description Of The Max Qnty Code:	500-999
	Description Of The Avg Qnty Code:	200-499
	Most Hazardous Ingridient:	PETROLEUM DISTILLATES
	United Nations/north America 4 Digit Class Number:	1270
	Hazard Rank:	2
	EHS Ingredient:	NONE LISTED ON MSDS
	Substance Pure:	False
	Substance Mix:	True
	First Hazardous Class Code For Chemical:	Combustible Material
	Second Hazardous Class Code For Chemical:	Not reported
	Third Hazardous Class Code For Chemical:	Not reported
	Hazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical:	4.5 Not reported
	nazaru Class z OF The Chemical:	Not reported

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)	
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical: Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	N Not reported N N N N
Chemical Name: Physical Description: Case Number: Facility Id: Physical State Of The Substance: Average Amount Possessed During The Year Code: Maximum Amount Possessed During The Year Code: Applicable Unit Of Measure Code: Description Of The Unit Of Measure: Type Code: Description: Type Code: Temperature Description: Pressure of Code: Pressure Description: Pressure Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Of The Hazardous Substance Code: Days Hazardous Substance On Site During Year: Is The Substance Protected A Trade Secret: Description Of The Max Qnty Code: Description Of The Max Qnty Code: Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number: Hazard Rank: EHS Ingredient: Substance Pure: Substance Pure: Substance Mix: First Hazardous Class Code For Chemical: Atazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical: Hazard Class 3 Of The Chemical:	MOTOR OILS LIQUID 64741884 007534 2 10 11 2 GALLONS D STEEL DRUM N PLASTIC BOTTLE, JUG, BUCKET 1 NORMAL PRESSURE 1 NORMAL PRESSURE 1 NORMAL TEMPERATURE 4 NORMAL TEMPERATURE 4 NORMAL TEMPERATURE 4 NORMAL TEMPERATURE 4 365 False 500-999 200-499 PETROLEUM HYDROCARBON 1270 2 Not reported False True Combustible Material Chronic Health Hazard Not reported 4.5 6.4 Not reported
Additional Chemical: Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	Not reported Not reported Not reported Not reported Not reported Not reported Not reported

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)		S12379
Chemical Name:	OXYGEN	
Physical Description:	GAS	
Case Number:	7782447	
Facility Id:	007534	
Physical State Of The Substance:	3	
Average Amount Possessed During The Year Code:	20	
Maximum Amount Possessed During The Year Code:	20	
Applicable Unit Of Measure Code:	3	
Description Of The Unit Of Measure:	CUBIC FEET	
Type Code:	L	
Description:	CYLINDER	
Type Code:	Not reported	
Temperature Description:	Not reported	
Pressure of Code:	2	
Pressure Description:	GREATER THAN NORMAL PRESSURE	
Pressure of Code:	Not reported	
Pressure Description:	Not reported	
Temperature Description:	NORMAL TEMPERATURE	
Temperature of The Hazardous Substance Code:	4	
Temperature Description:	Not reported	
Temperature of The Hazardous Substance Code:	Not reported	
Days Hazardous Substance On Site During Year: Is The Substance Protected A Trade Secret:	365 Folse	
Description Of The Max Qnty Code:	False	
Description Of The Avg Qnty Code:	1,000-4,999 1,000-4,999	
Most Hazardous Ingridient:	OXYGEN	
United Nations/north America 4 Digit Class Number:	1072	
Hazard Rank:	2	
EHS Ingredient:	- NONE LISTED ON SDS	
Substance Pure:	True	
Substance Mix:	False	
First Hazardous Class Code For Chemical:	Oxidizers	
Second Hazardous Class Code For Chemical:	Non-flammable Gas	
Third Hazardous Class Code For Chemical:	Not reported	
Hazard Class 1 Of The Chemical:	5.1	
Hazard Class 2 Of The Chemical:	2.2	
Hazard Class 3 Of The Chemical:	Not reported	
Additional Chemical:		
Chemical Is A Toxic 313 Chemical:	Ν	
EPA Pesticide Registration Number:	Not reported	
Contains 112R:	N	
Contains EHS:	Ν	
Fertilizer:	Ν	
Pesticide:	Ν	
Contains 313:	Ν	
-		
Chemical Name:	PROPANE	
Physical Description:	GAS	
Case Number:	74986	
Facility Id:	007534	
Physical State Of The Substance: Average Amount Possessed During The Year Code:	3 11	
Maximum Amount Possessed During The Year Code:	11	
Applicable Unit Of Measure Code:	2	
Description Of The Unit Of Measure:	Z GALLONS	
Type Code:	A	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

Database(s)

EDR ID Number **EPA ID Number**

S123797022

IRON TRIANGLE LLC (Continued)

ABOVEGROUND TANK Description: Type Code: Not reported Temperature Description: Not reported Pressure of Code: Pressure Description: Pressure of Code: Not reported Not reported Pressure Description: Temperature Description: Temperature of The Hazardous Substance Code: Temperature Description: Not reported Temperature of The Hazardous Substance Code: Not reported Days Hazardous Substance On Site During Year: 365 Is The Substance Protected A Trade Secret: False Description Of The Max Qnty Code: 500-999 Description Of The Avg Qnty Code: 500-999 Most Hazardous Ingridient: PROPANE United Nations/north America 4 Digit Class Number: 1075 Hazard Rank: 2 EHS Ingredient: Substance Pure: True Substance Mix: False First Hazardous Class Code For Chemical: Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Not reported Hazard Class 1 Of The Chemical: 2.1 Hazard Class 2 Of The Chemical: 6.3 Hazard Class 3 Of The Chemical: Not reported Additional Chemical: Chemical Is A Toxic 313 Chemical: N EPA Pesticide Registration Number: Not reported Contains 112R: Ν Contains EHS: Ν Fertilizer: Ν Pesticide: N Contains 313: N Chemical Name: DIESEL Physical Description: LIQUID Case Number: 68476346 Facility Id: 007534 Physical State Of The Substance: 2 Average Amount Possessed During The Year Code: 21 Maximum Amount Possessed During The Year Code: 21 Applicable Unit Of Measure Code: 2 Description Of The Unit Of Measure: GALLONS Type Code: Α Description: Type Code: Not reported Not reported Temperature Description: Pressure of Code: Pressure Description: Not reported Pressure of Code: Not reported Pressure Description: Temperature Description: Temperature of The Hazardous Substance Code: Temperature Description: Not reported

NORMAL PRESSURE NORMAL TEMPERATURE NONE LISTED ON SDS Flammable Gas Acute Health Hazard ABOVEGROUND TANK NORMAL PRESSURE NORMAL TEMPERATURE

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	5,000-9,999
Description Of The Avg Qnty Code:	5,000-9,999
Most Hazardous Ingridient:	PETROLEUM DISTILLATES
United Nations/north America 4 Digit Class Number:	1202
Hazard Rank:	2
EHS Ingredient:	
5	Not reported
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Chronic Health Hazard
Hazard Class 1 Of The Chemical:	3.0
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	6.4
Additional Chemical:	
	N
Chemical Is A Toxic 313 Chemical:	N
EPA Pesticide Registration Number:	Not reported
Contains 112R:	N
Contains EHS:	Ν
Fertilizer:	Ν
Pesticide:	Ν
Contains 313:	Y
Chemical Name:	ACETYLENE
Physical Description:	GAS
Case Number:	74862
Facility Id:	007534
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	3
Description Of The Unit Of Measure:	CUBIC FEET
•	
Type Code:	-
Description:	CYLINDER
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient:	
United Nations/north America 4 Digit Class Number:	1001
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	True

Database(s)

EDR ID Number EPA ID Number

S123797022

IRON TRIANGLE LLC (Continued)

Substance Mix: First Hazardous Class Code For Chemical: Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Hazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical:	False Flammable Gas Chronic Health Hazard Not reported 2.1 6.4
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical:	
Chemical Is A Toxic 313 Chemical:	Ν
EPA Pesticide Registration Number:	Not reported
Contains 112R:	N
Contains EHS:	Ν
Fertilizer:	Ν
Pesticide:	Ν
Contains 313:	Ν

IRON TRIANGLE LLC A3 Target 433 PATTERSONBRIDG RD Property JOHN DAY, OR 97845

Site 3 of 8 in cluster A

A 30

Actual: 1060 ft.	AST: Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive:	Not reported Not reported Not reported Not reported Not reported Not reported
	Status: Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone:	Inactive IRON TRIANGLE LLC 433 PATTERSONBRIDG RD JOHN DAY, OR 97845 007534 PROPANE 500-999 GALLONS GAS ABOVEGROUND TANK Not reported Not reported Not reported Not reported

AST S106426342

N/A

Database(s)

EDR ID Number EPA ID Number

S106426342

IRON TRIANGLE LLC (Continued)

Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	Not reported Not reported Not reported Not reported Not reported Not reported Inactive
Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	IRON TRIANGLE LLC 433 PATTERSONBRIDG RD JOHN DAY, OR 97845 007534 DIESEL 5,000-9,999 GALLONS LIQUID ABOVEGROUND TANK Not reported Not reported

A4 IRON TRIANGLE LOGGING Target W HWY 26 Property JOHN DAY, OR 97845

Site 4 of 8 in cluster A

Actual: 3060 ft.

FINDS: Registry ID: Facility URL:

110037770418 http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_ registry_id=110037770418

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.

<u>Click this hyperlink</u> while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

FINDS 1011952734 N/A

Map ID		MAP FINDINGS		
Direction Distance				EDR ID Number
Elevation	Site		Database(s)	EPA ID Number
A5 Target Property	IRON TRIANGLE LLC 433 PATTERSON BRIDGE R JOHN DAY, OR 97845	D	FINDS	1024407493 N/A
	Site 5 of 8 in cluster A			
Actual: 3060 ft.	FINDS: Registry ID: Facility URL:	110070323195 http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_fac registry_id=110070323195	ility?p_	
	Environmental Interest/Info	rmation System: A ESTABLISHMENT		
	<u>Click this hyperlink</u> while viewing on your computer to access additional FINDS: detail in the EDR Site Report.			
A6 Target Property	IRON TRIANGLE LLC 433 PATTERSON BRIDGE R JOHN DAY, OR 97845	2D RD	AST	A100479628 N/A
	Site 6 of 8 in cluster A			
Actual: 3060 ft.	AST: Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	Not reported Not reported Not reported Above ground tank GRANT RUSS 5415752102 Annual 2018 No No		
	Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material:	Not reported Not reported Not reported Above ground tank GRANT		

Is Poisonous Material: No

Database(s)

EDR ID Number EPA ID Number

A100479628

Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	No No Not reported
Olalus.	Not reported
Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material:	5415752102 Annual 2018 No No No
Is Explosive: Status:	No Not reported
Status.	Not reported

A7IRON TRIANGLE LLCTarget433 PATTERSON BRIDGE RD RDPropertyJOHN DAY, OR 97845

Site 7 of 8 in cluster A

Actual: 3060 ft.

I:	HSIS:	
t.	Name:	IRON TRIANGLE LLC
	Address:	433 PATTERSON BRIDGE RD RD
	City,State,Zip:	JOHN DAY, OR 97845
	Facility ID:	007534
	Department Or Division Of Company:	Not reported
	Chemical Is Extremely Hazardous Substance (EHS:	Not reported
	Contains 112R:	Not reported
	Facility Has Written Emergency Plan:	Not reported
	NAICS Code 1:	Not reported
	NAICS Desc 1:	Not reported
	NAICS Code 2:	Not reported
	NAICS Desc 2:	Not reported
	Manager Name:	Not reported
	Business Phone:	Not reported
	Mailing Address:	Not reported
	Mailing City:	Not reported
	Mailing State:	Not reported
	Mailing Zip:	Not reported
	No. of Employees:	Not reported
	Day Phone:	Not reported
	Placard:	Not reported
	Fire Dept Code:	Not reported
	FD:	JOHN DAY FD
	Sprinkler System:	Not reported
	Emergency Contact:	Not reported

HSIS S123797021 N/A

Database(s)

EDR ID Number **EPA ID Number**

IRON TRIANGLE LLC (Continued)

Emergency Procedure: Business Type: Facility Type: Department: Status: Latitude: Longitude: Status TRI: Status RMP: Status PSM: Status CR2K: Status 302: Owner Name: Last Reported ID: Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: UNNA Number: NFPA Health: NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year: Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: UNNA Number:

NFPA Health:

Not reported Not reported Private Not reported ACTIVE 44.4239 -118.971 Active Inactive Active Inactive Active RUSS YOUNG 41207 8006619 GASOLINE Not reported No Yes Not reported Not reported 20 gal 03/28/2017 No No No No No Liquid 1203 3 0 N/A **Physical Combustive** 365 2018 64742547 HYDRAULIC OIL Not reported No Yes Not reported Not reported 10 lbs 03/28/2017 No No No No No Solid 1270

1

1

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year: Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: **UNNA Number:** NFPA Health: NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year: Case Number: **Chemical Name:** EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: **UNNA Number:** NFPA Health: NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year:

1 0 N/A **Physical Combustive** 365 2018 64741884 MOTOR OILS Not reported No Yes Not reported Not reported 20 gal 03/28/2017 No No No No No Liquid 1270 0 0 0 N/A **Physical Combustive** 365 2018 7782447 OXYGEN Not reported Yes No Not reported Not reported 3 cuft 03/28/2017 No No No No No Gas 1072 0 0 0 OX **Physical Combustive** 365 2018

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: **UNNA Number:** NFPA Health: NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year: Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: UNNA Number: NFPA Health: NFPA Flammability: NFPA Reactivity: NFPA Special Notice: Hazards: Number of Days Onsite: Year: Case Number:

Clase Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component:

74986 PROPANE Not reported Yes No Not reported Not reported 4 gal 03/28/2017 No Yes No No No Gas 1978 2 4 0 N/A **Physical Combustive** 365 2018 68476346 DIESEL Not reported No Yes Not reported Not reported 21 gal 03/28/2017 No No No No No Liquid 1202 2 2 0 N/A **Physical Combustive** 365 2018 74862 ACETYLENE Not reported Yes No Not reported

Not reported

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Maximum Daily Amount Code:	3
Maximum Daily Amount Unit:	cuft
Chemical Added Date:	03/28/2017
Is Chem PSM:	No
Is Chem 112R:	Yes
Is Chem 302:	No
Is Pesticide:	No
Is Fertilizer:	No
Physical State:	Gas
UNNA Number:	1001
NFPA Health:	0
NFPA Flammability:	4
NFPA Reactivity:	3
NFPA Special Notice:	N/A
Hazards:	Physical Combustive
Number of Days Onsite:	365
Year:	2018
1041.	2010
Chemical:	
Chemical Name:	GASOLINE
Physical Description:	LIQUID
Case Number:	8006619
Facility Id:	007534
Physical State Of The Substance:	2
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	2
Description Of The Unit Of Measure:	GALLONS
Type Code:	A
Description:	ABOVEGROUND TANK
Type Code:	Not reported
Temperature Description:	· · · ·
Pressure of Code:	Not reported
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient:	PETROLEUM DISTILLATES
United Nations/north America 4 Digit Class Number:	1203
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
Second Hazardous Class Code For Chemical:	Acute Health Hazard
	Chronic Health Hazard
Third Hazardous Class Code For Chemical:	
Hazard Class 1 Of The Chemical:	3.0
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	6.4

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Additional Chemical: Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	N Not reported Y N N Y
Chemical Name:	HYDRAULIC OIL
Physical Description:	SOLID
Case Number:	64742547
Facility Id:	007534
Physical State Of The Substance:	1
Average Amount Possessed During The Year Code:	10
Maximum Amount Possessed During The Year Code:	11
Applicable Unit Of Measure Code:	1
Description Of The Unit Of Measure:	POUNDS
Type Code:	D
Description:	STEEL DRUM
Type Code:	C
Temperature Description:	TANK INSIDE BUILDING
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	500-999
Description Of The Avg Qnty Code:	200-499
Most Hazardous Ingridient:	PETROLEUM DISTILLATES
United Nations/north America 4 Digit Class Number:	1270
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Combustible Material
Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Hazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical: Hazard Class 3 Of The Chemical: Additional Chemical:	Not reported Not reported 4.5 Not reported Not reported
Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	N Not reported N N N N

Database(s)

EDR ID Number EPA ID Number

S123797021

IRON TRIANGLE LLC (Continued)

RON TRIANGLE LLC (Continued)	
Chemical Name:	MOTOR OILS
Physical Description:	LIQUID
Case Number:	64741884
Facility Id:	007534
Physical State Of The Substance:	2
Average Amount Possessed During The Year Code:	10
Maximum Amount Possessed During The Year Code:	11
Applicable Unit Of Measure Code:	2
Description Of The Unit Of Measure:	GALLONS
Type Code:	D
Description:	STEEL DRUM
Type Code:	N
Temperature Description:	PLASTIC BOTTLE, JUG, BUCKET
Pressure of Code:	1
	NORMAL PRESSURE
Pressure Description:	1
Pressure of Code:	•
Pressure Description:	NORMAL PRESSURE
Temperature Description:	
Temperature of The Hazardous Substance Code:	
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	500-999
Description Of The Avg Qnty Code:	200-499
Most Hazardous Ingridient:	PETROLEUM HYDROCARBON
United Nations/north America 4 Digit Class Number:	1270
Hazard Rank:	2
EHS Ingredient:	Not reported
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Combustible Material
Second Hazardous Class Code For Chemical:	Chronic Health Hazard
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	4.5
Hazard Class 2 Of The Chemical:	6.4
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical:	
Chemical Is A Toxic 313 Chemical:	Not reported
EPA Pesticide Registration Number:	Not reported
Contains 112R:	Not reported
Contains EHS:	Not reported
Fertilizer:	Not reported
Pesticide:	Not reported
Contains 313:	Not reported
	Not reported
Chemical Name:	OXYGEN
Physical Description:	GAS
Case Number:	7782447
Facility Id:	007534
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	3
Description Of The Unit Of Measure:	CUBIC FEET
Type Code:	L
VI	

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

CYLINDER Description: Type Code: Not reported Temperature Description: Not reported Pressure of Code: Pressure Description: GREATER THAN NORMAL PRESSURE Pressure of Code: Not reported Not reported Pressure Description: NORMAL TEMPERATURE Temperature Description: Temperature of The Hazardous Substance Code: Temperature Description: Not reported Temperature of The Hazardous Substance Code: Not reported Days Hazardous Substance On Site During Year: 365 Is The Substance Protected A Trade Secret: False Description Of The Max Qnty Code: 1,000-4,999 Description Of The Avg Qnty Code: 1,000-4,999 Most Hazardous Ingridient: OXYGEN 1072 United Nations/north America 4 Digit Class Number: Hazard Rank: 2 NONE LISTED ON SDS EHS Ingredient: Substance Pure: True Substance Mix: False First Hazardous Class Code For Chemical: Oxidizers Second Hazardous Class Code For Chemical: Non-flammable Gas Third Hazardous Class Code For Chemical: Not reported Hazard Class 1 Of The Chemical: 5.1 Hazard Class 2 Of The Chemical: 2.2 Hazard Class 3 Of The Chemical: Not reported Additional Chemical: Chemical Is A Toxic 313 Chemical: N EPA Pesticide Registration Number: Not reported Contains 112R: Ν Contains EHS: Ν Fertilizer: Ν Pesticide: N Contains 313: N Chemical Name: PROPANE Physical Description: GAS Case Number: 74986 Facility Id: 007534 Physical State Of The Substance: 3 Average Amount Possessed During The Year Code: 11 Maximum Amount Possessed During The Year Code: 11 Applicable Unit Of Measure Code: 2 Description Of The Unit Of Measure: GALLONS Type Code: А Description: ABOVEGROUND TANK Type Code: Not reported Not reported Temperature Description: Pressure of Code: NORMAL PRESSURE Pressure Description: Pressure of Code: Not reported Not reported Pressure Description: NORMAL TEMPERATURE Temperature Description: Temperature of The Hazardous Substance Code: Temperature Description: Not reported

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued)

Temperature of The Hazardous Substance Code: Days Hazardous Substance On Site During Year: Is The Substance Protected A Trade Secret: Description Of The Max Qnty Code: Description Of The Avg Qnty Code: Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number: Hazard Rank: EHS Ingredient: Substance Pure: Substance Pure: Substance Mix: First Hazardous Class Code For Chemical: Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Hazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical: Hazard Class 3 Of The Chemical:	Not reported 365 False 500-999 500-999 PROPANE 1075 2 NONE LISTED ON SDS True False Flammable Gas Acute Health Hazard Not reported 2.1 6.3 Not reported
Additional Chemical: Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	N Not reported N N N N
Chemical Name: Physical Description: Case Number: Facility Id: Physical State Of The Substance: Average Amount Possessed During The Year Code: Maximum Amount Possessed During The Year Code: Applicable Unit Of Measure Code: Description Of The Unit Of Measure: Type Code: Description: Type Code: Temperature Description: Pressure of Code: Pressure Description: Pressure Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Description: Temperature Of The Hazardous Substance Code: Days Hazardous Substance Code: Days Hazardous Substance On Site During Year: Is The Substance Protected A Trade Secret: Description Of The Max Qnty Code: Description Of The Avg Qnty Code: Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number: Hazard Rank: EHS Ingredient: Substance Pure:	DIESEL LIQUID 68476346 007534 2 21 21 2 GALLONS A ABOVEGROUND TANK Not reported Not reported Not reported NORMAL PRESSURE Not reported NORMAL TEMPERATURE 4 NORMAL TEMPERATURE 4 Not reported Not reported Not reported Not reported S65 False 5,000-9,999 PETROLEUM DISTILLATES 1202 2 Not reported False

EDR ID Number Database(s) EPA ID Number

S123797021

IRON TRIANGLE LLC (Continued)

RON TRIANGLE LLC (Continued)	
Substance Mix:	True
First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Chronic Health Hazard
Hazard Class 1 Of The Chemical:	3.0
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	6.4
Hazard Olass 5 OF The Onemical.	0.4
Additional Chemical:	
Chemical Is A Toxic 313 Chemical:	N
EPA Pesticide Registration Number:	Not reported
Contains 112R:	N
Contains EHS:	N
Fertilizer:	N
Pesticide:	N
Contains 313:	Y
Chemical Name:	ACETYLENE
Physical Description:	GAS
Case Number:	74862
Facility Id:	007534
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	3
Description Of The Unit Of Measure:	CUBIC FEET
Type Code:	L
Description:	CYLINDER
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient:	ACETYLENE
United Nations/north America 4 Digit Class Number:	1001
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	True
Substance Mix:	False
First Hazardous Class Code For Chemical:	Flammable Gas
Second Hazardous Class Code For Chemical:	Chronic Health Hazard
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	2.1
Hazard Class 2 Of The Chemical:	6.4
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical:	N
Chemical Is A Toxic 313 Chemical:	N

Chemical Is A Toxic 313 Chemical:

Ν

Database(s)

EDR ID Number EPA ID Number

IRON TRIANGLE LLC (Continued) S123797021 EPA Pesticide Registration Number: Not reported Contains 112R: N Contains EHS: N Fertilizer: N Pesticide: N Contains 313: N

A8IRON TRIANGLE LOGGINGTarget433 PATTERSON BRIDGE RDPropertyJOHN DAY, OR 97845

Site 8 of 8 in cluster A

Actual: 3060 ft.

ECSI:	
Name:	IRON TRIANGLE LOGGING
Address:	433 PATTERSON BRIDGE RD
City,State,Zip:	JOHN DAY, OR 97845
State ID Number:	4755
Brown ID:	0
Study Area:	False
Region ID:	1
Legislatve ID:	0
Investigation:	Suspect
FACA ID:	107956
Further Action:	0
Lat/Long (dms):	44 25 24.60 / -118 58 5.50
County Code:	12.00
Score Value:	Not reported
Cerclis ID:	Not reported
Township Coord .:	13.00
Township Zone:	S
Range Coord:	31.00
Range Zone:	E
Section Coord:	22
Qtr Section:	Not reported
Tax Lots:	Not reported
Size:	Not reported
NPL:	False
Orphan:	False
Updated By:	DANDERS
Update Date:	10/20/2017
Created Date:	02/09/2007
Decode For RegionID:	Eastern Region
Decode For BrownID:	Not reported
Decode For Furtheract:	
Decode For Investstat:	Suspect
Decode For Legislative	Not reported
Narrative:	
NARR ID:	5748987
NARR Code:	Contamination
Created By:	DCROUSE
Created Date:	02/09/2007
Updated By:	DCROUSE
Updated Date:	02/09/2007
Decode for NarcdID:	Contamination
NARR Comments:	(2/9/07 DMC/SAS) Site added to database for tracking as an
	. ,

ECSI S108480906 N/A

EDR ID Number Database(s) EPA ID Number

IRON TRIANGLE LOGGING (Continued)

aboveground storage tank (AST) facility. Site had 3 ASTs in 1994: 2 diesel ASTs (6000 & 8000-gal) 1 gasoline AST (5000-gal). ASTs were in containment bunkers with 3 dispensers and associated piping.

NARR ID:	5748988
NARR Code:	Data Sources
Created By:	DCROUSE
Created Date:	02/09/2007
Updated By:	DCROUSE
Updated Date:	02/09/2007
Decode for NarcdID:	Data Sources
NARR Comments:	1. Don Bramhall, DEQ ER/SW email (9/13/94).
NARR ID:	5748990
NARR Code:	Site Location
Created By:	DCROUSE
Created Date:	02/09/2007
Updated By:	DCROUSE
Updated Date:	02/09/2007
Decode for NarcdID:	Site Location
NARR Comments:	Location and activity status need to be verified.
NARR ID:	5748989
NARR Code:	Remedial Action
Created By:	DCROUSE
Created Date:	02/09/2007
Updated By:	DCROUSE
Updated Date:	02/09/2007
Decode for NarcdID:	Remedial Action
NARR Comments:	(2/9/07 DMC/SAS) Site screening recommended.
Action Code Flag: False	9424 Not reported 02/09/2007 Not reported False 02/09/2007 Department of Environmental Quality Not reported inistrative Action added to database Not reported Not reported Not reported
Action Code Flag: False	9508 Eastern Region 02/09/2007 Not reported False 02/09/2007 Department of Environmental Quality Eastern Region edial Action Screening recommended (EV) 0

Database(s)

EDR ID Number EPA ID Number

	IRON TRIANGLE LOGGING (Continued)				S108480906
	Comments:		3108480900		
	Operations: Operation Id: Operation Status: Common Name: Yrs of Operation: Comments: Updated Date: Updated By: Decode for OpstatID: Operations SIC Id: SIC Code: Created By: Created Date:	135239 Active Iron Triangle Not reported Logging com 02/09/2007 DCROUSE			
9 West 1/8-1/4 0.161 mi. 850 ft.	PATTERSON BRIDGE RD. PATTERSON BRIDGE RD. JOHN DAY, OR 97845			ECSI	S109346109 N/A
Relative: Lower Actual: 3054 ft.	ECSI: Name: Address: City,State,Zip: State ID Number: Brown ID: Study Area: Region ID: Legislatve ID: Investigation: FACA ID: Further Action: Lat/Long (dms): County Code: Score Value: Cerclis ID: Township Coord.: Township Zone: Range Coord: Range Zone: Section Coord: Qtr Section: Tax Lots: Size: NPL: Orphan: Updated By: Update Date: Created Date: Decode For RegionID: Decode For RegionID: Decode For Investstat Decode For Legislative Alias Name: G &	t: : e:	PATTERSON BRIDGE RD TL 1800 PATTERSON BRIDGE RD. JOHN DAY, OR 97845 5049 0 False 1 0 No Further Action 108497 0 44 25 24.60 / -118 58 26.00 12.00 Not reported Not reported 13.00 S 31.00 E 22 CA 1800 5.11 acres False False False False GWISTAR 03/22/2012 08/08/2008 Eastern Region Not reported Not Further Action Not reported Bridge RD Parcel		

TC6056693.2s Page 30

Database(s)

EDR ID Number EPA ID Number

PATTERSON BRIDGE RD. - TL 1800 (Continued)

	5750724 Contamination DCROUSE 08/08/2008 DCROUSE 08/08/2008 Contamination /08 DMC/SAS) Site is an undeveloped parcel of land that was once anch. No known or likely significant enivronmental impacts use.
NARR ID: NARR Code: Created By: Created Date: Updated By: Updated Date: Decode for NarcdID: NARR Comments: 1. D	5750726 Data Sources DCROUSE 08/08/2008 DCROUSE 08/08/2008 Data Sources MC/SAS site visit (6/24/08). 2. Correspondence from owner.
historic ac	5750725 Remedial Action DCROUSE 08/08/2008 DCROUSE 08/08/2008 Remedial Action /08 DMC/SAS) The site is a vacant parcel with little or no tivity that would have resulted in a significant release dous substance to the environment. No further action red (NFA).
Action Code Flag: False	9424 Not reported 08/08/2008 Not reported False 08/08/2008 Department of Environmental Quality Not reported tive Action 4 to database Not reported Not reported Not reported 9425 Eastern Region 08/07/2008 Not reported False
Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial	08/08/2008 Department of Environmental Quality Eastern Region Action

Database(s)

EDR ID Number **EPA ID Number**

PATTERSON BRIDGE RD. - TL 1800 (Continued)

Action Code Flag: False SITE EVALUATION Action: Further Action: 0 Not reported Comments: 9437 Action ID: Region: Eastern Region 08/08/2008 Complete Date: Rank Value: Not reported Cleanup Flag: False 08/08/2008 Created Date: Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: Listing Action Action Code Flag: False Action: Listing Review completed Further Action: 0 Comments: Not reported Action ID: 9443 Eastern Region Region: Complete Date: 08/08/2008 Rank Value: Not reported Cleanup Flag: False Created Date: 08/08/2008 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False NO FURTHER STATE ACTION REQUIRED Action: Further Action: 0 Comments: Not reported Operations: Operation Id: 135436 **Operation Status:** Inactive G & W - Paterson Bridge RD Parcel

Not reported

08/08/2008

DCROUSE

DCROUSE

08/08/2008

Inactive

198887

9999

Undeveloped property.

S109346109

10 wsw 1/8-1/4 0.201 mi.

1060 ft. Relative:

Lower Actual: 3051 ft. AST: Name: Address: City,State,Zip: Facility Id:

Common Name: Yrs of Operation:

Comments:

Updated By: Decode for OpstatID:

SIC Code:

ODF

Created By:

Created Date:

JOHN DAY, OR 97845

Updated Date:

Operations SIC Id:

415 PATTERSON BRIDGE RDGE

ODF 415 PATTERSON BRIDGE RDGE JOHN DAY, OR 97845 123103

A100470442 AST N/A

Database(s)

EDR ID Number EPA ID Number

	ODF (Continued)			A100470442
	Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	Not reported Not reported Not reported Above ground tank GRANT Ryan 5415751139 Annual 2018 No No No		
11 WSW 1/8-1/4 0.202 mi. 1067 ft.	US FOREST SERVICE (USD 431 PATTERSON BRIDGE F JOHN DAY, OR 97845	•	AST	A100486404 N/A
Relative:	AST:			
Lower Actual: 3052 ft.	Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	Not reported Not reported Above ground tank GRANT Craig 5415753000 Annual 2018 No No No		
12 West 1/8-1/4 0.203 mi. 1070 ft.	WESTERN STATES EQUIPI 400 PATERSON BRDG RD JOHN DAY, OR 97845	IENT CO INC JOHN DAY RC	RA NonGen / NLR MANIFEST	1008196028 ORQ000022210
Relative: Lower	RCRA NonGen / NLR:	gency:2004-12-31 00:00:00.0		
Actual: 3055 ft.	Facility name: Facility address:	WESTERN STATES EQUIPMENT CO INC JOHN D/ 400 PATERSON BRDG RD JOHN DAY, OR 97845	ΑY	

Database(s)

EDR ID Number EPA ID Number

EPA ID:	CO INC JOHN DAY (Continued)
Mailing address:	PO BOX 38
Maining address.	BOISE, ID 83707
Contact:	J D KING
Contact address:	400 PATTERSON BRDG RD
	JOHN DAY, OR 97845
Contact country:	US
Contact telephone:	541-575-1301
Contact email:	Not reported
EPA Region:	10
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste
wner/Operator Summary:	
Owner/operator name:	WESTERN STATES EQUIPMENT
Owner/operator address:	PO BOX 38 BOISE, ID 83707
Owner/operator country:	US
Owner/operator telephone:	208-888-2287
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date: Owner/Op end date:	1960-01-02 00:00:00. Not reported
Owner/operator name:	WESTERN STATES EQUIPMENT
Owner/operator address:	PO BOX 38
	BOISE, ID 83707
Owner/operator country:	US
Owner/operator telephone:	208-888-2287
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	1960-01-02 00:00:00.
Owner/Op end date:	Not reported
landler Activities Summary:	
U.S. importer of hazardous w	
Mixed waste (haz. and radioa	
Recycler of hazardous waste	
Transporter of hazardous wa	
Treater, storer or disposer of Underground injection activity	
On-site burner exemption:	y. NO No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burr	
Used oil Specification market	
Used oil transfer facility:	No

No

Used oil transporter:

Map ID Direction			MAP FINDINGS		
Distance Elevation	Site			Database(s)	EDR ID Number EPA ID Number

Site name: Classification:	WESTERN STATES EQUIPMENT CO INC JOHN DA Not a generator, verified
Date form received by agency	
Site name: Classification:	WESTERN STATES EQUIPMENT CO INC JOHN DA Not a generator, verified
Hazardous Waste Summary:	
. Waste code:	NA
. Waste name:	NA
Violation Status:	No violations found
OR MANIFEST:	
Manifest Year:	Manifest Year - 2004
EPA Id:	ORQ000022210
Inactive Status:	Not reported
Organization Name:	Not reported
Contact Name:	
Contact Telephone Number:	(208) 888-2287
Mailing Address:	PO Box 38
Mailing City/State/Zip:	Boise, ID 83707

13 SW 1/8-1/4 0.231 mi. 1219 ft.	ODFW 357 PATTERSON BRIDGE R JOHN DAY, OR 97845	D
Relative: Lower Actual: 3047 ft.	AST: Name: Address: City,State,Zip: Facility Id: Hazardous Substance: Beperting Quantities:	
	Reporting Quantities: Quantity Units: Physical State: Storage 1: County: Owner-Operator Name: Direct Site Phone: Report Class: Report Year: Is Poisonous Gas: Is Poisonous Material: Is Biological Hazard: Is Radioactive Material: Is Explosive: Status:	5415750561 Annual 2018 No No No

WESTERN STATES EQUIPMENT CO INC JOHN DAY (Continued)

HSIS:

Name:

ODFW

AST S121476081 HSIS N/A

Database(s)

EDR ID Number EPA ID Number

S121476081

ODFW (Continued)

Address: City,State,Zip: Facility ID: Department Or Division Of Company: Chemical Is Extremely Hazardous Substance (EHS: Contains 112R: Facility Has Written Emergency Plan: NAICS Code 1: NAICS Desc 1: NAICS Code 2: NAICS Desc 2: Manager Name: Business Phone: Mailing Address: Mailing City: Mailing State: Mailing Zip: No. of Employees: Day Phone: Placard: Fire Dept Code: FD: Sprinkler System: **Emergency Contact:** Emergency Procedure: Business Type: Facility Type: Department: Status: Latitude: Longitude: Status TRI: Status RMP: Status PSM: Status CR2K: Status 302: Owner Name: Last Reported ID: Case Number: Chemical Name: EHS Name: Is Pure: Is Mix: Is EHS: Mixture Component: Maximum Daily Amount Code: Maximum Daily Amount Unit: Chemical Added Date: Is Chem PSM: Is Chem 112R: Is Chem 302: Is Pesticide: Is Fertilizer: Physical State: **UNNA Number:** NFPA Health: NFPA Flammability:

357 PATTERSON BRIDGE RD JOHN DAY, OR 97845 048474 Not reported JOHN DAY FD Not reported Not reported Not reported Not reported Government EAST REGION JOHN DAY ACTIVE 44.4215 -118.974 Active Active Active Inactive Active CURT MELCHER 47260 124389 CARBON DIOXIDE/ARGON MIX Not reported No Yes Not reported Not reported 20 cuft 02/06/2017 No No No No No Gas 1956 3 0

Database(s)

EDR ID Number EPA ID Number

ODEW (Continued)	
ODFW (Continued)	
NFPA Reactivity:	0
NFPA Special Notice:	N/A
Hazards:	Physical Flammable
Number of Days Onsite:	365
Year:	2019
Case Number:	124389
Chemical Name:	CARBON DIOXIDE/ARGON MIX
EHS Name:	Not reported
Is Pure:	No
Is Mix:	Yes
Is EHS:	Not reported
Mixture Component:	Not reported
Maximum Daily Amount Code:	20
Maximum Daily Amount Unit:	cuft
Chemical Added Date:	02/06/2017
Is Chem PSM:	No
Is Chem 112R:	No
Is Chem 302:	No
Is Pesticide:	No
Is Fertilizer:	No
Physical State:	Gas
UNNA Number:	1956
NFPA Health:	3
NFPA Flammability:	0
NFPA Reactivity:	0 Not reported
NFPA Special Notice: Hazards:	Not reported
Number of Days Onsite:	Physical Flammable 365
Year:	2018
Chemical:	
Chemical Name:	OXYGEN
Physical Description:	GAS
Case Number:	7782447
Facility Id:	048474
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code: Description Of The Unit Of Measure:	3 CUBIC FEET
	L
Type Code: Description:	
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	2
Pressure Description:	GREATER THAN NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999

Database(s)

EDR ID Number EPA ID Number

ODFW (Continued)	
Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number:	OXYGEN 1072
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON SDS
Substance Pure:	True
Substance Mix:	False
First Hazardous Class Code For Chemical:	Oxidizers
Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical:	Non-flammable Gas
Hazard Class 1 Of The Chemical:	Not reported 5.1
Hazard Class 2 Of The Chemical:	2.2
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical:	
Chemical Is A Toxic 313 Chemical:	Ν
EPA Pesticide Registration Number:	Not reported
Contains 112R:	N
Contains EHS:	N
Fertilizer: Pesticide:	N
Contains 313:	N N
Containe ere.	
Chemical Name:	PROPANE
Physical Description:	GAS
Case Number:	74986
Facility Id:	048474
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	2
Description Of The Unit Of Measure:	GALLONS A
Type Code: Description:	A ABOVEGROUND TANK
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	2
Pressure Description:	GREATER THAN NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description: Temperature Description:	Not reported NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number:	PROPANE 1075
Hazard Rank:	2
EHS Ingredient:	- NONE LISTED ON SDS
Substance Pure:	True
Substance Mix:	False
First Hazardous Class Code For Chemical:	Flammable Gas
Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical:	Acute Health Hazard
Hazard Class 1 Of The Chemical:	Not reported 2.1
Hazara Olassi OF HIE OHEIHIdal.	2 .1

Database(s)

EDR ID Number EPA ID Number

ODFW (Continued)	S121476
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	Not reported
Additional Chemical:	
Chemical Is A Toxic 313 Chemical:	N
EPA Pesticide Registration Number:	Not reported
Contains 112R: Contains EHS:	N
Fertilizer:	N
Pesticide:	N
Contains 313:	N
Chemical Name:	LEAD ACID BATTERIES
Physical Description:	SOLID
Case Number:	Not reported
Facility Id:	048474
Physical State Of The Substance:	1
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	1
Description Of The Unit Of Measure:	POUNDS
Type Code:	K BOX
Description: Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code: Days Hazardous Substance On Site During Year:	Not reported 365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	1,000-4,999
Most Hazardous Ingridient:	SULFURIC ACID
United Nations/north America 4 Digit Class Number:	2794
Hazard Rank:	4
EHS Ingredient:	SULFURIC ACID
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical: Second Hazardous Class Code For Chemical:	Acute Health Hazard Corrosive Material
Third Hazardous Class Code For Chemical:	Chronic Health Hazard
Hazard Class 1 Of The Chemical:	6.3
Hazard Class 2 Of The Chemical:	8.0
Hazard Class 3 Of The Chemical:	6.4
Chemical Name:	CARBON DIOXIDE/ARGON MIX
Physical Description:	GAS
Case Number:	124389
Facility Id:	048474
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	20
Maximum Amount Possessed During The Year Code:	21

Database(s)

EDR ID Number EPA ID Number

S121476081

ODFW (Continued)

Applicable Unit Of Measure Code: 3 CUBIC FEET Description Of The Unit Of Measure: Type Code: Т Description: CYLINDER Type Code: Not reported Temperature Description: Not reported Pressure of Code: 2 GREATER THAN NORMAL PRESSURE Pressure Description: Pressure of Code: Not reported Pressure Description: Not reported NORMAL TEMPERATURE Temperature Description: Temperature of The Hazardous Substance Code: 4 Temperature Description: Not reported Temperature of The Hazardous Substance Code: Not reported Days Hazardous Substance On Site During Year: 365 Is The Substance Protected A Trade Secret: False Description Of The Max Qnty Code: 5.000-9.999 Description Of The Avg Qnty Code: 1,000-4,999 CARBON DIOXIDE Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number: 1956 Hazard Rank: 2 Not reported EHS Ingredient: Substance Pure: False Substance Mix: True First Hazardous Class Code For Chemical: Acute Health Hazard Non-flammable Gas Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Not reported Hazard Class 1 Of The Chemical: 6.3 Hazard Class 2 Of The Chemical: 2.2 Hazard Class 3 Of The Chemical: Not reported Additional Chemical: Chemical Is A Toxic 313 Chemical: Ν EPA Pesticide Registration Number: Not reported Contains 112R: N Contains EHS: Ν Fertilizer: Ν Pesticide: Ν Contains 313: Ν Chemical Name: ACETYLENE Physical Description: GAS Case Number: 74862 048474 Facility Id: Physical State Of The Substance: 3 Average Amount Possessed During The Year Code: 10 Maximum Amount Possessed During The Year Code: 11 Applicable Unit Of Measure Code: 3 Description Of The Unit Of Measure: CUBIC FEET Type Code: L Description: CYLINDER Type Code: Not reported Temperature Description: Not reported Pressure of Code: GREATER THAN NORMAL PRESSURE Pressure Description: Pressure of Code: Not reported Not reported Pressure Description:

Database(s)

EDR ID Number EPA ID Number

ODFW (Continued)

S121476081

 Temperature Description: Temperature of The Hazardous Substance Code: Temperature Description: Temperature of The Hazardous Substance Code: Days Hazardous Substance On Site During Year: Is The Substance Protected A Trade Secret: Description Of The Max Qnty Code: Description Of The Avg Qnty Code: Most Hazardous Ingridient: United Nations/north America 4 Digit Class Number: Hazard Rank: EHS Ingredient: Substance Pure: Substance Pure: Substance Mix: First Hazardous Class Code For Chemical: Second Hazardous Class Code For Chemical: Third Hazardous Class Code For Chemical: Hazard Class 1 Of The Chemical: Hazard Class 2 Of The Chemical: 	NORMAL TEMPERATURE 4 Not reported 365 False 500-999 200-499 ACETYLENE 1001 2 NONE LISTED ON MSDS True False Flammable Gas Chronic Health Hazard Not reported 2.1 6.4
Hazard Class 3 Of The Chemical: Additional Chemical: Chemical Is A Toxic 313 Chemical: EPA Pesticide Registration Number: Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:	Not reported N Not reported N N N N

14	OREGON PINE PRODUCTS
SSE	W HWY 26
1/4-1/2	JOHN DAY, OR 97845
0.340 mi.	
1796 ft.	

Name: Address:

City,State,Zip:

Brown ID:

Study Area:

Legislatve ID:

Investigation:

Further Action:

Lat/Long (dms):

Township Zone:

Range Coord:

Range Zone:

Section Coord:

County Code:

Score Value:

Cerclis ID: Township Coord.:

Region ID:

FACA ID:

State ID Number:

ECSI:

Relative: Higher

Actual: 3063 ft.

OREGON PINE PRODUCTS W HWY 26 JOHN DAY, OR 97845 2739 Brownfield Site - DEQ Tech Assistance False 1 831 No Further Action 41027 0 44 25 10.60 / -118 58 3.00 12.00 Not reported Not reported 13.00 S 31.00 Е 22

ECSI 1007260813 VCP N/A BROWNFIELDS FINDS **OREGON PINE PRODUCTS (Continued)**

MAP FINDINGS

Database(s)

EDR ID Number EPA ID Number

1007260813

Qtr Section: D 300 Tax Lots: 50 acres Size: NPL: False Orphan: False Updated By: KROBERT Update Date: 02/14/2018 Created Date: 10/31/2000 Decode For RegionID: Eastern Region Decode For BrownID: Brownfield Site - DEQ Technical Assistance Decode For Furtheract: Not reported Decode For Investstat: No Further Action Decode For Legislative: Owner, operator or other party under agreement, order or consent decree under ORS 465.200 or 465.420 Alias Name: Blue Mountain Lumber - John Day Alias Name: John Day Rural Innovation Gateway Narrative: NARR ID: 5740302 NARR Code: Contamination Created By: Not reported Created Date: 12/17/2002 Updated By: KROBERT Updated Date: 01/14/2014 Decode for NarcdID: Contamination (11/7/00 DMC/SAS) Site added to the database as a potential NARR Comments: brownfield. (2/20/04 DMC/SAS) Site is being used periodically as a log chipping facility (when the market allows). NARR ID: 5740303 NARR Code: Data Sources Created By: Not reported Created Date: 12/17/2002 Updated By: DCROUSE Updated Date: 08/29/2006 Decode for NarcdID: Data Sources NARR Comments: 1. DMC/SAS drivebys 1998-2000. 2. OR Sawmills Closure List (6/2/93 & 2/19/98). NARR ID: 5740304 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 NarcdID: Hazardous Substance/Waste Types NARR Comments: Unknown. NARR ID: 5740305 NARR Code: Site Location Created By: Not reported Created Date: 12/17/2002 Updated By: Not reported Updated Date: 12/17/2002 Decode for NarcdID: Site Location NARR Comments: Located on the north side of Hwy 26, just west of the John Day townline.

Database(s)

EDR ID Number EPA ID Number

OREGON PINE PRODUCTS (Continued)

NARR ID: 5740306 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 NarcdID: Pathways & Other Hazards Site is bordered to the north by the John Day River. NARR Comments: NARR ID: 5740307 **Remedial Action** NARR Code: Created By: Not reported Created Date: 12/17/2002 Updated By: KROBERT Updated Date: 02/14/2018 Decode for NarcdID: **Remedial Action** NARR Comments: (2/20/04 DMC/SAS) Site is still active; site screening recommended. (8/14/06 KJR/SAS) site information request sent. (7/21/09 KJR/SAS) Strategy Recommendation completed at site. The site was used a lumber mill since approximately 1933 through the early 1990s and has been used for mostly storage and wood chipping since from the early 1990s to the present. There have been at least three prior mill operators that the current operator has little or no knowledge of (these operations). DEQ has identified the following areas of concern for further-action: The truck shop/fueling area (northeast corner of the south side of the site); likelihood of releases associated with vehicle repair and refueling; locating all ASTs/USTs identified on the 1977 Fire Marshall map or verification that the USTs were removed and no residual contamination remains; The former molding plant (building); likelihood of releases associated with past practices including wood treating or anti-sapstain chemicals; The former planer and transformer area (central portion of the south side of the site); potential for sumps; PCB releases; The chip plant, former boiler house, and former log pond area (western portion of the south side of the site); likelihood of releases associated with past practices and potential asbestos material, unknown material used for filling ponds; The former truck shop (building footprint near Hwy 26 on the south side of the site); potential for sump or dry well and releases associated with past practices; The former lumber storage areas along the eastern site border near the mobile home park; potential for treated lumber to be stored on bare ground; The burner area identified on the 7.5 topo map; Methods and materials used for killing weeds and controlling dust from 1933 to present; The log yard; potential for hydraulic oil releases to surface soil by heavy equipment and potential for treated wood to be among the wood waste (also potential bone yard) or potential for treating wood being stored on bare ground; Additional areas identified during the preliminary assessment. Due to the size of the facility, the length of operation, shallow groundwater, and extensive frontage along both shores of the John Day River and multiple drinking water wells (vulnerable or sensitive areas). The site is a high priority for a preliminary assessment with sampling (XPA) based on the long-term use as lumber mill near the John Day River. Option letter sent. See site document section of this database to view the entire Strategy Recommendation document. (1/14/14 KJR/VCP) D.R. Johnson joined DEQ s voluntary cleanup program in September 2009. Several investigations and removal actions were performed to address contamination

EDR ID Number Database(s) EPA ID Number

OREGON PINE PRODUCTS (Continued)

identified primarily related to the former transformers. Reports detailing these actions may be viewed in the Site Document section of this database and the project file. A NFA determination was issued on 1/14/14. (11/16/17 KJR/VCP) A Phase 1 ESA was performed in May 2017. The ESA identified a few small areas for cleanup. The City joined VCP and remedial action is underway. (2/14/18 KJR/VCP) Remedial action completed and NFA issued on 2/14/18. Select site documents may be viewed in the Site Document of this database.

Administrative Action: Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: SITE EVAL Further Action: Comments:	
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Listing Acti Action Code Flag: False Action: Further Action: Comments:	9498 Eastern Region 07/21/2009 Not reported False 07/21/2009 Department of Environmental Quality Eastern Region on or Confirmed Release List recommended 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: OPTN Further Action: Comments:	9521 Eastern Region 07/21/2009 Not reported False 07/21/2009 Department of Environmental Quality Eastern Region Action
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date:	9510 Eastern Region Not reported Not reported False 07/21/2009

Database(s)

EDR ID Number EPA ID Number

OREGON PINE PRODUCTS (Continued)

Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: State Expan Further Action: Comments:	Department of Environmental Quality Eastern Region action nded Preliminary Assessment recommended (XPA) High Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: Euther Agre Further Action: Comments:	
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False	9511 Eastern Region 01/14/2014 Not reported False 09/03/2009 Department of Environmental Quality Eastern Region
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Listing Action Action Code Flag: False Action: Place on ho Further Action: Comments:	
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID:	9491 Eastern Region 01/14/2014 Not reported False 12/11/2012 Department of Environmental Quality

Database(s)

EDR ID Number EPA ID Number

OREGON PINE PRODUCTS (Continued)

Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: REMOVAL Further Action: Medium Comments: Not reported Action ID: 9443 Eastern Region Region: Complete Date: 01/14/2014 Rank Value: Not reported Cleanup Flag: False 01/14/2014 Created Date: Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False NO FURTHER STATE ACTION REQUIRED Action: Further Action: 0 Not reported Comments: Action ID: 9440 Eastern Region Region: Complete Date: 11/01/2017 Rank Value: Not reported Cleanup Flag: False Created Date: 11/16/2017 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: Letter Agreement Further Action: O Comments: Not reported 9469 Action ID: Eastern Region Region: Complete Date: 02/14/2018 Rank Value: Not reported Cleanup Flag: False Created Date: 11/16/2017 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False REMEDIAL ACTION Action: Further Action: 0 Comments: Not reported 9443 Action ID: Eastern Region Region: Complete Date: 02/14/2018 Rank Value: Not reported Cleanup Flag: False Created Date: 02/14/2018 Department of Environmental Quality Decode for AgencyID: Decode for RegionID: Eastern Region

Database(s)

EDR ID Number EPA ID Number

OREGON PINE PRODUCTS (Continued)

Category: **Remedial Action** Action Code Flag: False Action: NO FURTHER STATE ACTION REQUIRED Further Action: 0 Comments: Not reported 9424 Action ID: Region: Eastern Region Complete Date: Not reported Rank Value: 0 **Cleanup Flag:** False Created Date: 12/17/2002 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: Administrative Action Action Code Flag: False Site added to database Action: Further Action: Not reported Comments: Not reported Action ID: 9508 Region: Eastern Region Complete Date: 11/07/2000 Rank Value: 0 Cleanup Flag: False Created Date: 12/17/2002 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Site Screening recommended (EV) Action: Further Action: High Comments: Not reported **Operations:** Operation Id: 133939 **Operation Status:** Active Common Name: **Oregon Pine Products** Yrs of Operation: Unknown. Sawmill that is periodically active as a log chipper. Comments: Updated Date: 02/20/2004 DCROUSE Updated By: Decode for OpstatID: Active Operations SIC Id: 197236 SIC Code: 2421 Created By: Not reported 12/17/2002 Created Date: VCS: **OREGON PINE PRODUCTS** Name: Address: W HWY 26 City,State,Zip: JOHN DAY, OR 97845 ECS Site ID: 2739 Facility Size: 50 acres NO FURTHER STATE ACTION REQUIRED Action: Start Date: 02/14/2018 End Date: 02/14/2018

Database(s)

EDR ID Number EPA ID Number

1007260813

Facility Status: Completed VCP Program: Latitude: 44.4196 Longitude: -118.9675 OR BROWNFIELDS: OREGON PINE PRODUCTS Name: Address: W HWY 26 City,State,Zip: JOHN DAY, OR 97845 Geolocation Id: 41027 Status: NO FURTHER STATE ACTION REQUIRED Lat/Long: 44.4196 / -118.967 FINDS: Registry ID: 110017341063 Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_ registry id=110017341063 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. Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

OREGON PINE PRODUCTS (Continued)

15 G & W LUMBER West W HWY. 26 1/4-1/2 JOHN DAY, OR 97845 0.458 mi. 2418 ft.

ECSI:

Relative: Lower

Name: G & W LUMBER Address: W HWY. 26 Actual: City,State,Zip: JOHN DAY, OR 97845 3045 ft. State ID Number: 2742 Brown ID: 0 Study Area: False Region ID: 1 Legislatve ID: 831 Investigation: No Further Action FACA ID: 477 Further Action: 0 Lat/Long (dms): 44 25 23.90 / -118 58 47.60 County Code: 12.00 Score Value: Not reported Cerclis ID: Not reported Township Coord .: 13.00 Township Zone: S Range Coord: 31.00 Range Zone: Е Section Coord: 22 Qtr Section: С Tax Lots: 1500 & 13S31E21D tx 100

ECSI S106980722 VCP N/A

Database(s)

EDR ID Number EPA ID Number

G & W LUMBER (Continue	ed)
Size:	104 acres
NPL:	False
Orphan:	False
Updated By:	KROBERT
Update Date:	12/01/2014
Created Date:	11/07/2000
Decode For RegionID:	
Decode For BrownID:	Not reported
Decode For Furtheract	
Decode For Investstat:	No Further Action
Decode For Legislative	: Owner, operator or other party under agreement, order or consent
-	decree under ORS 465.200 or 465.420
Alias Name: Grar	nt Western Lumber
Alias Name: Johr	n Day Lumber Co.
Narrative:	
NARR ID:	5755447
NARR Code:	Contamination
Created By:	KROBERT
Created Date:	12/01/2014
Updated By:	KROBERT
Updated Date:	12/01/2014
Decode for NarcdID:	Contamination
NARR Comments:	(12/1/14 KJR/VCP) multiple potential source areas were investigated.
	ed areas of petroleum, asbestos containing materials, and metals
	e identified.
NARR ID:	5740316
NARR Code:	Data Sources
Created By:	Not reported
Created Date:	12/17/2002
Updated By:	Not reported
Updated Date:	12/17/2002
Decode for NarcdID:	Data Sources
NARR Comments:	1. DMC/SAS drivebys 1998-2000.
NARR ID:	5755448
NARR Code:	General Site Description
Created By:	KROBERT
Created Date:	12/01/2014
Updated By:	KROBERT
Updated Date:	12/01/2014
Decode for NarcdID:	General Site Description
NARR Comments:	The 104-acre irregular-shaped site is in an area of mostly industrial
but s	some commercial, residential, and recreational use. The site is
bord	ered by the John Day River to the south, by rural residential
prop	erties on the hillside to the north, by industrial properties to
the v	vest, and by government offices and industrial properties to the
east	. The mill buildings remain intact. One of two boilers was
remo	oved from the site.
NARR ID:	5740317
NARR ID. NARR Code:	
	Hazardous Substance/Waste Types
Created By: Created Date:	Not reported 12/17/2002
Updated By:	KROBERT 12/01/2014
Updated Date: Decode for NarcdID:	Hazardous Substance/Waste Types
Becode for MarculD.	hazardous oubstanto, waste Types

Database(s)

EDR ID Number EPA ID Number

S106980722

G & W LUMBER (Continued)

NARR Comments: petroleum, asbestos, metals NARR ID: 5755450 Land Use (Current/Reasonably Likely) NARR Code: Created By: KROBERT Created Date: 12/01/2014 KROBERT Updated By: Updated Date: 12/01/2014 Land Use (Current/Reasonably Likely) Decode for NarcdID: NARR Comments: The site is within the City of John Day s urban growth boundary and is zoned General Industrial by Grant County. Adjacent properties are zoned as Multiple Use Range, General Industrial, Suburban Residential, and Residential General. General Industrial zoning allows for a caretaker resident. The site has been inactive for seven years. Reasonably likely future land use in this area is expected to remain consistent with current land uses. Changes in zoning are unlikely in the foreseeable future. NARR ID: 5740318 NARR Code: Site Location Created By: Not reported Created Date: 12/17/2002 Updated By: Not reported Updated Date: 12/17/2002 Decode for NarcdID: Site Location Located on the north side of Hwy 26, just west of the John Day NARR Comments: townline. NARR ID: 5744467 NARR Code: Site Ownership Created By: DCROUSE Created Date: 12/26/2003 Updated By: DCROUSE Updated Date: 12/26/2003 Decode for NarcdID: Site Ownership Site has been active since 1974 and owned by Grant Western since 1992. NARR Comments: Not reported NARR ID: 5740319 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 NarcdID: Pathways & Other Hazards NARR Comments: Site is about 600 feet north of the John Day River. NARR ID: 5740320 NARR Code: **Remedial Action** Created By: Not reported Created Date: 12/17/2002 Updated By: KROBERT Updated Date: 12/01/2014 Decode for NarcdID: **Remedial Action** (11/7/00 DMC/SAS) Site added to the database for tracking purposes as NARR Comments: an active lumber mill in a EPA vulnerable area. (8/14/06 KJR/SAS) Site information request sent. (6/23/09 DMC/SAS) Site screening

Database(s)

EDR ID Number EPA ID Number

G & W LUMBER (Continued)

Updated By:

Updated Date:

Decode for NarcdID:

NARR Comments:

completed; site is a high priority for a preliminary assessment with sampling based on long-term industrial use adjacent to the John Day River. (12/1/14 KJR/VCP) The property owner joined VCP in Sept. 2009 and performed several SI and removal actions. Eleven soil borings (BH1 to BH11) and one test pit (TP1) were advanced in May 2010 in the vicinity of the former mill facilities. Nine groundwater monitoring wells were advanced at the property in October 2012. A small removal action was performed in December 2012. Soil on the east side of the steam cleaning pad was excavated in September 2014. Soil was excavated to 2.5 feet bgs. Approximately 24 tons of contaminated soil was transported to Crook County Landfill for disposal. The investigations and removals focused on areas of the mill property to most likely to have been impacted by historic operations including the following: the above ground storage tanks (ASTs) and fuel dispenser area; the truck shop area; sawmill area; cooling shed; electrical transformers; and the on-site water well. A no further action determindation was issued on 11/21/14. Select site documents and reports may be viewed in the site document section of this database.

NARR ID: NARR Code: Created By:	5755451 Water Use (Current/Reasonably Likely) KROBERT
Created Date: Updated By:	12/01/2014 KROBERT
Updated Date:	12/01/2014
Decode for NarcdI	
NARR Comments:	
	and the site utilized city water when in operation. The private wells
	dentified in the vicinity of the site are primarily located south
	and southwest of the site (see Figure 1). The City of John Day s
	water system operator was interviewed and indicated the city system
	provides water to users extending approximately one mile west of the
	site. In addition, the operator was only aware of one property
	Pioneer Feed and Supply) that utilized a private water well instead
	of city water. The Pioneer Feed and Supply property is located
	approximately +-mile from the entrance to the site on the opposite
	side of the John Day River. The City of John Day obtains water from a
C	deep confined basalt aquifer and is located over +-mile from the
S	site. Shallow groundwater likely discharges into the John Day River
le	ocated along the southern property boundary. Beneficial uses of
S	surface water include aquatic life, wildlife, irrigation, livestock
v	watering, and recreation.
NARR ID:	5755449
NARR Code:	Site History
Created By:	KROBERT
Created Date:	12/01/2014

KROBERT

12/01/2014

Site History

1940s. The property was then partially used for agricultural purposes. The DEQ Air Quality permit and the Fire Marshall permit indicate the mill was built in 1975 by the Edward Hines Lumber Company. The site s industrial well was completed in 1974. The Hines mill was also called the John Day Sawmill. The mill was designed to

The entire property was dredged for gold between 1937 and the late

EDR ID Number Database(s) EPA ID Number

G & W LUMBER (Continued)

process large pine logs and reportedly primarily produced shop-grade boards for remanufacturing into pinewood products such as molding and furniture. According to a regional lumber history book, J. I. Morgan Inc. of Idaho purchased the mill from Hines in 1983 and operated as the John Day Lumber Company. D.R. Johnson purchased the site from J.I. Morgan Inc. in 1991. Prior to closing in 2007 the mill produced pine shop industrial wood.

NARR ID: NARR Code:		5755452 1922	
Created By:		KROBERT	
Created Date:		12/01/2014	
Updated By:		KROBERT	
Updated Date:		12/01/2014	
Decode for Narc	dID:	Current Site Summary Statement	
NARR Comment		. 2014] The entire property was dredged for gold between 1937 and	
		40s. The property was then partially used for agricultural The mill was built in 1975 by the Edward Hines Lumber	
		The mill was designed to process large pine logs and	
		primarily produced shop-grade boards for remanufacturing	
		bood products such as molding and furniture. According to a	
		nber history book, J. I. Morgan Inc. of Idaho purchased	
		n Hines in 1983 and operated as the John Day Lumber	
		D.R. Johnson purchased the site from J.I. Morgan Inc. in	
		to closing in 2007 the mill produced pine shop industrial	
		property owner joined VCP in Sept. 2009 and performed	
		and removal actions. Eleven soil borings and one test pit	
	were advanced in May 2010 in the vicinity of the former mill		
	facilities. Nine groundwater monitoring wells were advanced at the		
	property in October 2012. A small removal action was performed in		
	December 2012. Soil on the east side of the steam cleaning pad was		
	excavated in September 2014. The investigations and removals focused		
	on areas of the mill property to most likely to have been impacted by		
	historic operations including the following: the above ground storage		
	tanks (ASTs) and fuel dispenser area; the truck shop area; sawmill		
	area; cooling shed; electrical transformers; and the on-site water		
	well. A no f	urther action determindation was issued on 11/21/14.	
Administrative Action	on:		
Action ID:		9425	
Region:		Eastern Region	
Complete Date:		06/23/2009	
Rank Value:		Not reported	
Cleanup Flag:		False	
Created Date:		08/29/2006	
Decode for Ager		Department of Environmental Quality	
Decode for Regi		Eastern Region	
Category:	Remedial A	Action	
Action Code Flag	•		
Action:	SITE EVAL		
Further Action:		0 Not reported	
Comments:		Not reported	
Action ID:		9437	
Region:		Eastern Region	
Complete Date:		06/22/2009	
Rank Value:		Not reported	
Cleanup Flag:		False	

Database(s)

EDR ID Number EPA ID Number

G & W LUMBER (Continued)

Further Action:	view completed 0
Comments: Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Listing Acti Action Code Flag: False Action: Proposal for Further Action: Comments:	Not reported 9498 Eastern Region 06/23/2009 Not reported False 06/23/2009 Department of Environmental Quality Eastern Region ion or Confirmed Release List recommended 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial <i>A</i> Action Code Flag: False Action: State Expa Further Action: Comments:	9510 Eastern Region 06/23/2009 92 False 06/23/2009 Department of Environmental Quality Eastern Region Action anded Preliminary Assessment recommended (XPA) High Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: OPTN Further Action: Comments:	9521 Eastern Region 07/06/2009 Not reported False 07/06/2009 Department of Environmental Quality Eastern Region Action
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date:	9440 Eastern Region 09/03/2009 Not reported False 09/03/2009

Database(s)

EDR ID Number EPA ID Number

G & W LUMBER (Continued)

Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: Letter Agre Further Action: Comments:	
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: SITE INVE: Further Action: Comments:	9511 Eastern Region 12/01/2014 Not reported False 09/03/2009 Department of Environmental Quality Eastern Region Action STIGATION 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: NO FURTH Further Action: Comments:	9443 Eastern Region 11/21/2014 Not reported False 12/01/2014 Department of Environmental Quality Eastern Region Action IER STATE ACTION REQUIRED 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Administrat Action Code Flag: False Action: Site added Further Action: Comments:	9424 Eastern Region Not reported 0 False 12/17/2002 Department of Environmental Quality Eastern Region ive Action to database Not reported Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID:	9508 Eastern Region 11/07/2000 0 False 12/17/2002 Department of Environmental Quality

Database(s)

EDR ID Number **EPA ID Number**

S106980722

G & W LUMBER	(Continued)
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Decode for RegionID:	Eastern Region	
Category: Rer	nedial Action	
Action Code Flag: False		
Action: Site	e Screening recommended (EV)	
Further Action:	High	
Comments:	Not reported	
Operations:		
Operation Id:	133941	
Operation Status:	Active	
Common Name:	G & W Lumber	
Yrs of Operation:	1974 to present.	
Comments:	Active sawmill for processing large pine logs.	
Updated Date:	12/26/2003	
Updated By:	DCROUSE	
Decode for OpstatID:	Active	
Operations SIC Id:	197234	
SIC Code:	2421	
Created By:	Not reported	
Created Date:	12/17/2002	
VCS:		

Name:	G & W LUMBER
Address:	W HWY. 26
City,State,Zip:	JOHN DAY, OR 97845
ECS Site ID:	2742
Facility Size:	104 acres
Action:	NO FURTHER STATE ACTION REQUIRED
Start Date:	11/21/2014
End Date:	11/21/2014
Facility Status:	Completed
Program:	VCP
Latitude:	44.4233
Longitude:	-118.9799

DARLA CARPENTER LLC 16 ESE **437 W MAIN** 1/2-1 JOHN DAY, OR 97845 0.690 mi.

ECSI:

Name:

Address:

Brown ID:

Study Area:

Legislatve ID:

Investigation:

Further Action:

Lat/Long (dms):

Township Coord .:

County Code:

Score Value:

Cerclis ID:

Region ID:

FACA ID:

City,State,Zip:

State ID Number:

3641 ft.

Relative: Higher Actual:

3076 ft.

RAINBOW DRY CLEANERS (FORMER) 437 W MAIN ST JOHN DAY, OR 97845 2743 0 False 1 0 No Further Action 41029 0 44 25 5.50 / -118 57 27.00 12.00 Not reported 001003000 13.00

ECSI S111250778 DRYCLEANERS N/A HSIS

Database(s)

EDR ID Number EPA ID Number

S111250778

DARLA CARPENTER LLC (Continued)

Township Zone: S 31.00 Range Coord: Range Zone: Е Section Coord: 23 Qtr Section: CC Tax Lots: 4700 Size: 0.18 acre NPL: False Orphan: False Updated By: KROBERT Update Date: 01/09/2012 Created Date: 11/07/2000 Decode For RegionID: Eastern Region Decode For BrownID: Not reported Decode For Furtheract: Not reported Decode For Investstat: No Further Action Not reported Decode For Legislative: Alias Name: Rainbow Cleaners - Main St. Narrative: 5740321 NARR ID: NARR Code: Contamination Created By: Not reported Created Date: 12/17/2002 KROBERT Updated By: Updated Date: 01/09/2012 Contamination Decode for NarcdID: (11/7/00 DMC/SAS) Site added to the database for tracking purposes as NARR Comments: a former dry cleaner in a EPA vulnerable area. (1/9/12 KJR/SAS) The initial notification to EPA lists a start date for Rainbow Cleaners as 1980 and a closure date of June 2000. The site is now a non-dry cleaning commercial business. One, 30 pound capacity, 1982 Western Automatic Vibramatic dry cleaning machine was located in the southeast corner of the building. The dry cleaning machine used tetrachloroethylene (PCE or perc). The store generally ordered 90 gallons of PCE per year. The dry cleaning equipment was re-located to the Canyon City Cleaners property in 2000. NARR ID: 5740322 NARR Code: Data Sources Created By: Not reported Created Date: 12/17/2002 Updated By: DCROUSE Updated Date: 05/05/2008 Decode for NarcdID: Data Sources NARR Comments: 1. EPA Site Discovery List (5/4/90 & 2/28/91). 2. DMC/SAS drivebys 1998-2000. 3. Northeast Oregon Regional Directory (1999). NARR ID: 5740323 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 NarcdID: Hazardous Substance/Waste Types NARR Comments: Unknown. NARR ID: 5750490

Database(s)

EDR ID Number EPA ID Number

S111250778

DARLA CARPENTER LLC (Continued)

Category:

Listing Action

NARR Code: **Remedial Action** DCROUSE Created By: Created Date: 05/05/2008 Updated By: KROBERT Updated Date: 01/09/2012 Decode for NarcdID: **Remedial Action** NARR Comments: (5/5/08 DMC/SAS) Site screening recommended. (5/13/09 KJR/SAS) federal site screening underway. (6/23/09 DMC/SAS) Site screening completed; site is a medium priority for a preliminary assessment based on using perc for approximately 15 years in an EPA Vulnerable Area for high density wells. More information is needed on the operation, volume of perc used, along with delivery and disposal methods in order to determine if a significant release may have occurred. (1/9/11 KJR/SAS) federally funded PA completed at the site in 2011 and included drilling 3 borings to sample soil and gw conditions for PCE. Concentrations of PCE and associated break down products were not detected. NFA issued on 1/9/12. Select site documents may be down loaded from site document section of the database. Administrative Action: 9425 Action ID: Eastern Region Region: Complete Date: 06/23/2009 Rank Value: Not reported Cleanup Flag: False Created Date: 04/16/2009 Department of Environmental Quality Decode for AgencyID: Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False SITE EVALUATION Action: Further Action: 0 Comments: Not reported 9437 Action ID: Region: Eastern Region 06/23/2009 Complete Date: Rank Value: Not reported Cleanup Flag: False Created Date: 06/23/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: Listing Action Action Code Flag: False Action: Listing Review completed Further Action: 0 Comments: Not reported 9449 Action ID: Region: Eastern Region Complete Date: Not reported Rank Value: Not reported Cleanup Flag: False Created Date: 06/23/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region

DARLA CARPENTER LLC (Continued)

MAP FINDINGS

Database(s)

EDR ID Number EPA ID Number

S111250778

Action Code Flag: False Insufficient information to list Action: Further Action: 0 Not reported Comments: 9496 Action ID: Eastern Region Region: 06/23/2009 Complete Date: Rank Value: 87 Cleanup Flag: False 06/23/2009 Created Date: Decode for AgencyID: Department of Environmental Quality Eastern Region Decode for RegionID: Category: **Remedial Action** Action Code Flag: False Action: State Basic Preliminary Assessment recommended (PA) Further Action: Medium Comments: Not reported Action ID: 9521 Eastern Region Region: Complete Date: 07/06/2009 Rank Value: Not reported Cleanup Flag: False Created Date: 07/06/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False OPTN Action: Further Action: 0 Comments: Not reported Action ID: 9520 Eastern Region Region: Complete Date: 01/09/2012 Rank Value: Not reported Cleanup Flag: False Created Date: 10/25/2011 Decode for AgencyID: Department of Environmental Quality Eastern Region Decode for RegionID: **Remedial Action** Category: Action Code Flag: False EXPANDED PRELIMINARY ASSESSMENT Action: Further Action: 0 Comments: Not reported Action ID: 9421 Region: 0 Complete Date: Not reported Rank Value: Not reported Cleanup Flag: False 10/25/2011 Created Date: Decode for AgencyID: **Environmental Protection Agency** Decode for RegionID: Not reported **EPA Led Action** Category: Action Code Flag: False

Database(s)

EDR ID Number EPA ID Number

Action:	Site added	to CERCLIS
Further Action: Comments:		0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for Agene Decode for Regio Category: Action Code Flag Action: Further Action: Comments:	nID: Remedial A : False	9443 Eastern Region 01/09/2012 Not reported False 01/09/2012 Department of Environmental Quality Eastern Region action IER STATE ACTION REQUIRED 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for Agene Decode for Regio Category: Action Code Flag Action: Further Action: Comments:	EPA Led A	9444 0 03/12/2012 Not reported False 06/12/2013 Environmental Protection Agency Not reported ction Remedial Action Planned under Federal program 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for Agene Decode for Regio Category: Action Code Flag Action: Further Action: Comments:	nID: Remedial A : False	9478 Eastern Region Not reported 0 False 12/17/2002 Department of Environmental Quality Eastern Region action CRA Program Not reported Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for Agene Decode for Regio Category: Action Code Flag Action:	nID: Administrat False	9424 Eastern Region Not reported 0 False 12/17/2002 Department of Environmental Quality Eastern Region ive Action to database

Database(s)

EDR ID Number EPA ID Number

DARLA CARPENTER LLC (Continued)

Further Action: Not reported Not reported Comments: Action ID: 9508 Region: Eastern Region Complete Date: 11/07/2000 Rank Value: 2 Cleanup Flag: False Created Date: 12/17/2002 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: Site Screening recommended (EV) Further Action: High Comments: Not reported **Operations:** Operation Id: 133942 **Operation Status:** Inactive Common Name: Rainbow Dry Cleaners (Former) Yrs of Operation: 1999 (circa). Comments: Former location of dry cleaner; currrently occupied by new business. Updated Date: 02/20/2001 Updated By: dmc Decode for OpstatID: Inactive **Operations SIC Id:** 197237 SIC Code: 7216 Created By: Not reported Created Date: 12/17/2002 DRYCLEANERS: Name: RAINBOW DRY CLEANERS Address: 437 W MAIN ST JOHN DAY, OR 97845-1030 City,State,Zip: Dry Cleaner ID: 42 Current Status: Closed Last Update: 01/15/2003 DEQID: Not reported Latitude: 44.417831095130 Longitude: -118.9574428904 Decode for Fstatus: Closed Mail Name: Daniel L. Cronin Mail Address: 235 S Canyon Blvd Mail City: John Day Mail State: OR Mail ZIP: 97845 Mail Email Address: Not reported Mail Effective Date: 01/17/2003 Mail Last Updated: 01/17/2003 Owner ID: 7572 Own Name: Daniel L. Cronin Own Organization: Daniel L. Cronin P.C. Own Address: 235 S Canyon Blvd Own City: John Day Own State: OR Own ZIP: 97845

Database(s)

EDR ID Number EPA ID Number

S111250778

DARLA CARPENTER LLC (Continued)

Own Phone:	Not reported
Own Email Address:	Not reported
Owner Effective Date:	01/01/1999
Owner Last Updated:	01/31/2005
Property Owner ID:	3115
Property Owner Name:	Not reported
Property Owner Organization:	Daniel L. Cronin P.C.
Property Owner Address:	235 S Canyon Blvd
Property Owner City:	John Day
Property Owner State:	OR
Property Owner ZIP:	97845
Property Owner Phone:	Not reported
Property Owner Email Addres	s: Not reported
Property Owner Effective Date	e: 01/31/2005
Property Owner Last Updated	l: 01/31/2005

HSIS:

Name: Address: City,State,Zip: Facility ID: Department Or Division Of Company: Chemical Is Extremely Hazardous Substance (EHS: Contains 112R: Facility Has Written Emergency Plan: NAICS Code 1: NAICS Desc 1: NAICS Code 2: NAICS Desc 2: Manager Name: Business Phone: Mailing Address: Mailing City: Mailing State: Mailing Zip: No. of Employees: Day Phone: Placard: Fire Dept Code: FD: Sprinkler System: **Emergency Contact:** Emergency Procedure: Business Type: Facility Type: Department: Status: Latitude: Longitude: Status TRI: Status RMP: Status PSM: Status CR2K: Status 302: Owner Name: Last Reported ID: Case Number:

DARLA CARPENTER LLC 437 W MAIN JOHN DAY, OR 97845 082073 Not reported Ν Ν Υ 532291 HOME HEALTH EQP RENTAL 000000 Not reported DARLA CARPENTER 5415750372 437 W MAIN JOHN DAY OR 97845 2 5415750372 Ν 0177 JOHN DAY FIRE DEPT Ν DARLA CARPENTER EMERGENCY PREP BINDER AT FRONT DESK **O2 CYLINDER EXCHANGE FULL FOR EMPTY** Not reported Not reported

Database(s)

EDR ID Number EPA ID Number

DARLA CARPENTER LLC (Continued)

Chemical Name:	Not reported
	Not reported
EHS Name:	Not reported
Is Pure:	Not reported
Is Mix:	Not reported
Is EHS:	Not reported
Mixture Component:	Not reported
Maximum Daily Amount Code:	Not reported
Maximum Daily Amount Unit:	Not reported
Chemical Added Date:	Not reported
Is Chem PSM:	Not reported
Is Chem 112R:	Not reported
Is Chem 302:	Not reported
Is Pesticide:	Not reported
Is Fertilizer:	Not reported
Physical State:	Not reported
UNNA Number:	Not reported
NFPA Health:	Not reported
NFPA Flammability:	Not reported
NFPA Reactivity:	Not reported
NFPA Special Notice:	Not reported
Hazards:	•
	Not reported
Number of Days Onsite:	Not reported
Year:	Not reported
Chemical:	
Chemical Name:	OXYGEN
Physical Description:	GAS
Case Number:	7782447
Facility Id:	082073
Physical State Of The Substance:	3
Average Amount Possessed During The Year Code:	11
Maximum Amount Possessed During The Year Code:	20
Applicable Unit Of Measure Code:	3
Description Of The Unit Of Measure:	CUBIC FEET
Type Code:	L
Description:	CYLINDER
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	2
Pressure Description:	GREATER THAN NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
	NORMAL TEMPERATURE
Temperature Description:	
Temperature of The Hazardous Substance Code:	4 National start
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	500-999
Most Hazardous Ingridient:	OXYGEN
United Nations/north America 4 Digit Class Number:	1072
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON SDS
Substance Pure:	True
Substance Mix:	False
First Hazardous Class Code For Chemical:	Oxidizers

Map ID Direction		MAP FI	NDINGS		
Distance Elevation	Site			Database(s)	EDR ID Number EPA ID Number
	DARLA CARPENTER LLC (Contin	ued)			S111250778
	Second Hazardous Class Code Third Hazardous Class Code F Hazard Class 1 Of The Chemic Hazard Class 2 Of The Chemic Hazard Class 3 Of The Chemic	or Chemical: cal: cal:	Non-flammable Gas Not reported 5.1 2.2 Not reported		
	Additional Chemical: Chemical Is A Toxic 313 Chem EPA Pesticide Registration Nur Contains 112R: Contains EHS: Fertilizer: Pesticide: Contains 313:		N Not reported N N N N		
17 West 1/2-1 0.706 mi. 3729 ft.	RETHERFORD S SANITATION DIS 13S/31E/S21D JOHN DAY, OR 97845	POSAL SITE		ECSI FINDS	1006854764 N/A
Relative: Lower Actual: 3025 ft.	ECSI: Name: Address: City,State,Zip: State ID Number: Brown ID: Study Area: Region ID: Legislatve ID: Investigation: FACA ID: Further Action: Lat/Long (dms): County Code: Score Value: Cerclis ID: Township Coord.: Township Zone: Range Coord: Range Zone: Section Coord: Qtr Section: Tax Lots: Size: NPL: Orphan: Updated By: Update Date: Created Date: Decode For RegionID: Decode For RegionID: Decode For Furtheract: Decode For Investstat: Decode For Legislative: NARR ID:	RETHERFORE 13S/31E/S21D JOHN DAY, OF 951 0 False 1 0 Suspect 40070 0 44 25 19.90 / -1 12.00 0 Not reported 13.00 S 31.00 E 21 DB 200 10 acres False False False False False False DCROUSE 05/05/2009 10/23/1989 Eastern Regior Not reported Not reported Not reported Not reported Suspect Not reported	R 97845 118 59 7.40		

Database(s)

EDR ID Number EPA ID Number

NARR Code:	Contamination
Created By:	Not reported
Created Date:	12/17/2002
Updated By:	Not reported
Updated Date:	12/17/2002
Decode for NarcdID:	Contamination
NARR Comments:	(10/23/89 AJL/SAS) Located in river tailings with high potential for
-	ndwater and/or river pollution. Served 150 residents and 35 nesses.
NARR ID:	5726539
NARR Code:	Data Sources
Created By:	Not reported
Created Date:	12/17/2002
Updated By:	DCROUSE
Updated Date:	11/03/2004
Decode for NarcdID:	Data Sources
NARR Comments:	1. Closed Solid Waste Disposal Sites list (6/1/86). 2. Inactive
Disp	osal Permit Files (most recent info. reviewed is dated 1974).
NARR ID:	5726540
NARR Code:	Hazardous Substance/Waste Types
Created By:	Not reported
Created Date:	12/17/2002
Updated By:	DCROUSE
Updated Date:	11/03/2004
Decode for NarcdID:	Hazardous Substance/Waste Types
NARR Comments:	Unknown; waste type listed as garbage.
NARR ID:	5726541
NARR Code:	Site Location
Created By:	Not reported
Created Date:	12/17/2002
Updated By:	Not reported
Updated Date:	12/17/2002
Decode for NarcdID:	Site Location
NARR Comments:	2 miles west of John Day, North of Hwy 26.
NARR ID:	5745708
NARR Code:	Site Ownership
Created By:	DCROUSE
Created Date:	11/03/2004
Updated By:	DCROUSE
Updated Date:	11/03/2004
Decode for NarcdID:	Site Ownership
NARR Comments:	John Day Gravel owner & Retherford's Sanitation operator (6/1/86).
NARR ID:	5726542
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 NarcdID:	Pathways & Other Hazards
NARR Comments:	Groundwater is 10 feet from ground surface. Soil is clay/gravel. Site

Database(s)

EDR ID Number EPA ID Number

1006854764

RETHERFORD S SANITAT	FION DISPOSAL SITE (Continued)
NARR ID:	5726543
NARR Code:	Remedial Action
Created By: Created Date:	Not reported 12/17/2002
Updated By:	Not reported
Updated Date: Decode for NarcdID:	12/17/2002 Remedial Action
NARR Comments:	
NARR Comments.	(10/23/89 AJL/SAS) Unknown; original SAPS score 27.4.
Administrative Action:	
Action ID:	9424
Region:	Headquarters
Complete Date:	Not reported
Rank Value:	0
Cleanup Flag:	False
Created Date:	12/17/2002
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	
	ninistrative Action
Action Code Flag: Fals	Se
Action: Site	added to database
Further Action:	Not reported
Comments:	Not reported
	•
Action ID:	9508
Region:	Headquarters
Complete Date:	02/09/1994
Rank Value:	0
Cleanup Flag:	False
Created Date:	12/17/2002
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	Headquarters
Category: Rer	nedial Action
Action Code Flag: Fals	Se
Action: Site	e Screening recommended (EV)
Further Action:	Not reported
Comments:	Not reported
Operations:	
Operation Id:	132250
Operation Status:	Unknown
Common Name:	Retherford's Sanitation Disposal Site
Yrs of Operation:	~25 years; closed 1973.
Comments:	
	dump (Permit #124)
Updated Date:	01/02/2005 DCROUSE
Updated By: Decode for OpstatID:	Unknown
Operations SIC Id:	194979
SIC Code:	4953 Not reported
Created By:	Not reported
Created Date:	12/17/2002
FINDS:	
Registry ID:	110014170306
Facility URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_
	registry_id=110014170306
Environmental Interest/In	formation System:

Environmental Interest/Information System:

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Map ID Direction Distance			MAP FINDINGS			EDR ID Number
Elevation	Site				Database(s	
		OR-DEQ (Orego agency whose jo	SAL SITE (Continued) n - Department Of Environ b is to protect the quality abination of technical assis	of Oregon's Environment.		1006854764
		permitting to help understand and regulations.	public and private faciliti comply with state and fed out while viewing on your o	es and citizens eral environmental		
		additional FINDS	: detail in the EDR Site R	eport.		
18 WSW 1/2-1 0.749 mi. 3953 ft.	RICHFIELD BULK PLA APPLE RD. & WILDER JOHN DAY, OR 97845	NESS RD. (NW			ECS	6I S106497219 N/A
Relative: Lower Actual: 3027 ft.	Alias Name: Alias Name:	hID: eract: estat:	JOHN DAY, OR 97845 3941 0 False 1 0 Suspect 78462 258 44 25 14.90 / -118 59 6 12.00 Not reported Not reported 13.00 S 31.00 E 21 D 900 0.28 acre False False GWISTAR 08/23/2016 08/28/2003 Eastern Region Not reported Medium Suspect Not reported Ianot - West	NESS RD. (NW CORNEF	R OF)	
	Narrative: NARR ID: NARR Code: Created By: Created Date:	C	744100 Contamination DCROUSE 18/28/2003			

EDR ID Number Database(s)

EPA ID Number

RICHFIELD BULK PLANT - J	OHN DAY (Continued)
Updated By:	DCROUSE
Updated Date:	08/28/2003
Decode for NarcdID:	Contamination
	(8/28/03 DMC/SAS) Site added to database for tracking as an active
bulk pl	· · · · · · · · · · · · · · · · · · ·
NARR ID:	5744101
NARR Code:	Data Sources DCROUSE
Created By:	
Created Date:	08/28/2003 DCROUSE
Updated By:	
Updated Date: Decode for NarcdID:	09/10/2005
	Data Sources 1. DMC/SAS driveby (8/28/03). 2. Fire Marshall Permit (11/3/63).
NARR ID:	5744102
NARR Code:	Remedial Action
Created By:	DCROUSE
Created Date:	08/28/2003
Updated By:	DCROUSE
Updated Date:	07/03/2006
Decode for NarcdID:	Remedial Action
	(8/28/03 DMC/SAS) Site screening recommended. (9/25/03 DMC/SAS)
	nt site operator needs to be determined, recommend calling local
-	first. Possible former Larkin Oil site. (9/30/05 KJR/SAS) Site
	ation request sent. Response due 11/18/05. (7/3/06 DMC/SAS)
	creening completed; site recommended for a high priority
prelimi	inary assessment with sampling.
NARR ID:	5754541
NARR Code:	1922 N// D//
Created By:	MKIRK
Created Date:	03/07/2013
Updated By:	GWISTAR
Updated Date:	09/06/2016
Decode for NarcdID:	Current Site Summary Statement
	[March 2013] Site investigation conducted in 2007, consisting of test
•	d soil samples. Surface soil has TPH-Dx+HO up to 49,200 mg/kg,
	exceeds the Occuptional RBC for soil ingestion, dermal contact halation (14,000 mg/kg). Subsurface soil (3') has much lower
	of TPH. Site is vacant but unfenced. Work plan for additional
	gation and soil removal was approved by DEQ but never
	nented.
Administrative Action:	
Action ID:	9424
Region:	Not reported
Complete Date:	08/28/2003
Rank Value:	Not reported
Cleanup Flag:	False
Created Date:	08/28/2003
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	Not reported
0	istrative Action
Action Code Flag: False	
-	dded to database
Further Action:	Not reported
Comments:	Not reported

Database(s)

EDR ID Number EPA ID Number

RICHFIELD BULK PLANT - JOHN DAY (Continued)

Action ID: 9508 Region: Eastern Region Complete Date: 08/28/2003 Rank Value: Not reported Cleanup Flag: False Created Date: 08/28/2003 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: Site Screening recommended (EV) Further Action: 0 Comments: Not reported Action ID: 9425 Region: Eastern Region Complete Date: 05/31/2006 Rank Value: Not reported Cleanup Flag: False 09/24/2003 Created Date: Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False SITE EVALUATION Action: Further Action: 0 Comments: Not reported Action ID: 9437 Eastern Region Region: Complete Date: 06/09/2006 Rank Value: Not reported Cleanup Flag: False Created Date: 06/09/2006 Department of Environmental Quality Decode for AgencyID: Decode for RegionID: Eastern Region Listing Action Category: Action Code Flag: False Listing Review completed Action: Further Action: 0 Comments: Not reported Action ID: 9449 Region: Eastern Region Complete Date: Not reported Rank Value: Not reported Cleanup Flag: False Created Date: 06/09/2006 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Listing Action Category: Action Code Flag: False Insufficient information to list Action: Further Action: Comments: Not reported Action ID: 9510

Database(s)

EDR ID Number EPA ID Number

RICHFIELD BULK PLANT - JOHN DAY (Continued)

Region: Eastern Region 06/09/2006 Complete Date: Rank Value: 95 Cleanup Flag: False Created Date: 06/09/2006 Decode for AgencyID: Department of Environmental Quality Eastern Region Decode for RegionID: Category: **Remedial Action** Action Code Flag: False Action: State Expanded Preliminary Assessment recommended (XPA) Further Action: High Not reported Comments: Action ID: 9521 Region: Eastern Region Complete Date: 07/10/2006 Rank Value: Not reported Cleanup Flag: False Created Date: 07/10/2006 Department of Environmental Quality Decode for AgencyID: Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: OPTN Further Action: 0 Not reported Comments: Action ID: 9519 Region: Eastern Region Complete Date: 02/20/2007 Rank Value: Not reported Cleanup Flag: False Created Date: 11/06/2006 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: VCS Waiting List Further Action: 0 Comments: Not reported 9440 Action ID: Region: Eastern Region 09/12/2007 Complete Date: Rank Value: Not reported **Cleanup Flag:** False Created Date: 02/02/2007 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: Letter Agreement Further Action: 0 Not reported Comments: Action ID: 9511 Region: Eastern Region

Database(s)

EDR ID Number EPA ID Number

RICHFIELD BULK PLANT - JOHN DAY (Continued)

Complete Date: 09/12/2007 Rank Value: Not reported Cleanup Flag: False Created Date: 02/20/2007 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False Action: SITE INVESTIGATION Further Action: 0 Not reported Comments: 9504 Action ID: Region: Eastern Region Complete Date: 09/12/2007 Rank Value: Not reported Cleanup Flag: False Created Date: 08/23/2016 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False Action: Removal Action Recommended (RM) Further Action: Medium Comments: Not reported Action ID: 9491 Region: Eastern Region Complete Date: Not reported Rank Value: Not reported Cleanup Flag: False Created Date: 08/23/2016 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False REMOVAL Action: Further Action: 0 Comments: Not reported **Operations:** 134802 Operation Id: **Operation Status:** Inactive Common Name: Richfield Bulk Plant - John Day Yrs of Operation: 1963 to 2005 (circa). Comments: Inactive bulk plant originally built by Richfield Oil. 11/14/2005 Updated Date: Updated By: DCROUSE Decode for OpstatID: Inactive **Operations SIC Id:** 198253 SIC Code: 5171 Created By: DCROUSE Created Date: 08/28/2003

Database(s)

EDR ID Number EPA ID Number

19 West 1/2-1 0.876 mi.	DESCHUTES READY MIX - JOHN DA WILDERNESS RD. JOHN DAY, OR 97845	Y	ECSI	S107845274 N/A
4626 ft.				
Relative:	ECSI:			
	Name: Address:	DESCHUTES READY MIX - JOHN DAY WILDERNESS RD.		
Actual: 3023 ft.	City,State,Zip:	JOHN DAY, OR 97845		
5025 n.	State ID Number:	4635		
	Brown ID:	0		
	Study Area:	False		
	Region ID:	1		
	Legislatve ID:	0		
	Investigation:	No Further Action		
	FACA ID:	96860		
	Further Action:	0		
	Lat/Long (dms):	44 25 21.40 / -118 59 17.90		
	County Code: Score Value:	12.00 Not reported		
	Cerclis ID:	Not reported		
	Township Coord.:	13.00		
	Township Zone:	S		
	Range Coord:	31.00		
	Range Zone:	E		
	Section Coord:	21		
	Qtr Section:	D		
	Tax Lots:	202 & 402		
	Size:	23.83 acres		
	NPL:	False		
	Orphan: Updated By:	False GWISTAR		
	Update Date:	12/21/2011		
	Created Date:	06/05/2006		
	Decode For RegionID:	Eastern Region		
	Decode For BrownID:	Not reported		
	Decode For Furtheract:	Not reported		
	Decode For Investstat:	No Further Action		
	Decode For Legislative:	Not reported		
	Alias Name: Coats Property Narrative:			
	NARR ID:	5748186		
	NARR Code:	Contamination		
	Created By:	DCROUSE		
	Created Date:	06/05/2006		
	Updated By:	DCROUSE		
	Updated Date:	07/09/2008		
	Decode for NarcdID: NARR Comments: (6/5/06 D	Contamination MC/SAS) ER/HW referral. (10/25/06 KJR/SAS) Petroleum		
		sphalt tack present. (5/2/08 DMC/SAS) Site is a former		
		at includes some unregulated dumping.		
	NARR ID:	5750567		
	NARR Code:	General Site Description		
	Created By:	KROBERT		
	Created Date:	06/06/2008		
	Updated By:	KROBERT		
	Updated Date:	06/06/2008		

EDR ID Number Database(s) EPA ID Number

DESCHUTES READY MIX - JOHN DAY (Continued)

Decode for NarcdID: General Site Description NARR Comments: The approximately 23-acre site is in an area of mostly industrial but some commercial, residential and, recreational use. The site is bordered by the John Day River to the north, by an active lumber mill to the west, by residential property to the south, and by industrial property to the east. The site is relatively level with a gradual slope north to the John Day River but includes large piles of gravel and some natural or man-made depressions. The site is mostly native vegetation or gravel surfaced including gravel access roads.

NARR ID:	5750486
NARR Code:	Pathways Other Hazards
Created By:	DCROUSE
Created Date:	05/02/2008
Updated By:	DCROUSE
Updated Date:	05/02/2008
Decode for NarcdID:	Pathways & Other Hazards
NARR Comments:	The John Day River forms the northern border of the site and
Carp	enter Pond is within the site.

NARR ID: NARR Code: Created By: Created Date: Updated By:	5750485 Remedial Action DCROUSE 05/02/2008 KROBERT
Updated Date:	12/21/2011
Decode for Narce	dID: Remedial Action
NARR Comment	

Database(s)

EDR ID Number **EPA ID Number**

DESCHUTES READY MIX - JOHN DAY (Continued)

characteristics of the hazardous substance released and the potential for migration and exposure of human or environmental receptors, can reasonably be considered to pose no significant threat to public health, safety or welfare, or the environment. The site is also recommended for de listing from the Confirmed Release List (CRL). The DEQ s determination only applies to the two areas of stained soil associated with the small AST and drum storage area and the asphalt tack AST area and is based upon the information provided to DEQ. NFA issued on 12/21/11. See Site Document section of this database for select site documents.

Administrative Action: Action ID: Region: Complete Date: Rank Value:	9424 Not reported 06/05/2006 Not reported
Cleanup Flag:	False
Created Date:	06/05/2006
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	Not reported
Category: Administrat	•
Action Code Flag: False	
	to database
Further Action:	Not reported
Comments:	Not reported
Comments.	Not reported
Action ID:	9425
Region:	Eastern Region
Complete Date:	05/03/2008
Rank Value:	Not reported
Cleanup Flag:	False
Created Date:	10/06/2006
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	Eastern Region
Category: Remedial A	-
Action Code Flag: False	
Action: SITE EVAL	UATION
Further Action:	0
Comments:	Not reported
Action ID:	9476
Region:	Eastern Region
Complete Date:	05/25/2006
Rank Value:	Not reported
Cleanup Flag:	False
Created Date:	10/25/2006
Decode for AgencyID:	Department of Environmental Quality
Decode for RegionID:	Eastern Region
Category: Remedial A	Action
Action Code Flag: False	
Action: Refer to Pro	ogram
Further Action:	0
Comments:	Not reported
	0.407
Action ID:	9437
Region:	
Complete Date:	Eastern Region
Complete Date:	05/03/2008
Complete Date: Rank Value:	

Database(s)

EDR ID Number EPA ID Number

DESCHUTES READY MIX - JOHN DAY (Continued)

Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Action Code Flag: False Action: Further Action: Comments:	False 06/02/2008 Department of Environmental Quality Eastern Region on ew completed 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Listing Action Action Code Flag: False	9498 Eastern Region 05/03/2008 Not reported False 06/02/2008 Department of Environmental Quality Eastern Region
	r Confirmed Release List recommended 0 Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: State Expan Further Action: Comments:	9510 Eastern Region 05/03/2008 96 False 06/02/2008 Department of Environmental Quality Eastern Region action nded Preliminary Assessment recommended (XPA) High Not reported
Action ID: Region: Complete Date: Rank Value: Cleanup Flag: Created Date: Decode for AgencyID: Decode for RegionID: Category: Remedial A Action Code Flag: False Action: Further Action: Comments:	9521 Eastern Region Not reported Not reported False 06/06/2008 Department of Environmental Quality Eastern Region Inction
Action ID: Region: Complete Date: Rank Value: Cleanup Flag:	9519 Eastern Region 12/13/2011 Not reported False

Database(s)

EDR ID Number EPA ID Number

DESCHUTES READY MIX - JOHN DAY (Continued)

Created Date: 06/06/2008 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False VCS Waiting List Action: Further Action: 0 Comments: Not reported Action ID: 9465 Region: Eastern Region 01/12/2009 Complete Date: Rank Value: Not reported Cleanup Flag: False Created Date: 01/12/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: Listing Action Action Code Flag: False Facility proposed for Confirmed Release List Action: Further Action: 0 Comments: Not reported Action ID: 9438 Region: Eastern Region Complete Date: 03/24/2009 Rank Value: Not reported Cleanup Flag: False Created Date: 03/24/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: Listing Action Action Code Flag: False Action: Facility placed on Confirmed Release List Further Action: 0 Not reported Comments: Action ID: 9437 Eastern Region Region: Complete Date: 03/24/2009 Rank Value: Not reported Cleanup Flag: False Created Date: 03/24/2009 Decode for AgencyID: Department of Environmental Quality Eastern Region Decode for RegionID: Category: Listing Action Action Code Flag: False Action: Listing Review completed Further Action: 0 Comments: Not reported Action ID: 9417 Eastern Region Region: Complete Date: 12/21/2011 Rank Value: Not reported Cleanup Flag: False Created Date: 12/21/2011

Department of Environmental Quality

Database(s)

EDR ID Number EPA ID Number

S107845274

	Decode for Region/D.			
	Decode for RegionID:	•		
		ing Action		
	Action Code Flag: Fals			
	Action: Fac	ility delisted from Confirmed Release List		
	Further Action:	0		
	Comments:	Not reported		
	Action ID:	9443		
	Region:	Eastern Region		
	Complete Date:	12/21/2011		
	Rank Value:	Not reported		
	Cleanup Flag:	False		
	Created Date:	12/21/2011		
	Decode for AgencyID:			
	Decode for RegionID:	•		
	0,	nedial Action		
	Action Code Flag: Fals			
		FURTHER STATE ACTION REQUIRED		
	Further Action:	0		
	Comments:	Not reported		
	Operations:			
	Operation Id:	135222		
	Operation Status:	Inactive		
	Common Name:	Deschutes Ready Mix - John Day		
	Yrs of Operation:	Not reported		
	•	•		
	Comments:	Former asphalt plant.		
	Updated Date:	10/06/2006		
	Updated By:	DCROUSE		
	Decode for OpstatID:			
	Operations SIC Id:	198669		
	SIC Code:	1442		
	Created By:	DCROUSE		
	Created Date:	10/06/2006		
	Operations SIC Id:	198670		
	SIC Code:	2951		
	Created By:	DCROUSE		
	Created Date:	10/06/2006		
	oreated bate.	10,00,2000		
20	BLUE MT. JUNIOR HIGH E	BUILDING	ECSI	S110121453
ESE	116 NW BRIDGE RD		VCP	N/A
1/2-1	JOHN DAY, OR 97845		BROWNFIELDS	
0.928 mi.				
4902 ft.				
4002 10				
Relative:	ECSI:			
Higher	Name:	BLUE MT. JUNIOR HIGH BUILDING		
Actual:	Address:	116 NW BRIDGE RD		
3082 ft.	City,State,Zip:	JOHN DAY, OR 97845		
	State ID Number:	5283		
	Brown ID:	Brownfield Site - DEQ Funding Assistance		
	Study Area:	False		
	Region ID:	1		
	Legislatve ID:	831		
	Investigation:	No Further Action		
	FACA ID:	113836		
	FACA ID.	0		

0

DESCHUTES READY MIX - JOHN DAY (Continued)

Decode for AgencyID:

Further Action:

TC6056693.2s Page 76

Database(s)

EDR ID Number **EPA ID Number**

BLUE MT. JUNIOR HIGH BUILDING (Continued)

Lat/Long (dms): 44 25 3.00 / -118 57 17.30 County Code: 12.00 Score Value: Not reported Cerclis ID: Not reported Township Coord .: 13.00 Township Zone: S 31.00 Range Coord: Range Zone: Е Section Coord: 26 Qtr Section: ΒA Tax Lots: 4900 Size: Not reported NPL: False Orphan: False Updated By: KROBERT Update Date: 03/24/2014 Created Date: 12/21/2009 Decode For RegionID: Eastern Region Decode For BrownID: Brownfield Site - DEQ Funding Assistance Decode For Furtheract: Not reported Decode For Investstat: No Further Action Decode For Legislative: Owner, operator or other party under agreement, order or consent decree under ORS 465.200 or 465.420 Narrative: NARR ID: 5751879 NARR Code: Contamination Created By: KROBERT Created Date: 12/21/2009 Updated By: KROBERT Updated Date: 12/21/2009 Decode for NarcdID: Contamination NARR Comments: (12/21/09 KJR/SAS) The John Day Library Foundation is the potential purchaser of the site. The Foundation has requested that DEQ perform a Phase I/II ESA to help facilitate the sale of the property. The site has been utilized as a school or for educational purposes since 1936. Portions of the site continue to be used for educational programs. A release of hazardous substances or petroleum products has not been documented at the site. Asbestos containing material has been noted in the building. A heating oil UST is present on the site and has not been investigated to determine if a release has occurred related to the UST. NARR ID: 5752346 NARR Code: **Remedial Action** Created By: KROBERT Created Date: 07/15/2010 Updated By: KROBERT Updated Date: 03/24/2014 Decode for NarcdID: **Remedial Action**

NARR Comments: (7/15/10 KJR/SAS) 1) Hazardous Materials Survey This report gives a very good overview of conditions in the buildings that would required special handling if any demolition or remodeling is perform. This includes asbestos, lead paint, and fixtures with mercury and/or PCBs. These materials may be left in place as long as they are undisturbed and remain in good condition. 2) Heating Oil Tank Assessment This assessment is related to the underground storage tank is still in use. Sampling was performed and based on the analytical results, the

Database(s)

EDR ID Number EPA ID Number

BLUE MT. JUNIOR HIGH BUILDING (Continued)

tank has not leaked. 3) Revised Phase I ESA The concerns identified by the Phase 1 ESA were largely addressed by the work discussed above. The one thing that was found at the last minute was the 4-inch PVC pipe located on the northern parcel and the speculation that it is connected to an underground tank although there was not solid evidence to determine either way. (1/5/11 KJR/SAS) the PVC pipe was later determined not to be connected to any subsurface feature. (3/24/14 KJR/VCP) HBM removed from building with brownfield funding from Business Oregon RLF. Project closure letter issued 3/24/14. Copies of site reports may be viewed in the site document section of this database.

Administrative Action: 9424 Action ID: Region: Not reported Complete Date: 12/21/2009 Rank Value: Not reported Cleanup Flag: False Created Date: 12/21/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Not reported Administrative Action Category: Action Code Flag: False Action: Site added to database Further Action: Not reported Not reported Comments: 9518 Action ID: Region: Eastern Region Complete Date: 07/15/2010 Not reported Rank Value: Cleanup Flag: False Created Date: 12/21/2009 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Remedial Action Category: Action Code Flag: False Action: TARGETED BROWNFIELD ASSESSMENT Further Action: 0 Not reported Comments: 9440 Action ID: Region: 0 Complete Date: 06/17/2013 Rank Value: Not reported Cleanup Flag: False Created Date: 03/24/2014 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Not reported **Remedial Action** Category: Action Code Flag: False Letter Agreement Action: Further Action: 0 Comments: Not reported Action ID: 9491 Region: Eastern Region Complete Date: 03/24/2014

Database(s)

EDR ID Number **EPA ID Number**

BLUE MT. JUNIOR HIGH BUILDING (Continued)

Rank Value: Not reported Cleanup Flag: False Created Date: 03/24/2014 Decode for AgencyID: Department of Environmental Quality Decode for RegionID: Eastern Region Category: **Remedial Action** Action Code Flag: False Action: REMOVAL Further Action: 0 Comments: Not reported 9443 Action ID: Eastern Region Region: 03/24/2014 Complete Date: Rank Value: Not reported Cleanup Flag: False Created Date: 03/24/2014 Department of Environmental Quality Decode for AgencyID: Decode for RegionID: Eastern Region **Remedial Action** Category: Action Code Flag: False NO FURTHER STATE ACTION REQUIRED Action: Further Action: 0 Comments: Not reported

VCS:

Name:	BLUE MT. JUNIOR HIGH BUILDING
Address:	116 NW BRIDGE RD
City,State,Zip:	JOHN DAY, OR 97845
ECS Site ID:	5283
Facility Size:	Not reported
Action:	NO FURTHER STATE ACTION REQUIRED
Start Date:	03/24/2014
End Date:	03/24/2014
Facility Status:	Completed
Program:	VCP
Latitude:	44.4175
Longitude:	-118.9548

OR BROWNFIELDS:

BLUE MT. JUNIOR HIGH BUILDING
116 NW BRIDGE RD
JOHN DAY, OR 97845
113836
NO FURTHER STATE ACTION REQUIRED
44.4175 / -118.954

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
JOHN DAY JOHN DAY		JOHN DAY CLEANERS TRI-COUNTY CONCENTRATING MILL (FOR	MAIN ST N SIDE E MAIN STREET / STATE H		ECSI SEMS-ARCHIVE, LEAD SMELTERS

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: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: N/A Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/13/2020 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 3 Telephone 215-814-5418

EPA Region 4 Telephone 404-562-8033

EPA Region 5 Telephone 312-886-6686

EPA Region 10 Telephone 206-553-8665 EPA Region 6 Telephone: 214-655-6659

EPA Region 7 Telephone: 913-551-7247

EPA Region 8 Telephone: 303-312-6774

EPA Region 9 Telephone: 415-947-4246

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: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: N/A Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/13/2020 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 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994 Number of Days to Update: 56 Source: EPA Telephone: 202-564-4267 Last EDR Contact: 08/15/2011 Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

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: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: N/A Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/13/2020 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: 04/03/2019 Date Data Arrived at EDR: 04/05/2019 Date Made Active in Reports: 05/14/2019 Number of Days to Update: 39 Source: Environmental Protection Agency Telephone: 703-603-8704 Last EDR Contact: 04/03/2020 Next Scheduled EDR Contact: 07/13/2020 Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list 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). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: 800-424-9346 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/27/2020 Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS 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 the 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. The 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 potential NPL site.

Date of Government Version: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: 800-424-9346 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/27/2020 Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019	Source: EPA
Date Data Arrived at EDR: 12/16/2019	Telephone: 800-424-9346
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	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: 12/16/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 12/20/2019 Number of Days to Update: 4 Source: Environmental Protection Agency Telephone: (206) 553-1200 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 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: 12/16/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 12/20/2019 Number of Days to Update: 4 Source: Environmental Protection Agency Telephone: (206) 553-1200 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 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: 12/16/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 12/20/2019 Number of Days to Update: 4 Source: Environmental Protection Agency Telephone: (206) 553-1200 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 12/20/2019 Number of Days to Update: 4 Source: Environmental Protection Agency Telephone: (206) 553-1200 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly

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: 11/04/2019Source: Department of the NavyDate Data Arrived at EDR: 11/13/2019Telephone: 843-820-7326Date Made Active in Reports: 01/28/2020Last EDR Contact: 02/10/2020Number of Days to Update: 76Next Scheduled EDR Contact: 05/25/2020Data 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: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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: 11/22/2019 Date Data Arrived at EDR: 11/22/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 67 Source: Environmental Protection Agency Telephone: 703-603-0695 Last EDR Contact: 02/20/2020 Next Scheduled EDR Contact: 06/08/2020 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: 12/16/2019 Date Data Arrived at EDR: 12/19/2019 Date Made Active in Reports: 03/06/2020 Number of Days to Update: 78 Source: National Response Center, United States Coast Guard Telephone: 202-267-2180 Last EDR Contact: 03/24/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

CRL: Confirmed Release List and Inventory All facilities with a confirmed release.

> Date of Government Version: 02/01/2020 Date Data Arrived at EDR: 02/12/2020 Date Made Active in Reports: 04/21/2020 Number of Days to Update: 69

Source: Department of Environmental Quality Telephone: 503-229-6170 Last EDR Contact: 02/12/2020 Next Scheduled EDR Contact: 05/25/2020 Data Release Frequency: Quarterly

ECSI: Environmental Cleanup Site Information System

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

onmental Quality
0
: 07/13/2020
arterly

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: 01/31/2020 Date Data Arrived at EDR: 01/31/2020 Date Made Active in Reports: 04/13/2020 Number of Days to Update: 73 Source: Department of Environmental Quality Telephone: 503-229-6299 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/27/2020 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: 01/02/2020 Date Data Arrived at EDR: 02/12/2020 Date Made Active in Reports: 04/21/2020 Number of Days to Update: 69 Source: Department of Environmental Quality Telephone: 503-229-5790 Last EDR Contact: 02/12/2020 Next Scheduled EDR Contact: 05/25/2020 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: 10/11/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 04/23/2020 Next Scheduled EDR Contact: 08/02/2020 Data Release Frequency: Varies
INDIAN LUST R5: Leaking Underground Storage Leaking underground storage tanks located o	Tanks on Indian Land n Indian Land in Michigan, Minnesota and Wisconsin.
Date of Government Version: 10/01/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA, Region 5 Telephone: 312-886-7439 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies
INDIAN LUST R4: Leaking Underground Storage LUSTs on Indian land in Florida, Mississippi a	Tanks on Indian Land and North Carolina.
Date of Government Version: 10/10/2019 Date Data Arrived at EDR: 12/05/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 67	Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies
INDIAN LUST R8: Leaking Underground Storage - LUSTs on Indian land in Colorado, Montana,	Tanks on Indian Land North Dakota, South Dakota, Utah and Wyoming.
Date of Government Version: 10/03/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 72	Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies
INDIAN LUST R9: Leaking Underground Storage - LUSTs on Indian land in Arizona, California, N	
Date of Government Version: 10/04/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/27/2020 Number of Days to Update: 85	Source: Environmental Protection Agency Telephone: 415-972-3372 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies
INDIAN LUST R6: Leaking Underground Storage LUSTs on Indian land in New Mexico and Ok	
Date of Government Version: 10/02/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies
INDIAN LUST R1: Leaking Underground Storage A listing of leaking underground storage tank	
Date of Government Version: 10/01/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies

Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land		
LUSTs on Indian land in Iowa, Kansas, and Nebraska		
Date of Government Version: 10/15, Date Data Arrived at EDR: 12/17/20 Date Made Active in Reports: 02/10, Number of Days to Update: 55	19 Telephone: 913-551-7003	
State and tribal registered storage tank	lists	
FEMA UST: Underground Storage Tank A listing of all FEMA owned undergr	-	
Date of Government Version: 08/27/ Date Data Arrived at EDR: 08/28/20 Date Made Active in Reports: 11/11, Number of Days to Update: 75	19 Telephone: 202-646-5797	
UST: Underground Storage Tank Database Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Rec Act (RCRA) and must be registered with the state department responsible for administering the UST program. Availa information varies by state program.		
Date of Government Version: 01/02/ Date Data Arrived at EDR: 02/12/20 Date Made Active in Reports: 04/21/ Number of Days to Update: 69	20 Telephone: 503-229-5815	
AST: Aboveground Storage Tanks Aboveground storage tank locations reported to the Office of State Fire Marshal.		
Date of Government Version: 11/05, Date Data Arrived at EDR: 11/07/20 Date Made Active in Reports: 01/16, Number of Days to Update: 70	19 Telephone: 503-378-3473	
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: 10/02/ Date Data Arrived at EDR: 12/04/20 Date Made Active in Reports: 02/10/ Number of Days to Update: 68	19 Telephone: 214-665-7591	

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: 10/01/2019	Source: EPA Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-6136
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 04/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian Iand in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)		
Date of Government Version: 10/10/2019 Date Data Arrived at EDR: 12/05/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 67	Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies	
a b c c j	ndian Land database provides information about underground storage tanks on Indian issachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal	
Date of Government Version: 10/01/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies	
	ndian Land database provides information about underground storage tanks on Indian vaii, Nevada, the Pacific Islands, and Tribal Nations).	
Date of Government Version: 10/04/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/27/2020 Number of Days to Update: 85	Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies	
INDIAN UST R7: Underground Storage Tanks on In The Indian Underground Storage Tank (UST) of land in EPA Region 7 (Iowa, Kansas, Missouri,	database provides information about underground storage tanks on Indian	
Date of Government Version: 10/11/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies	
INDIAN UST R8: Underground Storage Tanks on Indian Land The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian Iand in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).		
Date of Government Version: 10/03/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 72	Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: Varies	
INDIAN UST R10: Underground Storage Tanks on I The Indian Underground Storage Tank (UST) of land in EPA Region 10 (Alaska, Idaho, Oregon	database provides information about underground storage tanks on Indian	
Date of Government Version: 10/11/2019 Date Data Arrived at EDR: 12/04/2019 Date Made Active in Reports: 02/10/2020 Number of Days to Update: 68	Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/03/2020 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: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	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: 12/01/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/02/2020	Telephone: 503-229-5193
Date Made Active in Reports: 03/04/2020	Last EDR Contact: 03/31/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

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: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/18/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

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

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 04/20/2009 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: 12/24/2019 Date Data Arrived at EDR: 01/02/2020 Date Made Active in Reports: 03/04/2020 Number of Days to Update: 62 Source: DEQ Telephone: 503-229-5256 Last EDR Contact: 03/23/2020 Next Scheduled EDR Contact: 07/13/2020 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: 02/01/2020 Date Data Arrived at EDR: 02/12/2020 Date Made Active in Reports: 04/21/2020 Number of Days to Update: 69 Source: Department of Environmental Quality Telephone: 503-229-6801 Last EDR Contact: 02/12/2020 Next Scheduled EDR Contact: 05/25/2020 Data Release Frequency: 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: 12/02/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 03/06/2020 Number of Days to Update: 81 Source: Environmental Protection Agency Telephone: 202-566-2777 Last EDR Contact: 03/17/2020 Next Scheduled EDR Contact: 06/29/2020 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

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

Date of Government Version: 11/25/2019 Date Data Arrived at EDR: 11/25/2019 Date Made Active in Reports: 01/24/2020 Number of Days to Update: 60 Source: Department of Environmental Quality Telephone: 503-229-5353 Last EDR Contact: 02/26/2020 Next Scheduled EDR Contact: 06/08/2020 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	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/08/2003	Telephone: 503-229-5409
Date Made Active in Reports: 07/18/2003	Last EDR Contact: 07/08/2003
Number of Days to Update: 10	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: 04/16/2020 Next Scheduled EDR Contact: 08/10/2020 Data Release Frequency: Varies

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: 04/09/2020 Next Scheduled EDR Contact: 08/03/2020 Data Release Frequency: No Update Planned

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

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014Source: Department of Health & Human Serivces, Indian Health ServiceDate Data Arrived at EDR: 08/06/2014Telephone: 301-443-1452Date Made Active in Reports: 01/29/2015Last EDR Contact: 05/01/2020Number of Days to Update: 176Next Scheduled EDR Contact: 08/10/2020Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

AOC MU: East Multnomah County Area

Approximate extent of TSA VOC plume February , 2002

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 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

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 06/13/2019	Telephone: 202-307-1000
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 02/21/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/08/2020
	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: 02/04/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: Department of Consumer & Business Services Telephone: 503-378-4133 Last EDR Contact: 04/29/2020 Next Scheduled EDR Contact: 08/17/2020 Data Release Frequency: Quarterly

CDL 2: Clandestine Drug Lab Site Listing

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

Date of Government Version: 10/29/2018 Date Data Arrived at EDR: 10/31/2018 Date Made Active in Reports: 12/10/2018 Number of Days to Update: 40 Source: Oregon State Police Telephone: 503-373-1540 Last EDR Contact: 04/17/2020 Next Scheduled EDR Contact: 08/10/2020 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: 06/11/2019 Date Data Arrived at EDR: 06/13/2019 Date Made Active in Reports: 09/03/2019 Number of Days to Update: 82 Source: Drug Enforcement Administration Telephone: 202-307-1000 Last EDR Contact: 02/21/2020 Next Scheduled EDR Contact: 06/08/2020 Data Release Frequency: Quarterly

PFAS: PFAS Site Contamination Listing

Site locations where pfas contamination has been detected.

Date of Government Version: 02/06/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/07/2020	Telephone: 503-229-6783
Date Made Active in Reports: 03/12/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Varies

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.

Date of Government Version: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: Environmental Protection Agency Telephone: 202-564-6023 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/13/2020 Data Release Frequency: Semi-Annually

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: 12/05/2019 Date Data Arrived at EDR: 12/06/2019 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 70 Source: U.S. Department of Transportation Telephone: 202-366-4555 Last EDR Contact: 03/24/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly

SPILLS: Spill Data

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

Date of Government Version: 12/27/2019 Date Data Arrived at EDR: 01/02/2020 Date Made Active in Reports: 03/04/2020 Number of Days to Update: 62

Source: Department of Environmental Quality Telephone: 503-229-5815 Last EDR Contact: 03/23/2020 Next Scheduled EDR Contact: 07/13/2020 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: 12/31/2019 Date Data Arrived at EDR: 01/30/2020 Date Made Active in Reports: 04/13/2020 Number of Days to Update: 74

Source: State Fire Marshal's Office Telephone: 503-373-1540 Last EDR Contact: 04/29/2020 Next Scheduled EDR Contact: 08/10/2020 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	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	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: 12/16/2019 Date Data Arrived at EDR: 12/16/2019 Date Made Active in Reports: 12/20/2019 Number of Days to Update: 4

Source: Environmental Protection Agency Telephone: (206) 553-1200 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly

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: 11/12/2019 Date Data Arrived at EDR: 11/19/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 70

Source: U.S. Army Corps of Engineers Telephone: 202-528-4285 Last EDR Contact: 02/19/2020 Next Scheduled EDR Contact: 06/01/2020 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 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007 Number of Days to Update: 62

Source: USGS Telephone: 888-275-8747 Last EDR Contact: 04/10/2020 Next Scheduled EDR Contact: 07/20/2020 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: 04/02/2018 Date Data Arrived at EDR: 04/11/2018	Source: U.S. Geological Survey Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 04/06/2020
•	
Number of Days to Update: 574	Next Scheduled EDR Contact: 07/20/2020
	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	

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: 01/01/2017 Date Data Arrived at EDR: 02/03/2017 Date Made Active in Reports: 04/07/2017 Number of Days to Update: 63 Source: Environmental Protection Agency Telephone: 615-532-8599 Last EDR Contact: 02/13/2020 Next Scheduled EDR Contact: 05/25/2020 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: 12/16/2019 Date Data Arrived at EDR: 12/19/2019 Date Made Active in Reports: 02/27/2020 Number of Days to Update: 70 Source: Environmental Protection Agency Telephone: 202-566-1917 Last EDR Contact: 03/24/2020 Next Scheduled EDR Contact: 07/06/2020 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.

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: 05/04/2020 Next Scheduled EDR Contact: 08/17/2020 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: 09/30/2017 Date Data Arrived at EDR: 05/08/2018 Date Made Active in Reports: 07/20/2018 Number of Days to Update: 73 Source: Environmental Protection Agency Telephone: 703-308-4044 Last EDR Contact: 02/07/2020 Next Scheduled EDR Contact: 05/18/2020 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: 12/31/2016 Date Data Arrived at EDR: 06/21/2017 Date Made Active in Reports: 01/05/2018 Number of Days to Update: 198 Source: EPA Telephone: 202-260-5521 Last EDR Contact: 03/20/2020 Next Scheduled EDR Contact: 06/29/2020 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: 12/31/2018 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 04/24/2020 Number of Days to Update: 79 Source: EPA Telephone: 202-566-0250 Last EDR Contact: 02/05/2020 Next Scheduled EDR Contact: 06/01/2020 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: 05/01/2019 Date Data Arrived at EDR: 10/23/2019 Date Made Active in Reports: 01/15/2020 Number of Days to Update: 84 Source: EPA Telephone: 202-564-4203 Last EDR Contact: 04/21/2020 Next Scheduled EDR Contact: 08/03/2020 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: 01/30/2020 Date Data Arrived at EDR: 02/05/2020 Date Made Active in Reports: 02/14/2020 Number of Days to Update: 9 Source: EPA Telephone: 703-416-0223 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 06/15/2020 Data Release Frequency: Annually

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: 11/05/2019 Date Data Arrived at EDR: 11/20/2019 Date Made Active in Reports: 04/17/2020 Number of Days to Update: 149 Source: Environmental Protection Agency Telephone: 202-564-8600 Last EDR Contact: 04/15/2020 Next Scheduled EDR Contact: 08/03/2020 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 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995 Number of Days to Update: 35 Source: EPA Telephone: 202-564-4104 Last EDR Contact: 06/02/2008 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: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/18/2020
	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: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 04/10/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/20/2020
	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: 11/18/2016 Date Data Arrived at EDR: 11/23/2016 Date Made Active in Reports: 02/10/2017 Number of Days to Update: 79 Source: Environmental Protection Agency Telephone: 202-564-2501 Last EDR Contact: 03/26/2020 Next Scheduled EDR Contact: 07/20/2020 Data Release Frequency: Quarterly

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

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

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

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: 10/25/2019	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 10/25/2019	Telephone: 301-415-7169
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 04/10/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/03/2020
	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: 12/31/2018	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 03/06/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 06/15/2020
	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: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency Telephone: N/A Last EDR Contact: 02/27/2020 Next Scheduled EDR Contact: 06/15/2020 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: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 02/07/2020
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/18/2020
	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.

Date of Government Version: 07/01/2019 Date Data Arrived at EDR: 07/01/2019 Date Made Active in Reports: 09/23/2019 Number of Days to Update: 84 Source: Environmental Protection Agency Telephone: 202-343-9775 Last EDR Contact: 07/01/2019 Next Scheduled EDR Contact: 07/13/2020 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 Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transporation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 04/28/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/10/2020
	Data Release Frequency: Quarterly

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: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library Telephone: Varies Last EDR Contact: 03/26/2020 Next Scheduled EDR Contact: 07/20/2020 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: 12/31/2015 Date Data Arrived at EDR: 02/22/2017 Date Made Active in Reports: 09/28/2017 Number of Days to Update: 218 Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 03/25/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Biennially

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: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 04/10/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy Telephone: 202-586-3559 Last EDR Contact: 04/29/2020 Next Scheduled EDR Contact: 08/17/2020 Data Release Frequency: Varies

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: 08/30/2019 Date Data Arrived at EDR: 11/15/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 74 Source: Department of Energy Telephone: 505-845-0011 Last EDR Contact: 02/21/2020 Next Scheduled EDR Contact: 06/01/2020 Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020Source:Date Data Arrived at EDR: 02/05/2020TelephoDate Made Active in Reports: 02/14/2020Last EDNumber of Days to Update: 9Next Source:

Source: Environmental Protection Agency Telephone: 703-603-8787 Last EDR Contact: 04/02/2020 Next Scheduled EDR Contact: 07/13/2020 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 1931and 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 Date Data Arrived at EDR: 10/27/2010 Date Made Active in Reports: 12/02/2010 Number of Days to Update: 36 Source: American Journal of Public Health Telephone: 703-305-6451 Last EDR Contact: 12/02/2009 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: 10/12/2016 Date Data Arrived at EDR: 10/26/2016 Date Made Active in Reports: 02/03/2017 Number of Days to Update: 100	Source: EPA Telephone: 202-564-2496 Last EDR Contact: 09/26/2017 Next Scheduled EDR Contact: 01/08/2018 Data Release Frequency: Annually
US AIRS MINOR: Air Facility System Data A listing of minor source facilities.	
Date of Government Version: 10/12/2016 Date Data Arrived at EDR: 10/26/2016 Date Made Active in Reports: 02/03/2017 Number of Days to Update: 100	Source: EPA Telephone: 202-564-2496 Last EDR Contact: 09/26/2017 Next Scheduled EDR Contact: 01/08/2018 Data Release Frequency: Annually
MINES VIOLATIONS: MSHA Violation Assessmer Mines violation and assessment information.	nt Data Department of Labor, Mine Safety & Health Administration.
Date of Government Version: 12/03/2019 Date Data Arrived at EDR: 12/03/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 56	Source: DOL, Mine Safety & Health Admi Telephone: 202-693-9424 Last EDR Contact: 03/02/2020 Next Scheduled EDR Contact: 06/15/2020 Data Release Frequency: Quarterly
US MINES: Mines Master Index File Contains all mine identification numbers issue violation information.	ed for mines active or opened since 1971. The data also includes
Date of Government Version: 11/06/2019 Date Data Arrived at EDR: 11/25/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 64	Source: Department of Labor, Mine Safety and Health Administration Telephone: 303-231-5959 Last EDR Contact: 02/25/2020 Next Scheduled EDR Contact: 06/08/2020 Data Release Frequency: Semi-Annually
	I mines are facilities that extract ferrous metals, such as iron ous metal mines are facilities that extract nonferrous metals, such
Date of Government Version: 12/05/2005 Date Data Arrived at EDR: 02/29/2008 Date Made Active in Reports: 04/18/2008 Number of Days to Update: 49	Source: USGS Telephone: 703-648-7709 Last EDR Contact: 02/28/2020 Next Scheduled EDR Contact: 06/08/2020 Data Release Frequency: Varies
US MINES 3: Active Mines & Mineral Plants Datab Active Mines and Mineral Processing Plant op of the USGS.	base Listing berations for commodities monitored by the Minerals Information Team
Date of Government Version: 04/14/2011 Date Data Arrived at EDR: 06/08/2011 Date Made Active in Reports: 09/13/2011 Number of Days to Update: 97	Source: USGS Telephone: 703-648-7709 Last EDR Contact: 02/28/2020 Next Scheduled EDR Contact: 06/08/2020 Data Release Frequency: Varies
ABANDONED MINES: Abandoned Mines An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.	

Date of Government Version: 12/09/2019 Date Data Arrived at EDR: 12/11/2019 Date Made Active in Reports: 02/27/2020 Number of Days to Update: 78 Source: Department of Interior Telephone: 202-208-2609 Last EDR Contact: 03/05/2020 Next Scheduled EDR Contact: 06/22/2020 Data Release Frequency: Quarterly

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: 11/22/2019	Source: EPA
Date Data Arrived at EDR: 12/04/2019	Telephone: (206) 553-1200
Date Made Active in Reports: 03/02/2020	Last EDR Contact: 03/03/2020
Number of Days to Update: 89	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 02/21/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/07/2020	Telephone: 202-564-2280
Date Made Active in Reports: 03/06/2020	Last EDR Contact: 04/07/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017	Source: Department of Defense
Date Data Arrived at EDR: 01/17/2019	Telephone: 703-704-1564
Date Made Active in Reports: 04/01/2019	Last EDR Contact: 04/03/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019 Date Data Arrived at EDR: 11/19/2019 Date Made Active in Reports: 01/28/2020 Number of Days to Update: 70 Source: EPA Telephone: 800-385-6164 Last EDR Contact: 02/19/2020 Next Scheduled EDR Contact: 06/01/2020 Data Release Frequency: Quarterly

AIRS: Oregon Title V Facility Listing

A listing of Title V facility source and emissions information.

Date of Government Version: 01/06/2020 Date Data Arrived at EDR: 01/07/2020 Date Made Active in Reports: 03/04/2020 Number of Days to Update: 57	Source: Department of Environmental Quality Telephone: 503-229-6459 Last EDR Contact: 03/23/2020 Next Scheduled EDR Contact: 07/13/2020 Data Release Frequency: Annually
COAL ASH: Coal Ash Disposal Sites Listing A listing of coal ash disposal sites.	
Date of Government Version: 12/31/2018 Date Data Arrived at EDR: 03/28/2019 Date Made Active in Reports: 06/18/2019 Number of Days to Update: 82	Source: Department of Environmental Quality Telephone: 541-298-7255 Last EDR Contact: 03/02/2020 Next Scheduled EDR Contact: 06/15/2020 Data Release Frequency: Varies
DRYCLEANERS: Drycleaning Facilities A listing of registered drycleaning facilities in C)regon.
Date of Government Version: 01/28/2020 Date Data Arrived at EDR: 01/29/2020 Date Made Active in Reports: 04/10/2020 Number of Days to Update: 72	Source: Department of Environmental Quality Telephone: 503-229-6783 Last EDR Contact: 04/17/2020 Next Scheduled EDR Contact: 08/10/2020 Data Release Frequency: Annually
ENF: Enforcement Action Listing Enforcement actions	
Date of Government Version: 09/16/2019 Date Data Arrived at EDR: 09/18/2019 Date Made Active in Reports: 11/20/2019 Number of Days to Update: 63	Source: Department of Environmental Quality Telephone: 503-229-5696 Last EDR Contact: 03/26/2020 Next Scheduled EDR Contact: 06/29/2020 Data Release Frequency: Quarterly
Financial Assurance 1: Financial Assurance Informa Financial assurance information for hazardous	•
Date of Government Version: 06/24/2019 Date Data Arrived at EDR: 06/27/2019 Date Made Active in Reports: 09/11/2019 Number of Days to Update: 76	Source: Department of Environmental Quality Telephone: 541-633-2011 Last EDR Contact: 03/02/2020 Next Scheduled EDR Contact: 06/15/2020 Data Release Frequency: Semi-Annually
	e facilities. Financial assurance is intended to ensure that resources st-closure care, and corrective measures if the owner or operator
Date of Government Version: 12/06/2019 Date Data Arrived at EDR: 12/09/2019 Date Made Active in Reports: 02/07/2020 Number of Days to Update: 60	Source: Department of Environmental Quality Telephone: 503-229-5521 Last EDR Contact: 02/18/2020 Next Scheduled EDR Contact: 06/01/2020 Data Release Frequency: Semi-Annually
HSIS: Hazardous Substance Information Survey Companies in Oregon submitting the Hazardou hazardous substances.	us Substance Information Survey and either reporting or not reporting
Date of Government Version: 01/30/2020 Date Data Arrived at EDR: 01/30/2020 Date Made Active in Reports: 04/13/2020 Number of Days to Update: 74	Source: State Fire Marshal's Office Telephone: 503-373-1540 Last EDR Contact: 05/01/2020 Next Scheduled EDR Contact: 08/10/2020 Data Release Frequency: Semi-Annually

OR MANIFEST: Manifest Information Hazardous waste manifest information.

Date of Government Version: 12/31/2018 Date Data Arrived at EDR: 11/06/2019 Date Made Active in Reports: 01/15/2020 Number of Days to Update: 70

NPDES: Wastewater Permits Database A listing of permitted wastewater facilities.

> Date of Government Version: 11/06/2019 Date Data Arrived at EDR: 11/07/2019 Date Made Active in Reports: 01/16/2020 Number of Days to Update: 70

Telephone: N/A Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/17/2020 Data Release Frequency: Annually

Source: Department of Environmental Quality

Source: Department of Environmental Quality Telephone: 503-229-5657 Last EDR Contact: 04/24/2020 Next Scheduled EDR Contact: 08/17/2020 Data Release Frequency: Varies

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.

Date of Government Version: 12/18/2019 Date Data Arrived at EDR: 12/23/2019 Date Made Active in Reports: 03/04/2020 Number of Days to Update: 72	Source: Department of Environmental Quality Telephone: 503-229-5945 Last EDR Contact: 03/27/2020 Next Scheduled EDR Contact: 07/06/2020 Data Release Frequency: Quarterly
MINES MRDS: Mineral Resources Data System	

Μ Mineral Resources Data System

> Date of Government Version: 04/06/2018 Date Data Arrived at EDR: 10/21/2019 Date Made Active in Reports: 10/24/2019 Number of Days to Update: 3

Source: USGS Telephone: 703-648-6533 Last EDR Contact: 02/28/2020 Next Scheduled EDR Contact: 06/08/2020 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 Hist Auto: EDR Exclusive Historical Auto 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 Hist Cleaner: EDR Exclusive Historical 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

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 Date Data Arrived at EDR: 07/01/2013 Date Made Active in Reports: 01/03/2014 Number of Days to Update: 186 Source: Department of Environmental Quality Telephone: N/A Last EDR Contact: 06/01/2012 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 Date Data Arrived at EDR: 07/01/2013 Date Made Active in Reports: 01/13/2014 Number of Days to Update: 196 Source: Department of Environmental Quality Telephone: N/A Last EDR Contact: 06/01/2012 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 Date Data Arrived at EDR: 07/01/2013 Date Made Active in Reports: 12/27/2013 Number of Days to Update: 179 Source: Department of Environmental Quality Telephone: N/A Last EDR Contact: 06/01/2012 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.

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Date of Government Version: 01/01/2019 Date Data Arrived at EDR: 05/01/2019 Date Made Active in Reports: 06/21/2019 Number of Days to Update: 51	Source: Department of Environmental Conservation Telephone: 518-402-8651 Last EDR Contact: 04/29/2020 Next Scheduled EDR Contact: 08/10/2020 Data Release Frequency: Quarterly
WI MANIFEST: Manifest Information Hazardous waste manifest information.	
Date of Government Version: 05/31/2018 Date Data Arrived at EDR: 06/19/2019 Date Made Active in Reports: 09/03/2019 Number of Days to Update: 76	Source: Department of Natural Resources Telephone: N/A Last EDR Contact: 03/09/2020 Next Scheduled EDR Contact: 06/22/2020 Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

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 Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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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 was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA Telephone: 877-336-2627 Date of Government Version: 2003, 2015

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

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

IRON TRIANGLE 433 PATTERSON BRIDGE ROAD JOHN DAY, OR 97845

TARGET PROPERTY COORDINATES

Latitude (North):	44.423768 - 44° 25' 25.56''
Longitude (West):	118.970667 - 118° 58' 14.40''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	343127.2
UTM Y (Meters):	4920613.5
Elevation:	3060 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	6068925 JOHN DAY, OR
Version Date:	2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

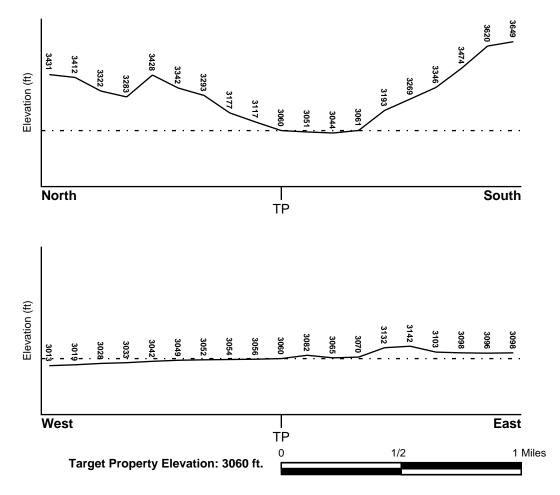
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
Not Reported	
Additional Panels in search area:	FEMA Source Type
Not Reported	
NATIONAL WETLAND INVENTORY	
NWI Quad at Target Property JOHN DAY	NWI Electronic Data Coverage YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

MAP ID

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

Not Reported

LOCATION

FROM TP

GENERAL DIRECTION GROUNDWATER FLOW

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Paleozoic	Category:	Eugeosynclinal Deposits
System:	Pennsylvanian		
Series:	Upper Paleozoic		
Code:	uPze (decoded above as Era, System & Seri	es)	

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	VEAZIE					
Soil Surface Texture:	loam					
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.					
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.					
Hydric Status: Soil does not meet the requirements for a hydric soil.						
Corrosion Potential - Uncoated Steel:	MODERATE					

Depth to Bedrock Min:	> 60 inches
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Depth to Bedrock Max: > 60 inches

Soil Layer Information								
	Boundary Classification				fication			
Layer	Upper	Lower	Soil Texture Class	Soil Texture Class AASHTO Group Uni		Permeability Rate (in/hr)	Soil Reaction (pH)	
1	0 inches	24 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.10	
2	24 inches	60 inches	very gravelly - sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 20.00 Min: 20.00	Max: 7.30 Min: 6.60	

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:	silty clay loam silt loam sandy loam very gravelly - sand
Surficial Soil Types:	silty clay loam silt loam sandy loam very gravelly - sand
Shallow Soil Types:	No Other Soil Types
Deeper Soil Types:	silt loam sand and gravel loam silty clay loam clay loam fine sandy loam stratified

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS Federal FRDS PWS	1.000 Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000990172	1/8 - 1/4 Mile West
2	USGS40000990160	1/4 - 1/2 Mile WSW
3	USGS40000990171	1/2 - 1 Mile East
4	USGS40000990158	1/2 - 1 Mile WSW
5	USGS40000990184	1/2 - 1 Mile NNW
7	USGS40000990144	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

		LOCATION
MAP ID	WELL ID	FROM TP
No DWC Sustem Found		

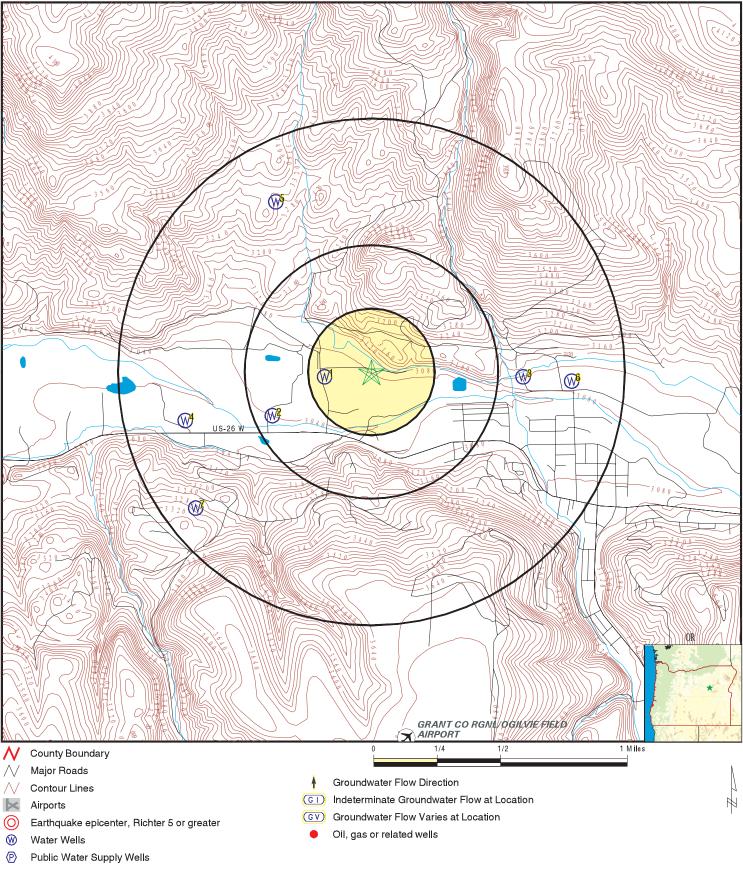
No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

		LOCATION
MAP ID	WELL ID	FROM TP
6	ORW60000017298	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 6056693.2s



Cluster of Multiple Icons

ADDRESS:433 Patterson Bridge Road John Day OR 97845CONTACT: Emily Curtis INQUIRY #: 6056693.2sLAT/LONG:44.423768 / 118.970667DATE:May 05, 2020 3:49 pm
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evation			Dat	abase	EDR ID Number
est 8 - 1/4 Mile ower			FED	USGS	USGS40000990172
Organization ID:	USGS-OR		Organization Name:	USG	S Oregon Water Science Cen
Monitor Location:	13S/31E-22CAB1		Type:	Well	5
Description:	Not Reported		HUC:	1707	0201
Drainage Area:	Not Reported		Drainage Area Units:	Not F	Reported
Contrib Drainage Area:	Not Reported		Contrib Drainage Area Unts:	Not F	Reported
Aquifer:	Not Reported		Formation Type:	Not F	Reported
Aquifer Type:	Not Reported		Construction Date:		Reported
Well Depth:	Not Reported		Well Depth Units:		Reported
Well Hole Depth:	Not Reported		Well Hole Depth Units:		Reported
Ground water levels.Number	of Measurements:	1	Level reading date:	1984	-07-11
Feet below surface:	4.65	•	Feet to sea level:		Reported
Note:	The site was being p	umped.			(oponed
SW			FER		
SW 4 - 1/2 Mile ower Organization ID: Monitor Location:	USGS-OR 13S/31E-22CBD1		Organization Name: Type:	Well	USGS40000990160 S Oregon Water Science Cen
4 - 1/2 Mile over Organization ID: Monitor Location: Description:	13S/31E-22CBD1 Not Reported		Organization Name: Type: HUC:	USG Well 1707	S Oregon Water Science Cen
4 - 1/2 Mile over Organization ID: Monitor Location: Description: Drainage Area:	13S/31E-22CBD1 Not Reported Not Reported		Organization Name: Type: HUC: Drainage Area Units:	USG Well 1707 Not F	S Oregon Water Science Cen 0201 Reported
4 - 1/2 Mile over Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area:	13S/31E-22CBD1 Not Reported Not Reported Not Reported		Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts:	USG Well 1707 Not F Not F	S Oregon Water Science Cen 0201 Reported Reported
4 - 1/2 Mile over Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer:	13S/31E-22CBD1 Not Reported Not Reported Not Reported Other aquifers		Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: Formation Type:	USG Well 1707 Not F Not F Pale	S Oregon Water Science Cen 10201 Reported Reported pozoic Erathem
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4 - 1/2 Mile ower Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer: Aquifer Type: Well Depth: Well Hole Depth: Ground water levels,Number	13S/31E-22CBD1 Not Reported Not Reported Other aquifers Not Reported 265 265	2	Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: Formation Type: Construction Date: Well Depth Units: Well Hole Depth Units: Level reading date:	USG Well 1707 Not F Not F Palee 1974 ft ft	S Oregon Water Science Cen 10201 Reported Reported ozoic Erathem 0129 -07-11
4 - 1/2 Mile ower Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer: Aquifer: Aquifer Type: Well Depth: Well Hole Depth:	13S/31E-22CBD1 Not Reported Not Reported Other aquifers Not Reported 265 265	2	Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: Formation Type: Construction Date: Well Depth Units: Well Hole Depth Units:	USG Well 1707 Not F Not F Palee 1974 ft ft	S Oregon Water Science Cen 0201 Reported Reported ozoic Erathem 0129
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4 - 1/2 Mile ower Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer: Aquifer Type: Well Depth: Well Hole Depth: Ground water levels,Number Feet below surface: Note:	13S/31E-22CBD1 Not Reported Not Reported Other aquifers Not Reported 265 265 of Measurements: 8.40 Not Reported 1974-01-29 Not Reported		Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: Formation Type: Construction Date: Well Depth Units: Well Hole Depth Units: Level reading date: Feet to sea level:	USG Well 1707 Not F Not F Palee 1974 ft ft 1984 Not F	S Oregon Water Science Cen 10201 Reported Reported ozoic Erathem 0129 -07-11

s East 1/2 - 1 Mile Higher

Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer: Aquifer Type: Well Depth: Well Hole Depth:

USGS-OR 13S/31E-23CBB Not Reported Not Reported Not Reported Not Reported 310 310

FED USGS USGS40000990171

USGS Oregon Water Science Center Organization Name: Type: HUC: Well 17070201 Not Reported Drainage Area Units: Contrib Drainage Area Unts: Not Reported Not Reported Formation Type: Construction Date: 19521201 Well Depth Units: ft Well Hole Depth Units: ft

Ground water levels,Number o Feet below surface:	f Measurements: -84.05	73	Level reading date: Feet to sea level:	1985-11-08 Not Reported
Note:	Not Reported		r eet to sea level.	Not Reported
Level reading data.			Fast halow surfaces	50.0
Level reading date: Feet to sea level:	1985-05-16 Not Reported		Feet below surface: Note:	-59.8 Not Reported
Level reading date:	1984-11-16		Feet below surface:	-53.44
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1984-07-10		Feet below surface:	-20.52
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1983-12-19		Feet below surface:	-10.66
Feet to sea level:	Not Reported		Note:	Not Reported
Laurahan a dara dara	1000 05 00		East halos and a s	05.00
Level reading date: Feet to sea level:	1983-05-08 Not Reported		Feet below surface: Note:	-25.68 Not Reported
	Norreported		1000.	Norreported
Level reading date:	1983-04-26		Feet below surface:	-9.24
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1982-11-15		Feet below surface:	-7.20
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1981-03-16		Feet below surface:	28.00
Feet to sea level:	Not Reported		Note:	Not Reported
Louis reading data	1000 10 04		Faat balaw aurfaaa	142.00
Level reading date: Feet to sea level:	1980-12-04 Not Reported		Feet below surface: Note:	143.00 The site was being pumped.
Level reading date:	1980-04-03		Feet below surface:	129.00
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1979-03-15		Feet below surface:	136.00
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1978-05-12		Feet below surface:	135.00
Feet to sea level:	Not Reported		Note:	Not Reported
Louis reading data	1077 05 10		Faat balaw aurfaaa	125.00
Level reading date: Feet to sea level:	1977-05-12 Not Reported		Feet below surface: Note:	135.00 Not Reported
Level reading date:	1976-05-13		Feet below surface:	158 Not Departed
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1976-05-12		Feet below surface:	135
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1976-02-12		Feet below surface:	131
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1975-10-30		Feet below surface:	132
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date: Feet to sea level:	1975-05-08 Not Boported		Feet below surface:	44 Not Reported
	Not Reported		Note:	Not Reported
Level reading date:	1973-11-14		Feet below surface:	162
Feet to sea level:	Not Reported		Note:	The site was being pumped.
Level reading date:	1973-02-22		Feet below surface:	-136

Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	1971-10-04	Feet below surface:	-32.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-05-13	Feet below surface:	-32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-22	Feet below surface:	-7.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-10-29	Feet below surface:	-6.5
Feet to sea level:	Not Reported	Note:	Not Reported
Laural was all a surface.			00 F
Level reading date: Feet to sea level:	1970-08-06 Not Reported	Feet below surface: Note:	-32.5 Not Reported
r eel lo sea level.	Not Reported	Note.	Not Reported
Level reading date:	1970-05-07	Feet below surface:	-29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-11-20	Feet below surface:	-27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-08-14	Feet below surface:	-26.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-05-08	Feet below surface:	-26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-03-05	Feet below surface:	-30
Feet to sea level:	Not Reported	Note:	Not Reported
	·		·
Level reading date:	1968-11-22	Feet below surface:	-25.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-08-08	Feet below surface:	-15
Feet to sea level:	Not Reported	Note:	Not Reported
	·		·
Level reading date:	1968-05-09	Feet below surface:	-29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-02-08	Feet below surface:	-37
Feet to sea level:	Not Reported	Note:	Not Reported
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Level reading date:	1967-11-09	Feet below surface:	-30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-08-10	Feet below surface:	-44
Feet to sea level:	Not Reported	Note:	Not Reported
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Level reading date:	1967-05-04	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	I he site was flowing, but th	he head could not be measured without	additional equipment.
Level reading date:	1967-03-06	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was flowing, but the	he head could not be measured without	additional equipment.
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Note:		he head could not be measured without	additional equipment.
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Level reading date:1967-01-01Feet below surface:Not ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:1986-12-01Feet below surface:Not ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:1986-11-04Feet below surface:Not ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:Not ReportedNot ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:Not ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:Not ReportedNote:The site was flowing, but the head could not be measured without additional equipment.Level reading date:1966-06-13Feet below surface:Not ReportedNote:Not Reported <t< th=""><th></th><th></th><th></th><th></th></t<>				
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Level reading date:1965-06-02Feet below surface:30	÷			-
	Level reading date:	1965-06-02	Feet below surface:	30

Feet to sea level:	Not Reported	Note:
Level reading date:	1965-05-07	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1965-04-05	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1965-02-19	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1965-01-20	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1964-12-17	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1964-11-19	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1964-08-14	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1964-05-07	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-11-08	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-08-19	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-08-09	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-05-13	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-05-10	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-04-22	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1963-02-08	Feet below surface:
Feet to sea level:	Not Reported	Note:
Level reading date:	1962-08-09	Feet below surface:

Not Reported

8 Not Reported

10 Not Reported

11 Not Reported

25 Not Reported

15 Not Reported

183 The site was being pumped.

36 Not Reported

185 The site was being pumped.

39 Not Reported

45 Not Reported

208 The site was being pumped.

80 Not Reported

181 The site was being pumped.

60 Not Reported

182 The site was being pumped.

184 The site was being pumped.

4 WSW 1/2 - 1 Mile Lower

Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer:

Feet to sea level:

USGS-OR 13S/31E-21CCB Not Reported Not Reported Not Reported Not Reported

Not Reported

FED USGS USGS4

USGS40000990158

Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: Formation Type:

Note:

USGS Oregon Water Science Center Well 17070201 Not Reported Not Reported Not Reported

Aquifer Type:	Not Reported		Construction Date:	19570601
Well Depth:	10		Well Depth Units:	ft
Well Hole Depth:	10		Well Hole Depth Units:	ft
Ground water levels, Number of		57	Level reading date:	1982-03-26
Feet below surface:	2.90		Feet to sea level:	Not Reported
Note:	Not Reported			
Lovel reading date:	1001 11 17		Faat balow aurfaaa	4.60
Level reading date: Feet to sea level:	1981-11-17 Not Reported		Feet below surface: Note:	4.60 Not Reported
reet to sea level.	Not Reported		Note.	Not Reported
Level reading date:	1981-03-16		Feet below surface:	3.80
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1980-12-05		Feet below surface:	3.50
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1980-04-03		Feet below surface:	3.39
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1979-03-15		Feet below surface:	2.73
Feet to sea level:	Not Reported		Note:	Not Reported
Lovel reading data:	1079 05 11		Feet below surface:	3.26
Level reading date: Feet to sea level:	1978-05-11 Not Reported		Note:	Not Reported
reet to sea level.	Not Reported		Note.	Not Reported
Level reading date:	1978-02-16		Feet below surface:	3.74
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1977-08-11		Feet below surface:	2.98
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1977-05-12		Feet below surface:	3.40
Feet to sea level:	Not Reported		Note:	Not Reported
Lovel reading date:	1077 00 17		Faat balaw aurfaaa	2.65
Level reading date: Feet to sea level:	1977-02-17 Not Poportod		Feet below surface:	2.65 Not Poportod
Feet to sea level.	Not Reported		Note:	Not Reported
Level reading date:	1976-08-19		Feet below surface:	2.34
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1976-05-13		Feet below surface:	3.26
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1976-02-12		Feet below surface:	3.04
Feet to sea level:	Not Reported		Note:	Not Reported
Loval reading data	1075 10 00		Faat balance auffactor	0.67
Level reading date: Feet to sea level:	1975-10-29 Not Deported		Feet below surface:	2.67 Not Departed
Feet to sea level.	Not Reported		Note:	Not Reported
Level reading date:	1975-08-07		Feet below surface:	2.40
Feet to sea level:	Not Reported		Note:	Not Reported
				literitepented
Level reading date:	1975-05-08		Feet below surface:	2.67
Feet to sea level:	Not Reported		Note:	Not Reported
Level reading date:	1975-02-13		Feet below surface:	3.56
Feet to sea level:	Not Reported		Note:	Not Reported
Level as all and the	4074 44 45		East halos and	0.70
Level reading date:	1974-11-15 Not Deported		Feet below surface:	3.79 Not Deported
Feet to sea level:	Not Reported		Note:	Not Reported

Level reading date:	1974-08-08	Feet below surface:	2.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-05-10	Feet below surface:	1.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-11-14	Feet below surface:	3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-08-30	Feet below surface:	3.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-05-24	Feet below surface:	2.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-02-22	Feet below surface:	3.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-08-11	Feet below surface:	3.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-22	Feet below surface:	3.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-10-30	Feet below surface:	3.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-08-06	Feet below surface:	2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-05-08	Feet below surface:	1.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-11-21	Feet below surface:	4.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-08-15	Feet below surface:	2.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-05-08	Feet below surface:	1.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-03-05	Feet below surface:	3.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-11-22	Feet below surface:	3.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-08-08	Feet below surface:	3.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-05-09	Feet below surface:	2.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-02-08	Feet below surface:	3.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-11-09	Feet below surface:	3.28
Feet to sea level:	Not Reported	Note:	Not Reported
Lovel reading date:	1067 09 11	Faat balaw aurfaaa	0.00

Level reading date: Feet to sea level:

TC6056693.2s Page A-14

2.33

Not Reported

Feet below surface:

Note:

Level reading date:	1967-05-04	Feet below surface:	3.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-02-10	Feet below surface:	3.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-11-04	Feet below surface:	4.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-08-11	Feet below surface:	3.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-05-06	Feet below surface:	2.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-02-17	Feet below surface:	3.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-11-19	Feet below surface:	3.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-08-13	Feet below surface:	2.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-05-07	Feet below surface:	1.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-02-19	Feet below surface:	2.23
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-11-20	Feet below surface:	3.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-08-14	Feet below surface:	1.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-05-08	Feet below surface:	2.68
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-11-08	Feet below surface:	3.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-08-09	Feet below surface:	1.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-05-10	Feet below surface:	2.37
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-02-08	Feet below surface:	2.30
Feet to sea level:	Not Reported	Note:	Not Reported

5 NNW 1/2 - 1 Mile Higher

Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: USGS-OR 13S/31E-34BBC1 Not Reported Not Reported Not Reported

FED USGS USGS40000990184

Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unts: USGS Oregon Water Science Center Well 17070201 Not Reported Not Reported

Aquifer: Aquifer Type: Well Depth: Well Hole Depth:	Other aquifers Not Reported 100 103		Formation Type: Construction Date: Well Depth Units: Well Hole Depth Units:	Canyo 19760 ft ft	on Mountain Complex)629
Ground water levels,Num Feet below surface: Note:	nber of Measurements: 35.40 The site was being	2 pumped.	Level reading date: Feet to sea level:	1984- Not R	07-11 eported
Level reading date: Feet to sea level: Note:	1976-06-29 Not Reported		Feet below surface:	22.00 el.	
6 East I/2 - 1 Mile Higher			C	R WELLS	ORW60000017298
Well Log ID: Well Tag: Observation Well: Obs Well Flag:	GRAN 50574 61610 Current Other Obs Well, Current		Last Update: State Obs Well #: Recorder Well: Surface Elevation:	03/31/2015 0 Not Reporte 0	d
7 SW //2 - 1 Mile Higher			F	ED USGS	USGS40000990144
Organization ID: Monitor Location: Description: Drainage Area: Contrib Drainage Area: Aquifer: Aquifer Type: Well Depth: Well Hole Depth:	USGS-OR 13S/31E-28ABD1 Not Reported Not Reported Other aquifers Not Reported 200 200		Organization Name: Type: HUC: Drainage Area Units: Contrib Drainage Area Unt Formation Type: Construction Date: Well Depth Units: Well Hole Depth Units:	Well 17070 Not R s: Not R	eported eported zoic Erathem
Ground water levels,Num Feet below surface: Note:	nber of Measurements: 145.50 The site had been	2 pumped recent	Level reading date: Feet to sea level: ly.	1984- Not R	07-10 eported
Level reading date: Feet to sea level: Note:	1978-12-12 Not Reported Other conditions ex	kisted that woul	Feet below surface: Id affect the measured water leve	140.0 el.	0

AREA RADON INFORMATION

Federal EPA Radon Zone for GRANT County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Not Reported

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA Telephone: 877-336-2627 Date of Government Version: 2003, 2015

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS) The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS) Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS) This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Data Source: Department of Water Resources Telephone: 503-986-0843

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations Source: Department of Geology and Mineral Industries Telephone: 971-673-1540 A listing of oil and gas well locations in the state.

RADON

State Database: OR Radon Source: Oregon Health Services Telephone: 503-731-4272 Radon Levels in Orgeon

Area Radon Information

Source: USGS Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA Telephone: 703-356-4020 Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Iron Triangle

433 Patterson Bridge Road John Day, OR 97845

Inquiry Number: 6056693.8 May 05, 2020

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

EDR Aerial Photo Decade Package

Site Name:

Client Name:

05/05/20

Iron Triangle 433 Patterson Bridge Road John Day, OR 97845 EDR Inquiry # 6056693.8 Maul Foster & Alongi, Inc. 109 East 13th Street Vancouver, WA 98660 Contact: Emily Curtis



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search	Results:			
Year	Scale	Details	Source	
2016	1"=500'	Flight Year: 2016	USDA/NAIP	
2012	1"=500'	Flight Year: 2012	USDA/NAIP	
2009	1"=500'	Flight Year: 2009	USDA/NAIP	
2006	1"=500'	Flight Year: 2006	USDA/NAIP	
2001	1"=500'	Acquisition Date: July 24, 2001	USGS/DOQQ	
1994	1"=750'	Flight Date: May 08, 1994	USGS	
1988	1"=750'	Flight Date: September 21, 1988	USGS	
1981	1"=1000'	Flight Date: July 20, 1981	USGS	
1975	1"=500'	Flight Date: September 26, 1975	USGS	
1971	1"=500'	Flight Date: July 14, 1971	USGS	
1962	1"=500'	Flight Date: July 14, 1962	USGS	
1953	1"=500'	Flight Date: September 13, 1953	USGS	
1939	1"=500'	Flight Date: August 02, 1939	USGS	

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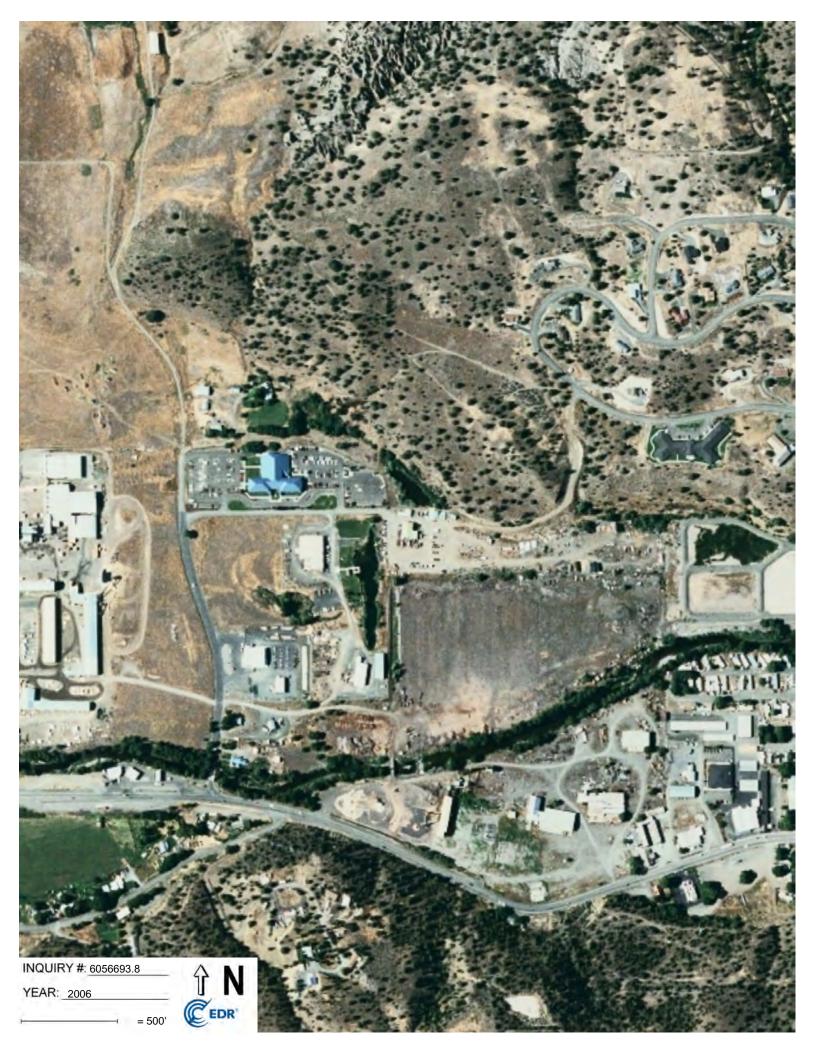
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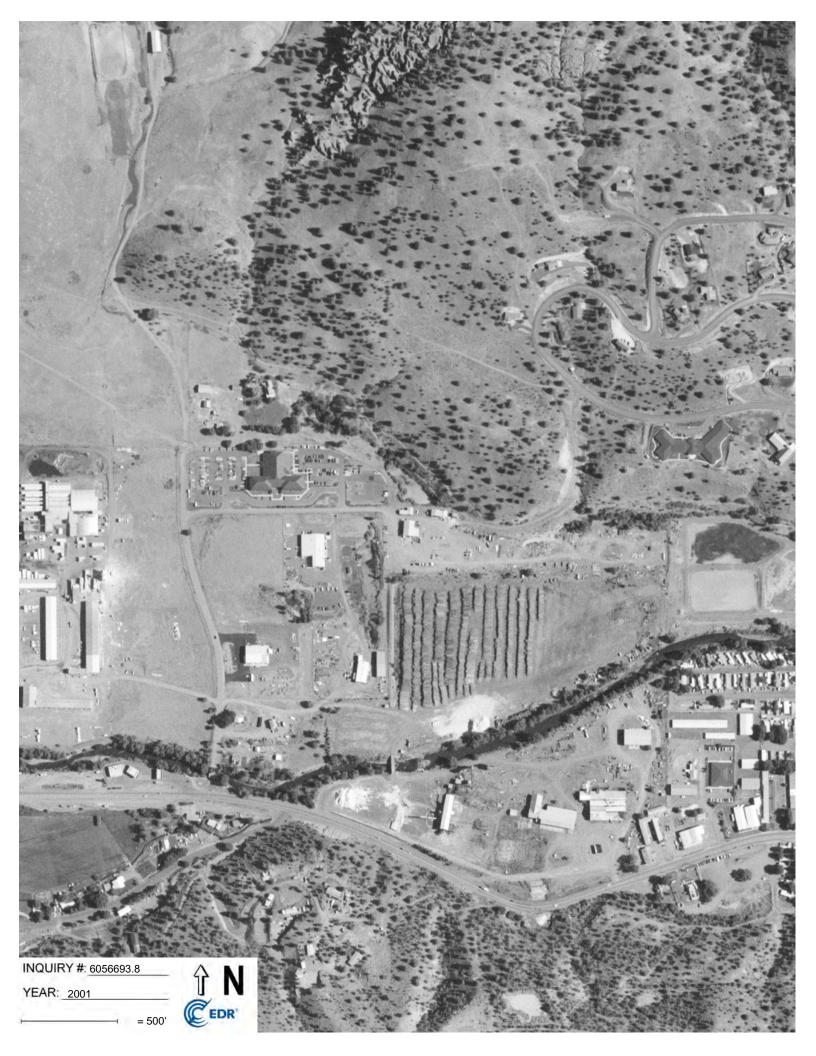
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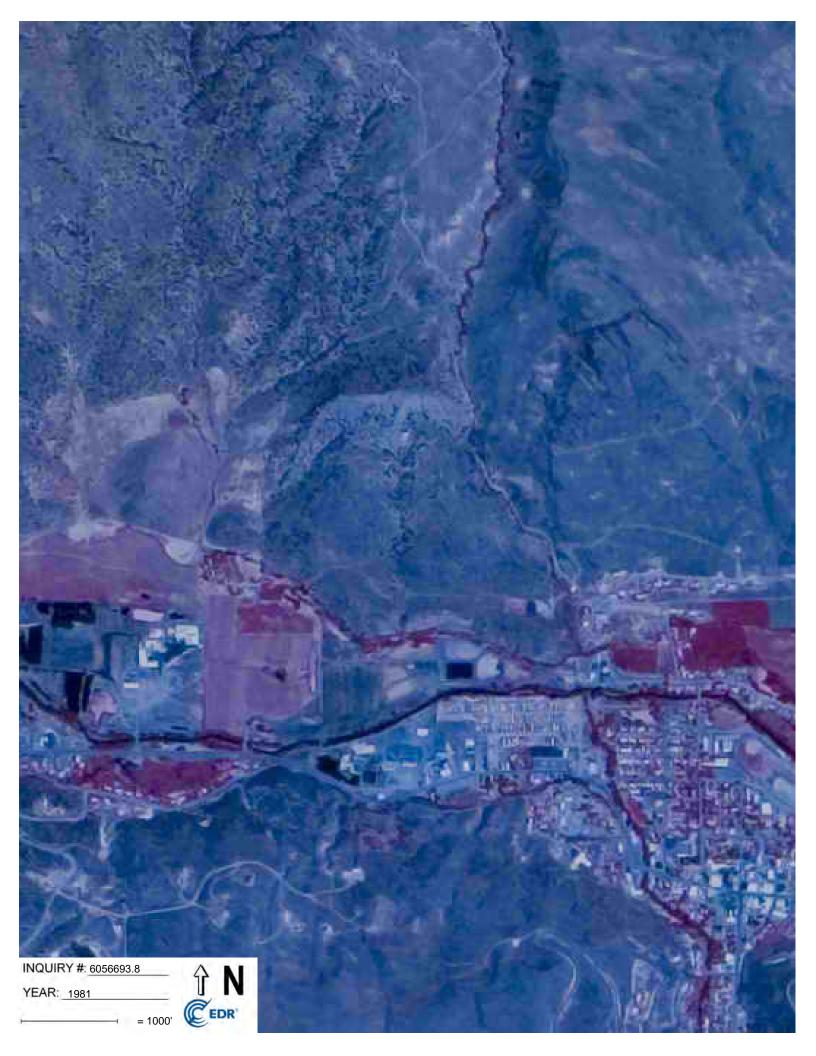




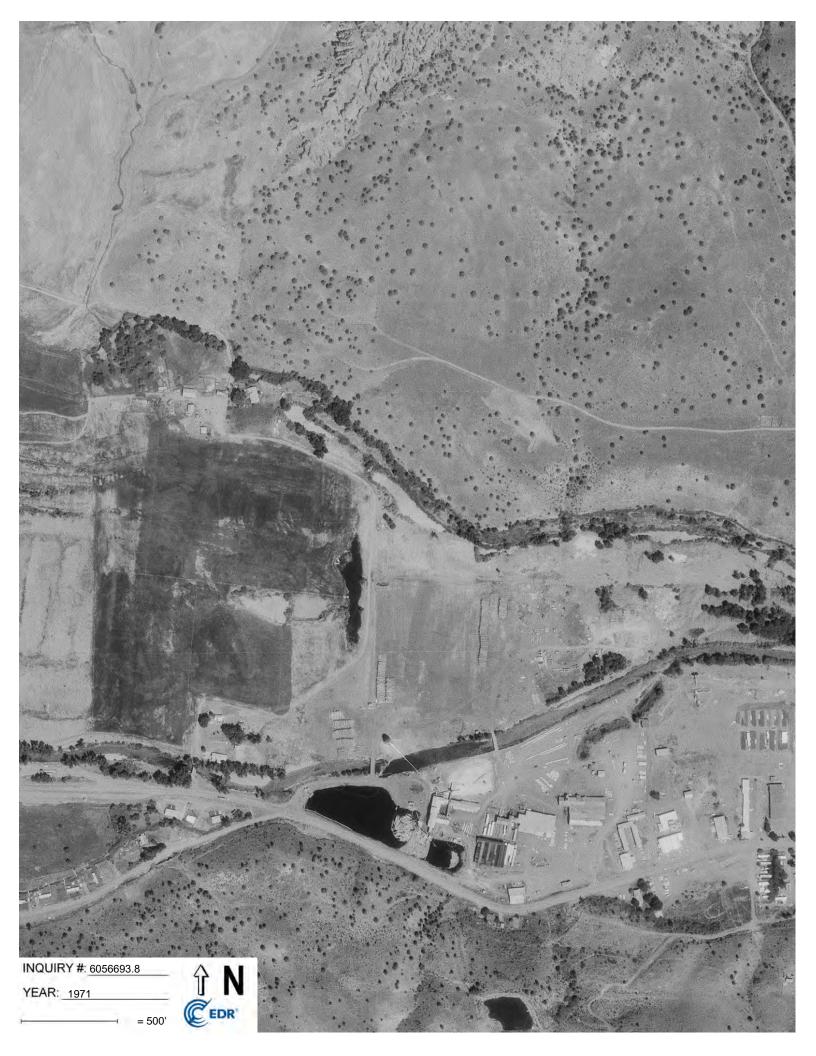






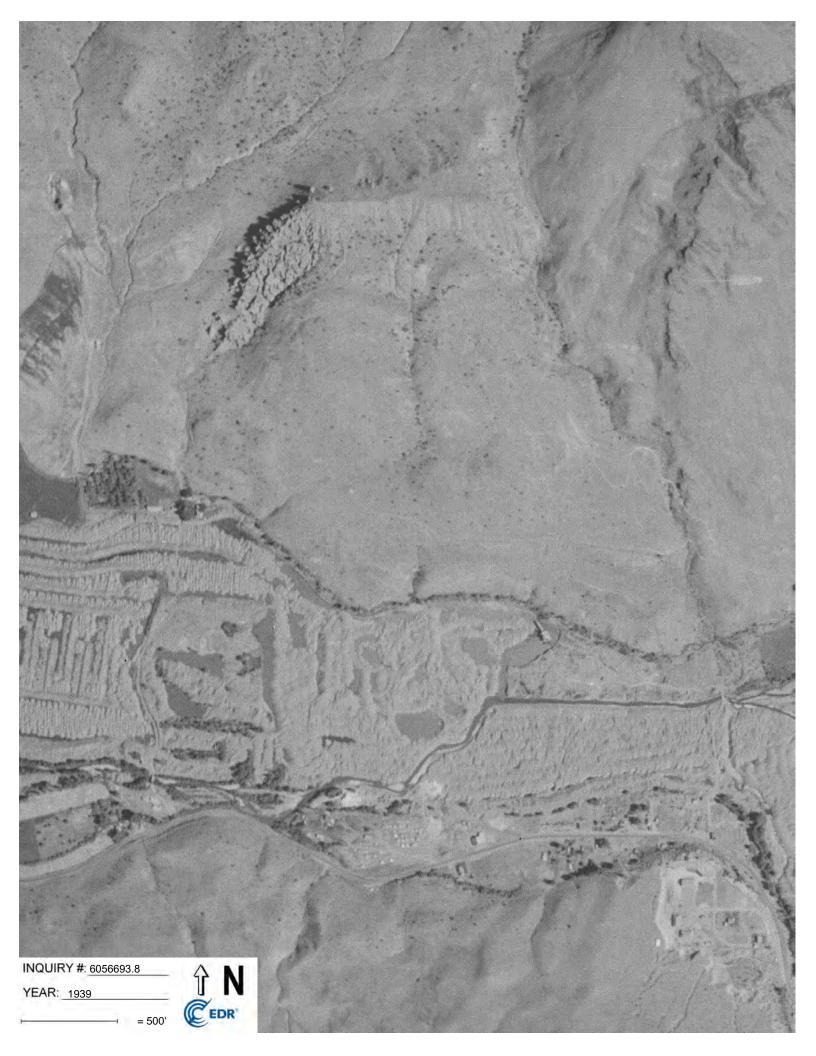












APPENDIX H SANBORN FIRE INSURANCE MAP REPORT



Iron Triangle 433 Patterson Bridge Road John Day, OR 97845

Inquiry Number: 6056693.3 May 05, 2020

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

Site Name:

Iron Triangle 433 Patterson Bridge Road John Day, OR 97845 EDR Inquiry # 6056693.3

Maul Foster & Alongi, Inc. 109 East 13th Street Vancouver, WA 98660 Contact: Emily Curtis

Client Name:



05/05/20

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Maul Foster & Alongi, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results: Certification # 558F-4FA7-BE81 PO# NA 1874.01.01 Project

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results Certification #: 558F-4FA7-BE81

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

\checkmark	Library of Congress
\checkmark	University Publications of America

EDR Private Collection

The Sanborn Library LLC Since 1866™

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Iron Triangle 433 Patterson Bridge Road John Day, OR 97845

Inquiry Number: 6056693.5 May 08, 2020

The EDR-City Directory Image Report



6 Armstrong Road Shelton, CT 06484 800.352.0050 www.edrnet.com

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City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	Target Street	<u>Cross Street</u>	<u>Source</u>
2017	\checkmark		EDR Digital Archive
2014	\checkmark		EDR Digital Archive
2010	\checkmark		EDR Digital Archive
2005	\checkmark		EDR Digital Archive
2000	\checkmark		EDR Digital Archive
1995			EDR Digital Archive
1992			EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

433 Patterson Bridge Road John Day, OR 97845

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
PATTERS	ON BRIDGE RD		
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	pg A5	EDR Digital Archive	
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images



-

Source EDR Digital Archive

353	CLARK,	κδηίι
303	ULARR,	NANLI

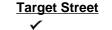
- 355 CLARKS DISPOSAL
- 357 JENSEN, MICHAEL
- 373 PEREIRA, ROBERT L
- 400 OREGON TRAIL ELE OREGON TRAIL ELECTRIC CONSUMERS COOP OREGON TRAIL ELECTRIC COOP
- 431 JOHN DAY INVESTMENTS LLC MALHEUR NATIONAL FOREST MALHEUR NATIONAL WILDFIRE REPORTING UNITED STATES DEPARTMENT OF AGRICULT
- 433 IRON TRIANGLE LOGGING
- 470 COWANTHOMPSON, ROBERT F
- 495 MAGDEN, HANS E



-

Source EDR Digital Archive

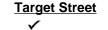
- 353 CLARK, KAHLI
- 355 CLARKS DISPOSAL
- 357 JENSEN, MICHAEL
- 373 PEREIRA, ROBERT L
- 400 OREGON TRAIL ELE
- OREGON TRAIL ELECTRIC CONSUMERS COOP
- 415 STATE OF OREGON
- 431 JOHN DAY INVESTMENTS LLC MALHEUR NATIONAL FOREST MALHEUR NATIONAL WILDFIRE REPORTING UNITED STATES DEPARTMENT OF AGRICULT
- 433 IRON TRIANGLE LOGGING
- 470 COWANTHOMPSON, ROBERT F
- 495 MAGDEN, HANS E



-

Source EDR Digital Archive

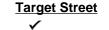
- 353 OCCUPANT UNKNOWN,
- 373 PEREIRA, ROBERT L
- 400 OREGON TRAIL ELECTRIC
- 431 JOHN DAY INVESTMENTS LLC JOHN DAY WILDFIRE REPORTING STENSLAND, DON
- 451 OCCUPANT UNKNOWN,
- 470 COWAN, THOMPSON
- 495 MAGDEN, HANS E



-

Source EDR Digital Archive

- 373 PEREIRA, ROBERT L
- 400 WESTERN STATES EQUIPMENT CO
- 451 OCCUPANT UNKNOWN,
- 470 OCCUPANT UNKNOWN,
- 495 HORNER, BRANDY



Source EDR Digital Archive

PATTERSON BRIDGE RD 2000

431 UNITED STATES GOVERNMENT AGRICULTURE DEPARTMENT UNITED STATES GOVERNMENT AGRICULTURE DEPARTMENT OF UNITED STATES GOVERNMENT INTERIOR DEPARTMENT

-

APPENDIX J HISTORICAL TOPOGRAPHIC MAPS



Iron Triangle 433 Patterson Bridge Road John Day, OR 97845

Inquiry Number: 6056693.4 May 05, 2020

EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Site Name:

Client Name:

05/05/20

Iron Triangle 433 Patterson Bridge Road John Day, OR 97845 EDR Inquiry # 6056693.4

Maul Foster & Alongi, Inc. 109 East 13th Street Vancouver, WA 98660 Contact: Emily Curtis



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Maul Foster & Alongi, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		Coordinates:	
P.O.#	NA	Latitude:	44.423768 44° 25' 26" North
Project:	1874.01.01	Longitude:	-118.970667 -118° 58' 14" West
-		UTM Zone:	Zone 11 North
		UTM X Meters:	343131.74
		UTM Y Meters:	4920830.24
		Elevation:	3060.24' above sea level
Maps Provi	ded:		
2014			
1998			
1983			
1972			
1943			
1940			

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2014 Source Sheets





John Day 2014 7.5-minute, 24000

Mount Vernon 2014 7.5-minute, 24000

1998 Source Sheets



John Day 1998 7.5-minute, 24000 Aerial Photo Revised 1994

Mount Vernon 1998 7.5-minute, 24000 Aerial Photo Revised 1994

1983 Source Sheets



Mount Vernon 1983 7.5-minute, 24000 Aerial Photo Revised 1981



John Day 1983 7.5-minute, 24000 Aerial Photo Revised 1981

1972 Source Sheets



John Day 1972 7.5-minute, 24000 Aerial Photo Revised 1971



Mount Vernon 1972 7.5-minute, 24000 Aerial Photo Revised 1971

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1943 Source Sheets

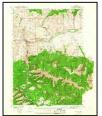


Mount Vernon 1943 15-minute, 62500



John Day 1943 15-minute, 62500

1940 Source Sheets



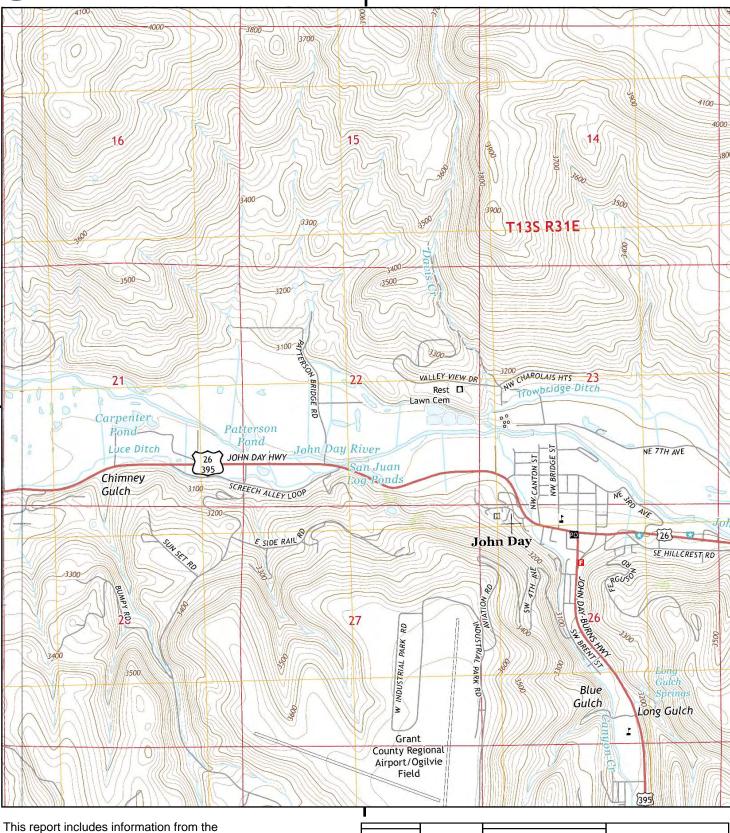
John Day 1940 15-minute, 62500



Mount Vernon 1940 15-minute, 62500



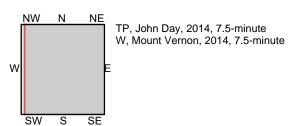
Historical Topo Map



0 Miles

0.25

following map sheet(s).



SITE NAME:	Iron Triangle
ADDRESS:	433 Patterson Bridge Road
	John Day, OR 97845
CLIENT:	Maul Foster & Alongi, Inc.

0.5

1.5

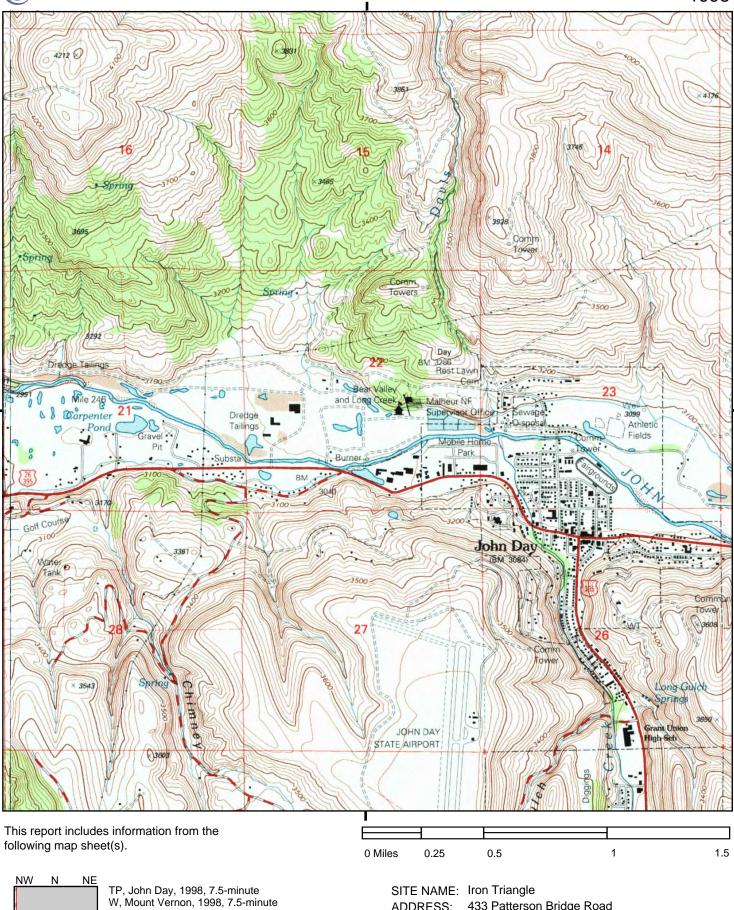
6056693 - 4 page 5

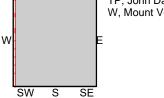
1



Historical Topo Map







SITE NAME:Iron TriangleADDRESS:433 Patterson Bridge Road
John Day, OR 97845CLIENT:Maul Foster & Alongi, Inc.

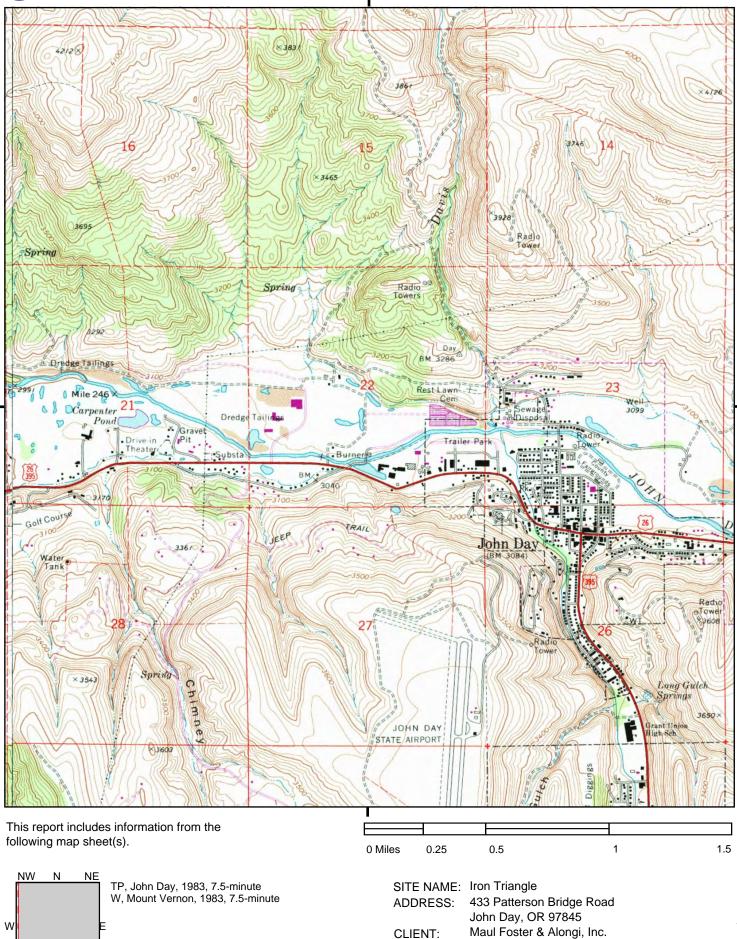


SW

S

SE

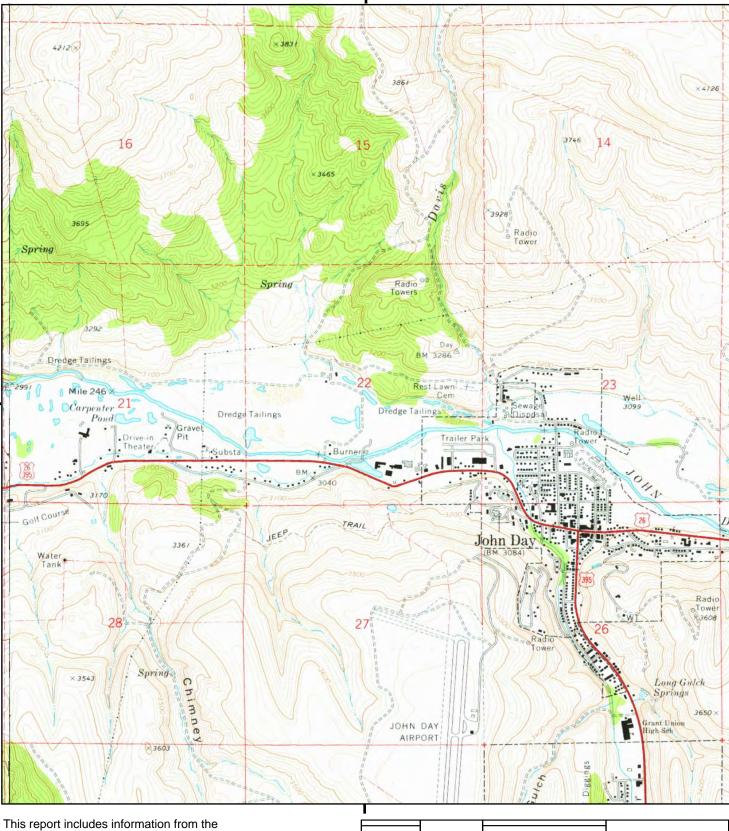
Historical Topo Map



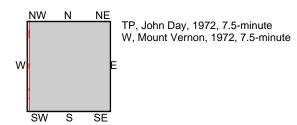
6056693 - 4 page 7



Historical Topo Map



following map sheet(s).



SITE NAME:	Iron Triangle
ADDRESS:	433 Patterson Bridge Road
	John Day, OR 97845
CLIENT:	Maul Foster & Alongi, Inc.

0.5

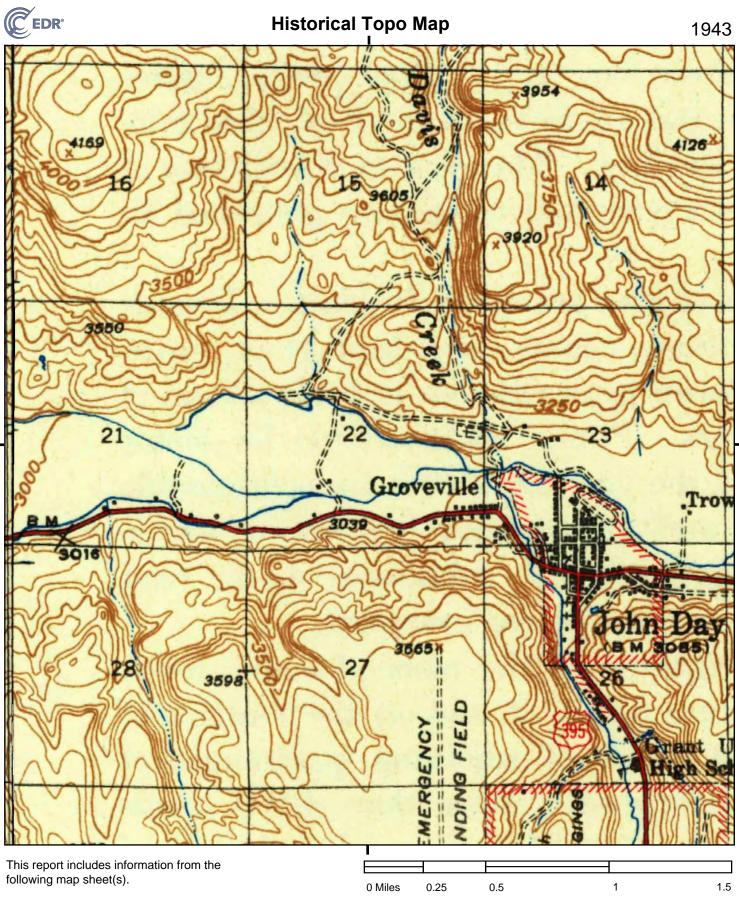
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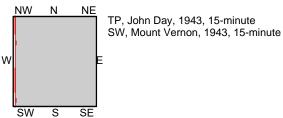
0 Miles

1972

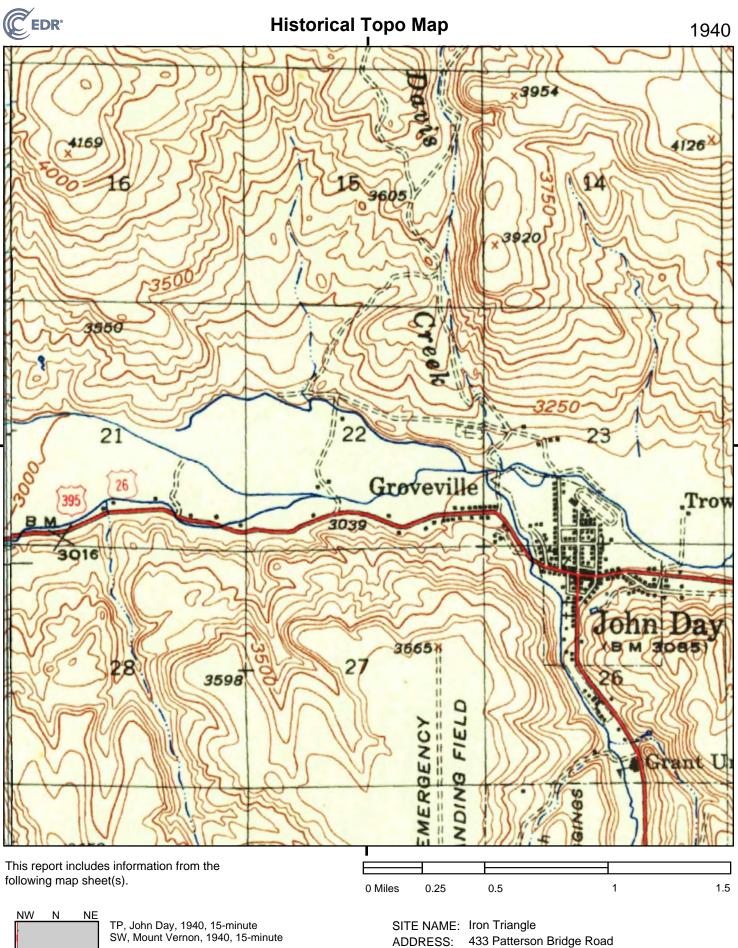
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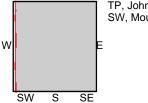
1





SITE NAME:	Iron Triangle
ADDRESS:	433 Patterson Bridge Road
	John Day, OR 97845
CLIENT:	Maul Foster & Alongi, Inc.





John Day, OR 97845

CLIENT:

Maul Foster & Alongi, Inc.

APPENDIX K HAZARDOUS BUILDING MATERIAL SURVEY REPORT





June 22, 2020 Project No. 1874.01.01

Nicholas Green City of John Day 450 East Main Street John Day, Oregon 97845

Re: 433 Patterson Bridge Road (Iron Triangle Property Main Shop Building), John Day, Oregon – Hazardous Building Materials Survey

Dear Mr. Green:

On May 12, 2020, at the request of the City of John Day, Maul Foster, & Alongi, Inc. (MFA) conducted an assessment of suspected asbestos-containing material (ACM) and lead-based paint (LBP) inside the main shop building located at 433 Patterson Bridge Road in John Day, Oregon (the Property). The City of John Day requested this assessment in support of the Phase I Environmental Site Assessment conducted for the Property.

The assessment was conducted consistent with federal standards, Oregon Department of Environmental Quality building survey requirements, and Oregon Administrative Rules pertaining to ACM. Sampling was conducted by Emily Curtis, an Asbestos Hazard Emergency Response Act (AHERA) accredited asbestos building inspector. Ms. Curtis' AHERA building inspector certificate is included in Attachment A. Access to the Property was coordinated with King Williams, the representative for the current Property owner.

SAMPLING PROCEDURES

Asbestos-Containing Material

The asbestos sampling procedure was consistent with AHERA protocol outlined in 40 Code of Federal Regulations 763. The survey consisted of a non-destructive assessment of interior spaces in the main shop building at the Property. Samples suspected of containing ACM were collected and submitted for laboratory analysis. The sampling procedures included appropriate work practices to minimize the release of asbestos fibers, such as using water to minimize dust generation. The roof of the main shop building was not included in this survey.

Sample locations were chosen by the inspector, based on identification of suspected ACM.

Samples were sent to NVL Laboratories Inc., located in Seattle, Washington for analysis by polarized light microscopy, consistent with U.S. Environmental Protection Agency (USEPA) Methods 600/M4-82-020 and 600/R-93-116.

Project No. 1874.01.01

Nicholas Green June 22, 2020 Page 2

Lead-Based Paint

MFA conducted a survey for interior and exterior paint coatings on the main shop building, including x-ray fluorescence (XRF) readings of each color and/or layer identified. The portable XRF unit used was a Niton XLp analyzer. Generally, if a painted surface has a detectable result for lead, it is considered lead-containing. LBP is defined as a paint containing lead concentrations of over 5,000 parts per million (greater than 0.5 percent) according to the USEPA (40 CFR 745) and the Oregon Health Authority.

For quality assurance, approximately 5 percent of the representative paint chip samples collected by XRF were submitted to the laboratory for analysis. The identification of LBP summarized in this report is based on the XRF results and the confirmation paint chip sample collected from the main shop building. Paint that was observed generally in the same homogeneous areas as paint in testing locations and having color similar to the tested paint was assumed to be representative of the test result of that color.

Sampling locations were chosen by the inspector based on identification of painted surfaces.

The paint chip sample was placed in a labeled sample bag and sent to NVL Laboratories, Inc., for analysis by USEPA Method 3051/7000B.

RESULTS AND DISCUSSION

Field sampling data, as well as photographs documenting ACM and LBP samples is included in Attachment B. A figure documenting location of samples is included in Attachment C. Certified laboratory reports are included in Attachment D. Sample results are also summarized in the attached Table 1 and Table 2.

Asbestos was not detected in any of the four samples. All XRF measurements were negative for lead. One paint chip sample was collected and reported to contain 0.11 percent lead (1-9-PB-11), which is below the USEPA regulated definition of LBP. This sample was collected from the yellow pipe running from the propane tank on the southwest corner of the main shop building.

The materials assessed in the Main Shop Building do not require abatement; however, the presence of lead in one sample requires appropriate hazard communications with contractors working at the Property. Additionally, special handling during disturbance activities should comply with the Oregon Occupational Safety and Health Administration's lead standard.

Nicholas Green June 22, 2020 Page 3 Project No. 1874.01.01

Sincerely,

Maul Foster & Alongi, Inc.

JEM

Emily Curtis Project Environmental Health and Safety Specialist

Kyle Roslund, RG

Kyle Roslund, RG Senior Geologist

Attachments: Limitations Tables Attachment A – AHERA Certificate Attachment B – Field Sampling Data Sheets Attachment C – Figure Attachment D – Laboratory Reports The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

TABLES





Table 1Summary of Asbestos Sample ResultsCity of John Day433 Patterson Bridge Road, John Day, Oregon

Sample Name	Sample Date	Material Description	Location	Lab Description	Bulk Asbestos	Condition if Detected	Estimated Quantity if Detected
1-1-MISC-1	05/12/2020	Gasket material	Window on built out office	Black brittle material	ND		
1-2-MISC-2	05/12/2020	Drywall	Inside built out office	White compacted powdery material	ND		
1-2-MISC-3	05/12/2020	Drywall	Inside built out office	White compacted powdery material with paint	ND		
1-3-MISC-4	05/12/2020	Wall covering with paint	Inside built out office	Off-white compacted powdery material with paint	ND		
				White compacted powdery materials with paper	ND		
NOTES:					1		
Samples were an ND = none detec	5	t with polarized light micro	scopy U.S. Environmental Pro	tection Agency Method 600/R-93-116.			
sq. ft. = square fe	et.						



Table 2Summary of Lead-Based Paint Sample ResultsCity of John Day433 Patterson Bridge Road, John Day, Oregon

Sample Name	Sample Date	Material Description Location		Lead Result - XRF	Lead Result - Laboratory (wt %)
1-1-PB-1	05/12/2020	White paint	NE corner interior wall	ND	
1-1-PB-2	05/12/2020	White paint	South wall of NE corner room	ND	
1-1-PB-3	05/12/2020	White paint	Shelving inside storage room under stairs	ND	
1-2-PB-4	05/12/2020	White paint	Door to storage room under stairs	ND	
1-3-PB-5	05/12/2020	Yellow/beige paint			
1-4-PB-6	05/12/2020	Red paint	Center beam	ND	
1-5-PB-7	05/12/2020	Tan paint	NE corner of main maintenance area	ND	
1-1-PB-7	05/12/2020	White paint	North wall of main maintenance area	ND	
1-6-PB-8	05/12/2020	Green paint	NW door	ND	
1-7-PB-9	05/12/2020	Gray/tan paint	Shelves in area above offices	ND	
1-8-PB-10	05/12/2020	Beige paint	Propane tank	ND	
1-9-PB-11	05/12/2020	Yellow paint	Piping from propane tank	ND	0.11
1-10-PB-12	05/12/2020	Light yellow paint	SW corner exterior	ND	
1-10-PB-13	05/12/2020	Light yellow paint	East side exterior	ND	
1-10-PB-14	05/12/2020	Light yellow paint	North side exterior	ND	
1-10-PB-15	05/12/2020	Light yellow paint	West side exterior	ND	
1-11-PB-16	05/12/2020	White paint	NE exterior door	ND	

wt% = percent by weight.

ATTACHMENT A AHERA CERTIFICATE



Certificate of Completion

This is to certify that Emily Curtis

has satisfactorily completed 4 hours of refresher training as an AHERA Building Inspector

to comply with the training requirements of TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

Instructor





Feb 5, 2020 Date(s) of Training Expires in 1 year.

Exam Score: N/A (if applicable)

ARGUS PACIFIC, INC / 21905 64th AVE W, SUITE 100 / MOUNTLAKE TERRACE, WASHINGTON 98043 / 206.285.3373 / ARGUSPACIFIC, COM

ATTACHMENT B FIELD SAMPLING DATA SHEETS



HBM Survey



Project Name:	Iron Triar	ngle			
Project Number:	City of Jo	City of John Day			
Date:	5/12/202	5/12/2020			
Field Personnel:	Emily Cu	Emily Curtis			
Sample Types:	Asbestos	; Lead			
Sample Areas:	Maintena	ince Shop			
			Samples		
Sample ID:			Sample Type:		
1-1-PB-7			PB		
Misc Sample Material:			1		
Sample Location:			Detailed Sample Location:		
North wall of main maintena	ance area		Inside cabinets		
Sample Friable?:		Sample Condition	on:		
Sample Color:			Sample Quantity:	XRF	
White			NA	Negative	
		S	ample Photo:		
Sample ID:			Sample Type:		
1-1-PB-1			PB		
Misc Sample Material:					
Sample Location:			Detailed Sample Location:		
NE corner			Interior on wall		

Sample Condition:

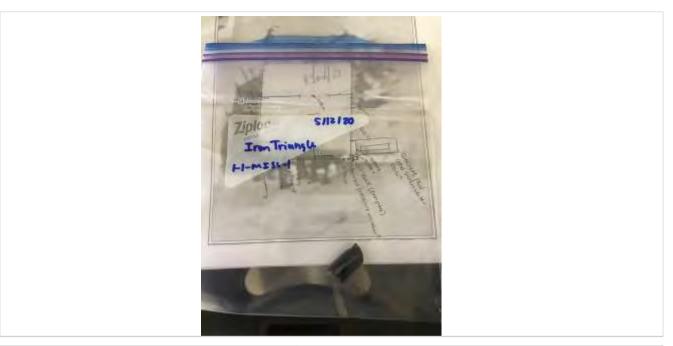
Sample Friable?:

	Sample Quantity:	
White	NA	Negative
	Sample Photo:	
Sample ID:	Sample Type:	
	Sample Type: PB	
1-1-PB-2 Misc Sample Material:		
1-1-PB-2 Misc Sample Material:		
1-1-PB-2 Misc Sample Material: Sample Location:	PB	
1-1-PB-2 Misc Sample Material: Sample Location: South wall of NE corner room	PB Detailed Sample Location:	
1-1-PB-2 Misc Sample Material: Sample Location: South wall of NE corner room Sample Friable?:	PB Detailed Sample Location: Interior wall	XRF
Sample ID: 1-1-PB-2 Misc Sample Material: Sample Location: South wall of NE corner room Sample Friable?: Sample Color: White	PB P	XRF Negative



Sample ID:		Sample Type:	
1-1-PB-3		РВ	
Misc Sample Material:			
Sample Location:		Detailed Sample Location:	
Shelving inside storage room	under stairs		
Sample Friable?:	Sample Conc	dition:	
Sample Color:		Sample Quantity:	XRF
White		NA	Negative
		Sample Photo:	

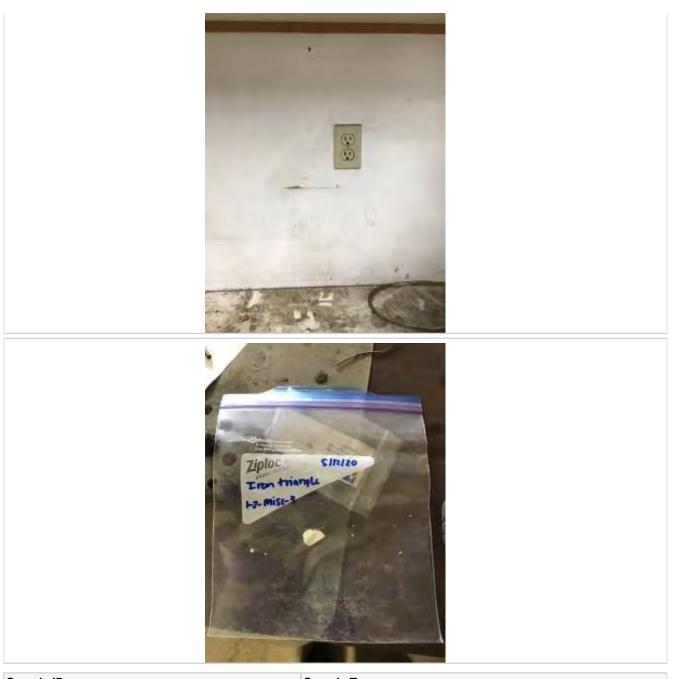
Sample ID:		Sample Type:	
1-1-MISC-1		MISC	
Misc Sample Material:	Gasket material		
Sample Location:		Detailed Sample Location:	
Window on built out office			
Sample Friable?:	Sample Condit	tion:	
No	Other		
Sample Color:		Sample Quantity:	XRF
		18 linear feet	
		Sample Photo:	



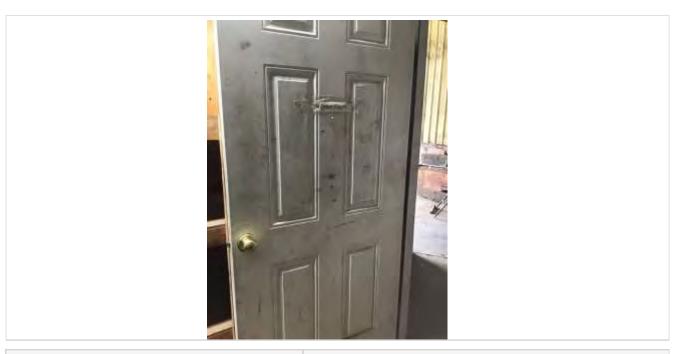
Sample ID:		Sample Type:	
1-2-MISC-2		MISC	
Misc Sample Material:	Drywall		
Sample Location:		Detailed Sample Location:	
Inside built out office			
Sample Friable?:	Sample Condition	on:	
No	Other		
Sample Color:		Sample Quantity:	XRF
		300 sq. ft.	
	S	ample Photo:	



Sample ID:		Sample Type:	
1-2-MISC-3		MISC	
Misc Sample Material:	Drywall		
Sample Location:	Detailed Sample Location:		
Inside built out office			
Sample Friable?:	Sample Condition	on:	
No	Other		
Sample Color:		Sample Quantity:	XRF
		300 sq. ft.	
	S	ample Photo:	



Sample ID:		Sample Type:	Sample Type:	
1-2-PB-4		PB		
Misc Sample Material:				
Sample Location:		Detailed Sample Location:		
Door to storage room under	stairs			
Sample Friable?:	Sample Co	ndition:		
Sample Color:		Sample Quantity:	XRF	
White		NA	Negative	
		Sample Photo:		



Sample ID:		Sample Type:	
1-3-PB-5		РВ	
Misc Sample Material:			
Sample Location:		Detailed Sample Location:	
West wall of SE corner room		Interior wall	
Sample Friable?:	Sample Condi	tion:	
Sample Color:		Sample Quantity:	XRF
Yellow/beige		NA	Negative
		Sample Photo:	

Sample ID:		Sample Type:	
1-3-MISC-4	SC-4 MISC		
Misc Sample Material:	Wall covering with paint		
Sample Location:		Detailed Sample Location:	
Inside built out office			
Sample Friable?:	Sample Condit	tion:	
No	Other		
Sample Color:		Sample Quantity:	XRF
		100 sq. ft.	
		Sample Photo:	



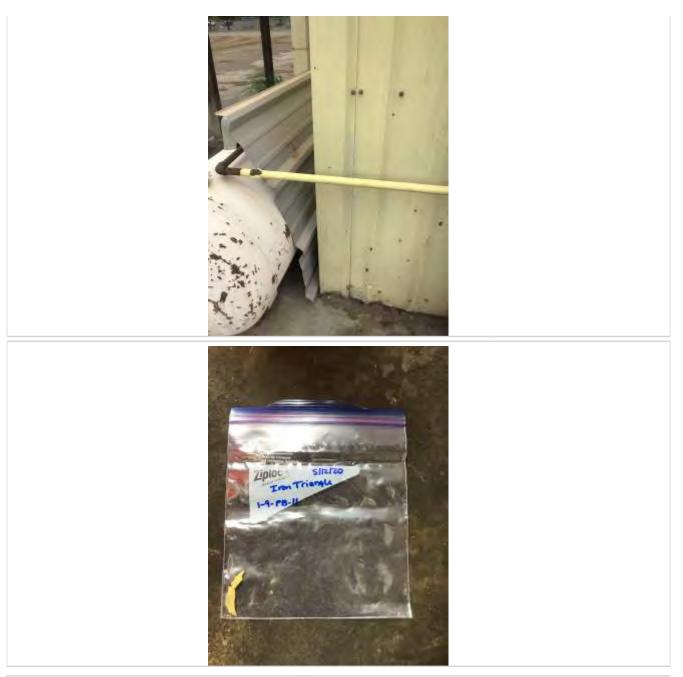
Sample ID:		Sample Type:		
1-4-PB-6		PB		
Misc Sample Material:				
Sample Location:		Detailed Sample Location:		
Center beam		Metal plate on base of beam		
Sample Friable?:	Sample Condition	condition:		
Sample Color:		Sample Quantity:	XRF	
Red		NA	Negative	
	S	ample Photo:		

Sample ID:		Sample Type:		
1-5-PB-7		PB		
Misc Sample Material:		·		
Sample Location:	Detailed Sample Location:			
NE corner of main maintenance area		Interior wall		
Sample Friable?:	Sample Condition	dition:		
Sample Color:		Sample Quantity:	XRF	
Tan		NA	Negative	
	S	ample Photo:		
Sample ID:		Sample Type:		
1-6-PB-8		РВ		
Misc Sample Material:				
Sample Location:		Detailed Sample Location:		
NW door		Interior door frame		
Sample Friable?:	Sample Condition	on:		
Sample Color:		Sample Quantity:	XRF	
Green		NA	Negative	
	Sa	ample Photo:		

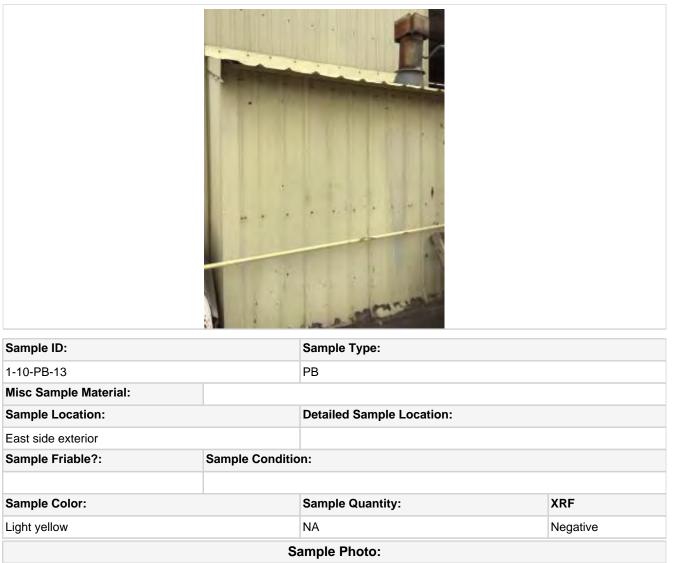


Sample ID:		Sample Type:	
1-7-PB-9		РВ	
Misc Sample Material:			
Sample Location:		Detailed Sample Location:	
Shelves in area above offices	5		
Sample Friable?:	Sample Co	ndition:	
Sample Color:		Sample Quantity:	XRF
Gray/tan		NA	Negative
		Sample Photo:	

Sample ID:		Sample Type:		
1-8-PB-10	РВ			
Misc Sample Material:		·		
Sample Location:	Detailed Sample Location:			
Propane tank		SW corner exterior		
Sample Friable?:	Sample Condition:			
Sample Color: Sample Quantity:		Sample Quantity:	XRF	
Beige NA Nega		Negative		
	Sa	ample Photo:		
Sample ID:		Sample Type:		
1-9-PB-11		PB		
Misc Sample Material:				
Sample Location:		Detailed Sample Location:		
SW corner of exterior		Piping from propane tank		
Sample Friable?:	Sample Condition	on:		
Sample Color:		Sample Quantity:	XRF	
Yellow		NA	Negative	
	Sa	ample Photo:		



Sample ID: S		Sample Type:			
1-10-PB-12 F		PB	РВ		
Misc Sample Material:					
Sample Location:		Detailed Sample Location:			
SW corner exterior					
Sample Friable?: Sample Condit		ion:			
Sample Color:		Sample Quantity:	XRF		
Light yellow		NA	Negative		
	Ś	Sample Photo:			





Sample ID:		Sample Type:			
1-10-PB-14		РВ			
Misc Sample Material:					
Sample Location:		Detailed Sample Location:			
North side exterior					
Sample Friable?:	Sample Condi	ondition:			
Sample Color:		Sample Quantity: XRF			
Light yellow		NA	Negative		
		Sample Photo:			
Sample ID:		Sample Type:			
1-10-PB-15		PB			
Misc Sample Material:		Detailed Converte Land'			
Sample Location:		Detailed Sample Location:			
West side exterior	Comple Cor II	tion			
Sample Friable?:	Sample Condi	uon:			
Sample Color:		Sample Quantity:	XRF		
Light yellow		NA	Negative		
		Sample Photo:			



Sample ID:		Sample Type:	
1-11-PB-16		РВ	
Misc Sample Material:			
Sample Location:		Detailed Sample Location:	
NE exterior door			
Sample Friable?:	Sample Conditi	on:	
Sample Color:		Sample Quantity:	XRF
White		NA	Negative
		Sample Photo:	

ATTACHMENT C



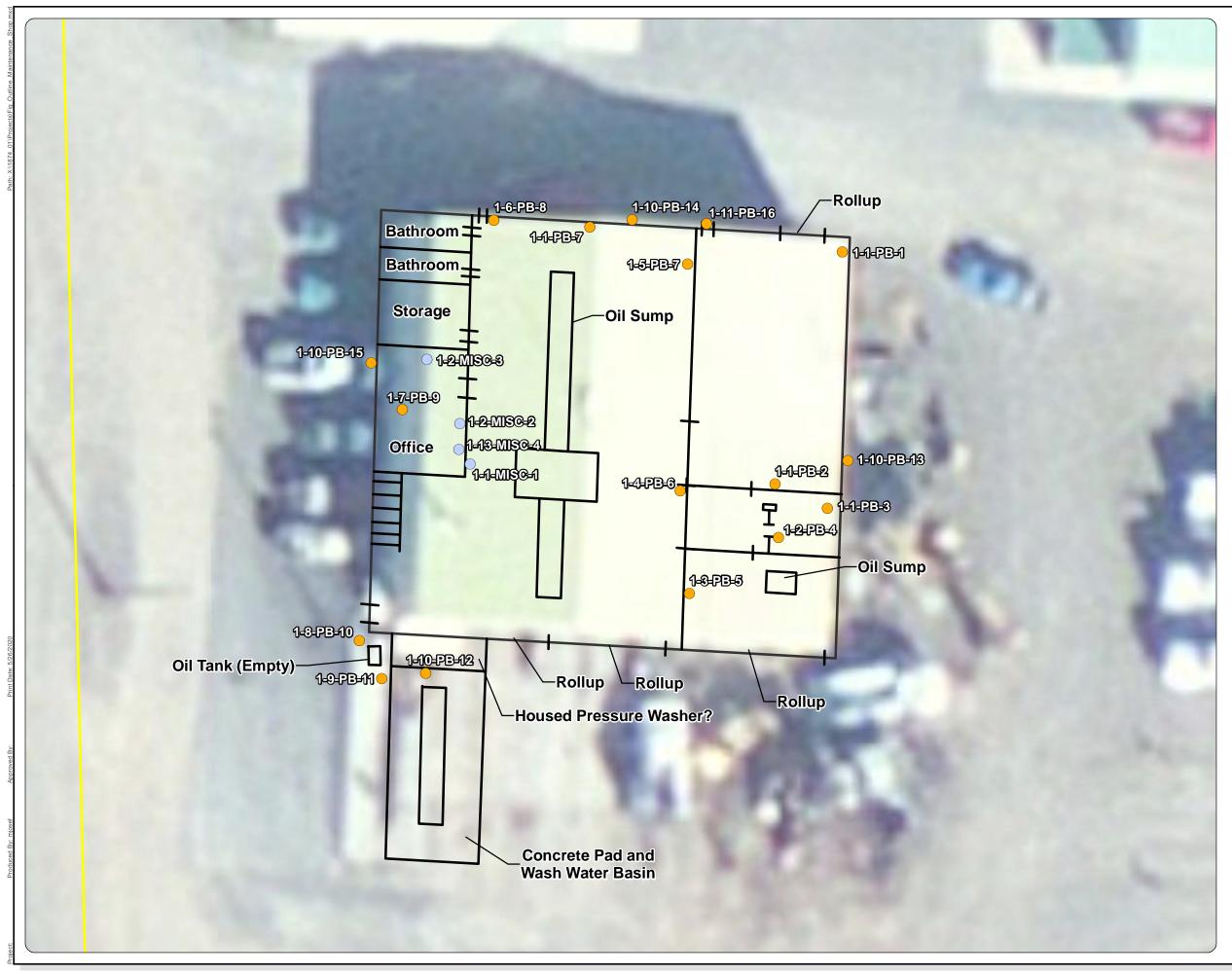


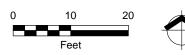
Figure Main Shop Building 433 Patterson Bridge Rd John Day, Oregon

Legend



Building Outline

Property Tax Lot



Source: Aerial photograph obtained from ArcGIS Online. Property boundary obtained from Grant County GIS.



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ATTACHMENT D LABORATORY REPORTS





Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: Maul Foster & Alongi, Inc. Address: 109 E 13th St. Vancouver, WA 98660

Attention: Mr. Kyle Roslund

Project Location: OK

Batch #: 2008691.00 Client Project #: 1874.01.01 Date Received: 5/18/2020 Samples Received: 4 Samples Analyzed: 4 Method: EPA/600/R-93/116 & EPA/600/M4-82-020

Lab ID: 20064 Location: OK	446 Client Sample #: 1-1-MISC-1		
Layer 1 of 1	Description: Black brittle material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
F	Plastic, Binder/Filler, Miscellaneous particles	Cellulose 1%	None Detected ND
Lab ID: 20064 Location: OK	447 Client Sample #: 1-2-MISC-2		
Layer 1 of 1	Description: White compacted powdery material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
Calcareous	binder, Fine grains, Miscellaneous particles	Cellulose 1%	None Detected ND
Lab ID: 20064 Location: OK	448 Client Sample #: 1-2-MISC-3		
Layer 1 of 1	Description: White compacted powdery material	with paint	
	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Fine grains, Paint	Cellulose 2%	None Detected ND
Lab ID: 20064 Location: OK	449 Client Sample #: 1-3-MISC-4		
Layer 1 of 2	Description: Off-white compacted powdery mater	rial with paint	
	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Fine grains, Paint	Cellulose 3%	None Detected ND
Layer 2 of 2	Description: White compacted powdery material	with paper	
	Non-Fibrous Materials:	Other Fibrous Materials:%	Asbestos Type: %
	Calcareous binder, Fine grains	Cellulose 93%	None Detected ND

Sampled by: Client

Analyzed by: Hannah Pangrcic

Date: 05/21/2020



Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government.

ASBESTOS LABORATORY SERVICES



Company Maul Foster & Alongi, Inc. Address 109 E 13th St. Vancouver, WA 98660 Project Manager Mr. Kyle Roslund

Phone (971) 544-2139 Cell (503) 341-8112

NVL Batch Num	ber 2008	8691.00	
TAT 5 Days			AH No
Rush TAT			
Due Date 5/2	6/2020 T	i me 4:0	00 PM
Email krOSLUN	D@maulfo	ster.com	
Fax			

2008601 00

Project Name/Number: 1874.01.01

Project Location: OK

Subcategory PLM Bulk

Item Code ASB-02

EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples ____4_

Rush Samples _____ Lab ID Sample ID Description A/R 20064446 А 1 1-1-MISC-1 2 20064447 1-2-MISC-2 А 3 20064448 1-2-MISC-3 А 4 20064449 1-3-MISC-4 А

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				
Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	5/18/20	1600
Analyzed by	Hannah Pangrcic		NVL	5/21/20	
Results Called by					
Faxed Emailed					
Special					
Instructions:					

Date: 5/18/2020 Time: 4:53 PM Entered By: Kelly AuVu

	2	200869	1	0f1
	STOS IN OF CUSTODY	2 Hours	10	
PCM Air (NIOSH 7400) PLM (EPA 600/R-93-116) PLM Gravimetry (600/R-93-116) Asbestos Friable/Non-Friable (EPA 600/ Reporting Instructions	Image: Control of the second secon	(<u>)</u> - (<u>Kros)und</u> (<u>)</u> - (<u>)</u>	9 Mail - Con A Level II Modified) 0Points (600/R-93-1 s in Sediment (EPA 1	16) L900 Points)
Total Number of Samples 4 Sample ID 1 1-1-MESC-1 2 2 1-2-MESC-2 3 1-2-MESC-3 3 1-2-MESC-3 4 1-3-MESC-4 5 6 7 8 9 10 11 12 13 14 15 14	Description Grasket mater Drywall Drywall Wall covering w	ίαι		A/R
Sampled by Relinquish by Received by Analyzed by Called by Faxed/Email by	Emelyn n Envlyn r	Company MFA MFA Company	Date 5/12/20 5/11/120 Date 5/18/2520	Time 1570 1330 Time

8,

4708 Aurora Ave N, Seattle, WA 98103 | p 206.547.0100 | f 206.634.1936 | www.nvllabs.com

page 3 of 3

May 20, 2020

Kyle Roslund **Maul Foster & Alongi, Inc.** 109 E 13th St. Vancouver, WA 98660



NVL Batch # 2008692.00

RE: Total Metal Analysis Method: EPA 7000B Lead by FAA <paint> Item Code: FAA-02

Client Project: 1874.01.01 Location: OK

Dear Mr. Roslund,

NVL Labs received 1 sample(s) for the said project on 5/18/2020. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B, unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Lab Supervisor

Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227) 4708 Aurora Avenue North | Seattle, WA 98103-6516

Analysis Report

Total Lead (Pb)



Batch #: 2008692.00

Matrix: Paint Method: EPA 3051/7000B Client Project #: 1874.01.01 Date Received: 5/18/2020 Samples Received: 1 Samples Analyzed: 1

Client: Maul Foster & Alongi, Inc. Address: 109 E 13th St. Vancouver, WA 98660

Attention: Mr. Kyle Roslund Project Location: OK

Lab II	D Cli		•		Results I in mg/Kg	Results in percent
20064	450 1-9	-PB-11	0.1776	56	1100	0.11

Sampled by: Client		1				
Analyzed by: Yasuyuki Hida	Date Analyzed: 05/19/2020	Olu-				
Reviewed by: Shalini Patel	Date Issued: 05/20/2020	Shalini Patel, Lab Supervisor				
mg/ Kg =Milligrams per kilogram	RL = Reporting Limit					
Percent = Milligrams per kilogram /	<pre>'<' = Below the reporting Limit</pre>					
Note : Method QC results are acceptable unless stated otherwise. Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.						
	· · · · · ·					

LEAD LABORATORY SERVICES



Company Maul Foster & Alongi, Inc. Address 109 E 13th St. Vancouver, WA 98660 Project Manager Mr. Kyle Roslund Phone (971) 544-2139

Cell (503) 341-8112

NVL Batch Number 2008692.00						
TAT 5 Da	ys		AH No			
Rush TAT						
Due Date	5/26/2020	Time	4:00 PM			
Email krOSLUND@maulfoster.com						
Fax						

Project Name/Number: 1874.01.01

Project Location: OK

Subcategory Flame AA (FAA)

Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples1		of Samples1	Rush Samples	
	Lab ID	Sample ID	Description	A/R
1	20064450	1-9-PB-11		A

	Print Name	Signature	Company	Date	Time	
Sampled by	Client					
Relinquished by	UPS					
Office Use Only	Print Name	Signature	Company	Date	Time	
Received by	Kelly AuVu		NVL	5/18/20	1600	
Analyzed by	Yasuyuki Hida		NVL	5/19/20		
Results Called by						
Faxed Emailed						
Special Instructions:						

Date: 5/18/2020 Time: 4:54 PM Entered By: Kelly AuVu

IOFI 2008692 2 Hour 4 Hours 24 Hours METALS 2 Days 3 Days 4 Days **CHAIN OF CUSTODY** X6-10 Days STAT 5 Days INDUSTRIAL HYGIENE SERVICES LABORATORY + MANAGEMENT + TRAINING Please call for TAT less than 24 Hours Company Maul Foster + Alongi Inc Roslund Project Manager Address 2001 NIW 19th Ave, Suite 200 Cell PDX, OR 97709 Email Kristund Cmaul Poste) Fax (Phone Project Name/Number 1874.01.01 Project Location 012 Paint Chips (%) 🗆 Air Filter 🗆 Soil 🗅 Total Metals G FAA (ppm RCRA 8 RCRA 11 🗤 Paint Chips (cm) 🛛 Dust Wipes **TCLP** LICP (PPM 🗆 Barium Chromium □ Silver Copper Drinking Water GFAA (ppb) U Waste Water Lead C Arsenic □ Zinc Mercury CVAA (ppb) Other 🗅 Other 🖵 Selenium Cadmium urtis Reporting Instructions PUrt to Fmill VEmail ecurtis CMOWI Foster. con)) 🗆 Call 🖉 🗅 Fax **Total Number of Samples**

	Sample ID	Description	A/R
1	1-9-PB-11	yellow paint chip	
2		- sherrow barrer of etc.	
3			
4			
5			
6			
7			
8		н. — — — — — — — — — — — — — — — — — — —	
9			
10			
11	•		
12			
13			
14			
15			

	Print Name	Signature	Company	Date	Time
Sampled by		Envert	MFA	5112170	1500
Relinquish by	Emily Curtis	End	MFA	5114170	1330
Office Use O	nly				
Received	Print Name	Signature	Company	5/18/2020	Time
Analyzed			Iva	210 86	Tecomps
Called					
Faxed/Email	by [
		and the second			

4708 Aurora Ave N, Seattle, WA 98103 | p 206.547.0100 | f 206.634.1936 | www.nvllabs.com