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

All Appropriate Inquiry (AAI)- Previously an undefined requirement to establish the “innocent landowner defense” under CERCLA, AAI is currently being defined by the US EPA as mandated by the federal Brownfield law passed in 2004. AAI rules will essentially become the federal standard for conducting Phase One Environmental Site Assessments, and extends protections to also include “contiguous property owners” and “bonafide prospective purchasers”. Expected to become final by the end of 2005, implementation date is unknown at this time. In the interim, the ASTM Method 1527-00 is approved by the EPA.

Approximate Minimum Search Distance- The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

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

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

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

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

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

Historical recognized environmental condition- An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

Innocent Purchaser Landowner Defense- A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice". There are additional requirements to this defense.

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

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

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

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

References

REFERENCES

Madin, I. P., 1989, Earthquake Hazard Geology Maps of the Portland Area, Oregon, Department of Oregon Geology and Mineral Industries, Open File Report No. 0-90-2, 21 p.

Thomas Brothers Maps, Portland Metro Area Street Guide and ZIP Code Directory, 2000 Edition.

Trimble, D. E., 1963, Geology of Portland, Oregon and Adjacent Areas, United States Geological Survey, Bulletin 1119, 119 p.

United States Geological Survey (USGS), 1993, Topographic map of the 7.5-minute Quadrangle of Camas, Oregon.

Questionnaire Completed by Property Owner Representative

10/28/2005 FRI 15:19 FAX 503 248 0223 PBS Engineering & Enviro

002/006

22000 NE Halscy Street
Fairview, Oregon 97024
Client: Lexmar Development Co.
Date: October 26, 2005



Please complete and return
by fax to 503-248-0223

ATTN: Marsha
or Claudia

ENVIRONMENTAL QUESTIONNAIRE

The following questionnaire will help PBS in conducting a more thorough investigation during our Phase One Environmental Site Assessment. Please answer the following questions to the best of your ability, initial at the bottom of each page, and return via FAX if possible, or mail. Where appropriate, please include copies of citations, permits, maps, etc. For questions for which a "Yes" response is given, or for those which otherwise need further explanation, please use the space provided on page 5.

- 1. Is the property or any adjoining property currently used for an industrial use?
 No Yes
- 2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?
 No Yes
- 3. Is the property or any adjoining property currently used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
 No Yes
- 4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?
 No Yes
- 5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals stored on or used at the property or at the facility?
 No Yes
- 6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon (208 L)) or sacks of chemicals located on the property or at the facility?
 No Yes
- 7. Has fill dirt been brought onto the property that originated from a known contaminated site or that is of an unknown origin?
 No Yes Unknown

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003/006

22000 NE Halsey Street
Fairview, Oregon 97024
Client: Lexmar Development Co.
Date: October 26, 2005

8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?
 No Yes
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property (other than related to automotive oil drip or other similar source)?
 No Yes
-
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?
 No Yes
-
- ~~11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?~~
 ~~No Yes~~
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?
 No Yes
13. Does the property discharge wastewater on, or adjacent to the subject property (other than storm water), or is the property served by an on-site septic system (i.e. septic tank or cesspool)?
 No Yes
-
14. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste material, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?
 No Yes
-
15. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?
 No Yes
16. To the best of your knowledge, are you aware of the past or current existence of hazardous substances or petroleum products on the property or associated with any facility located on the property?
 No Yes

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004/006

22000 NE Halscy Street
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17. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?

No Yes Not applicable

18. Do you have any knowledge of environmental liens or activity and use limitations, such as deed restrictions, on the property?

No Yes

19. Do you have any knowledge that the property value or purchase price has been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties?

No Yes

20. Do you have any knowledge of governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

No Yes

21. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

No Yes

22. Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property?

No Yes

23. Please indicate with a check if you can provide, or you are aware of any of the following documents pertaining to the subject property:

- Prior environmental site assessment reports, including asbestos survey or abatement reports
- Environmental audit reports
- Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits)
- Registrations for above or underground storage tanks
- Community right-to-know plan
- Safety plans, preparedness and prevention plans, spill prevention plans, etc.
- Hydrogeologic reports
- Notices or other correspondence from governmental agencies relating to past or current violations of environmental laws
- Hazardous waste generator reports
- Geotechnical studies

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005/006

22000 NE Halsey Street
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Comments relating to #23 here:

A soils report
has been done

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

There was a nursery on
the site, I was told.

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

N/A

10/28/2005 FRI 15:20 FAX 503 248 0223 PBS Engineering & Enviro

006/006

22000 NE Halsey Street
Fairview, Oregon 97024
Client: Lexmar Development Co.
Date: October 26, 2005

The undersigned represents that to the best of his/her knowledge the responses, statements and facts given in this questionnaire are true and correct and no material facts have been suppressed or misstated.

Mark Donati
Name (Please Print)

Lexmar Development Co. L
Company (Representing)

PSL

Mark Donati
Signature

10/31/05
Date

Owner
Relationship with the Property

Field Checklist

PHASE ONE FIELD CHECKLIST - page 1

Project No.: 1832

Date: 10/26/05

Completed By: M Walker

Site Name: Garrison/Halsley site Site Address: 22000 NE Halsley

Site Contact/Title: _____

Tenant(s): House: Juan Morales

Site Description: Res + Vac lots

Past usage: ?

Past owner: ?

Building Type: wood frame house

Date of Construction: '90s' Major Renovations: _____ Lot size: 5 acres

Elevator? _____ Hydraulic? _____ Escalator? _____ Hydraulic? _____

Frame: wood Foundation: concrete

Walls: insulation not removed Ceilings: _____

Floors: _____ Roof: _____

Heating System: electric (per tenant)

Fluorescent lights? _____

Natural Gas: NO Provider: _____

Electric: Yes Provider: PAE

Water: Yes Provider: city

Sewer: Yes Provider: city

Storm: 0 Provider: No structures seen

Sampling: Asbestos? _____ Description: _____

Lead? _____ Description: _____

Other? _____ Description: _____

Adjacent Properties:

North: NE Halsley, then (new) bike stations + car wash + retail shops, houses

South: (new) apts

East: trailer court

West: vac lot

PHASE ONE FIELD CHECKLIST - page 2

Site Features:

- Nearest Body of Water: Sawview Creek (on S.P.)
- Topography/slope: +/- flat & slight slope to NNE
- Wetlands, ponds, lakes: None on site
- Rivers, streams, creeks: Yes - Sawview Crk along E property area
- Wildlife, livestock: NO
- Discolored/disturbed soils: NO
- Mounding or piles of soil: NO
- Depressions: NO
- Stressed vegetation: } NO
- Discolored water: } NO
- Solid waste: } NO
- Landfills: } NO
- Railroad spurs: } NO
- Trails, dead end roads: } NO
- Stored chemicals, hazmats: } NO
- Drums, containers: } NO
- Lagoons, surface impoundments: } NO
- Repair, maintenance activities: } NO
- Unusual odors: } NO
- Floor drains: } NO
- Catch basins, sumps: } NO
- Dry wells: } NO
- Oil-water separators: } NO
- Water wells: - NONE seen
- Septic tanks: - ? NONE seen
- Monitoring wells: NO
- Boreholes: NO
- Buried utilities: yes (along Halsey)

PHASE ONE FIELD CHECKLIST - page 3

USTs or ASTs
vents:

AST on E wall (exterior) of house - ^{Not in use} per tenant

fill pipes:

Pits or foundations:

yes - W & SW of house (see sketch)

Transformers:

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

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

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

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

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

ID No. (transformer): _____ ID No. (Pole) _____

condition: _____ label: _____

Onsite interviews:

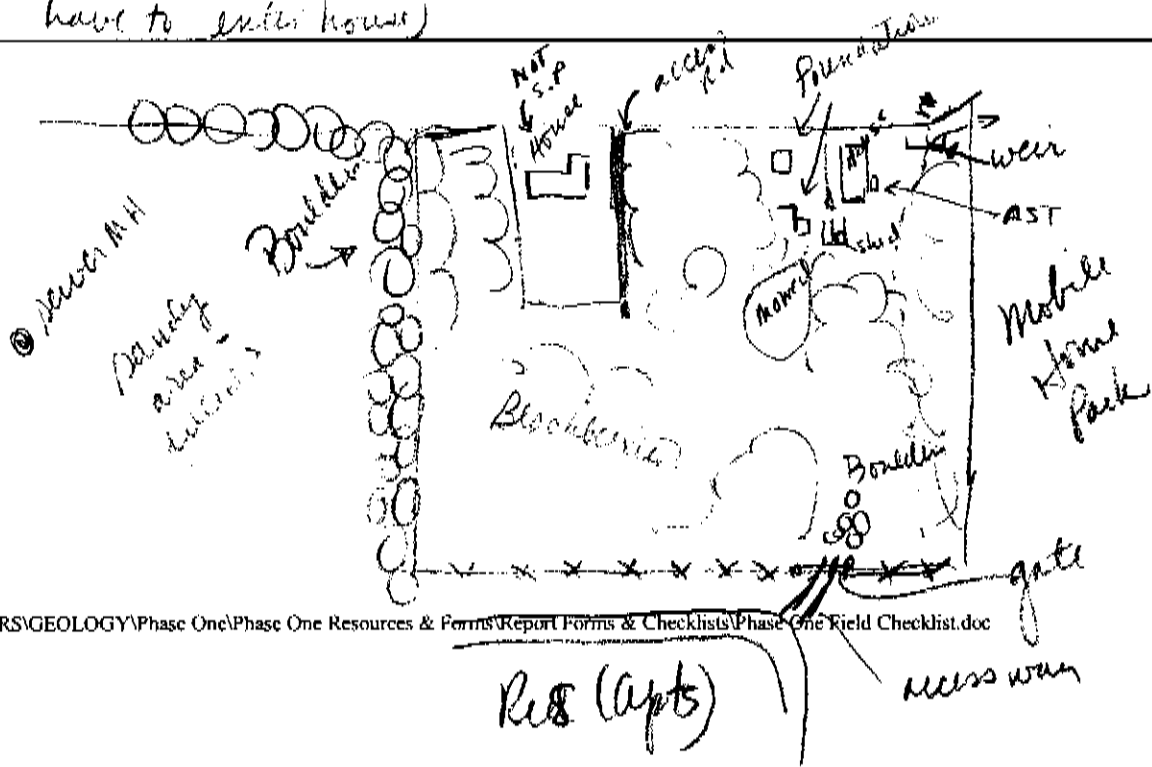
Name: Quan Morales

Information: Tenant since ~1991. Elec heat, city sewer, H₂O.

No dumping, drug labs known. Nadj props vacant prior to dev't

Areas not accessed/Why: House interior (tenant on-site, client said don't have to enter house)

Notes:



Resumes



DULCY A. BERRI, RG, LG, LHG
PROJECT PRINCIPAL/SENIOR HYDROGEOLOGIST

Education Oregon Graduate Institute, 1989, Contaminant Hydrology
Portland State University, M.S., 1982, Geology
University of Oregon, B.S., 1979, Geology

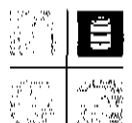
Accreditation 2004, WDOE UST Site Assessor
2001, Registered Professional Geologist/Hydrogeologist No. 157, WA
2000, DEQ Heating Oil Tank Supervisor No. 18710
1994, Registered Professional Geologist No. 846, Idaho
1991, DEQ UST Soil Cleanup Supervisor No. 12780
1990, Registered Geologist No. 1167, Oregon
1991, 8-Hour Hazardous Waste Site Supervisor
1990, 40-Hour Hazardous Materials Handling and Response

Dulcy Berri is a senior hydrogeologist with over 15 years experience performing studies throughout the Northwest. She has managed complex site assessment and remediation projects for major oil company properties, the Oregon Department of Corrections, the Port of Portland, and many private commercial and industrial clients. Her experiences routinely involve complex risk analysis, cost estimating, public relations and regulatory agency interactions. She has been contract manager for PBS's environmental services contract with the Portland Development Commission, and for our contract with Multnomah County, for the past three years.

Dulcy's technical experience includes managing complex due diligence issues; aquifer testing, design, installation and testing of groundwater monitoring and water supply wells; feasibility testing, design, construction and operation of soil and groundwater remediation systems; successful agency closure on numerous cleanup projects, including institutional controls, Risk-Based Cleanups, Prospective Purchaser Agreements, Voluntary Cleanup and Independent Cleanup programs.

Highlights of Project Experience

- Project Manager, PDC, Phase Two subsurface assessment of PSU Carpool Parking Lot, included evaluation of potential environmental costs to be encountered by site redevelopment with subsurface parking structure.
- Contract Manager, US Corps of Engineers subcontractor performing Soil Survey at Camp Bonneville, former Army weapons range in SW Washington; Sampling and Analysis and Health and Safety Plans approved by EPA and Washington DOE, UXO subcontractor.
- Project Manager, boatworks site on the Columbia River; contaminated sediments study, in DEQ VCP Program (ongoing).
- Project Manager, Glenbrook Nickel Company sites in Oregon (Riddle and Coos Bay) undergoing closure of operations; DEQ NFA achieved at Riddle smelter site, currently working with DEQ VCP on upland and sediments at Coos Bay site.
- Project Manager, Linfield College LUST site; groundwater monitoring wells and compliance monitoring following remediation work, negotiated with DEQ for deed restriction on a portion of the site where gasoline constituents were elevated but could not be reasonably remediated; received DEQ NFA.
- Project Manager, Agripac, Inc.; Managed delineation of hydrogeology and contaminant plumes via monitoring well networks, several large-acreage sites; achieved DEQ ICP closure.
- Project Manager/Hydrogeologist, Former Dry Cleaners site, Hillsboro, Oregon. Soil and groundwater studies of PCE, TCE and degradation products; discovered pocket of Stoddard solvent contamination; angle-borings under the building, evaluating *Vapor Intrusion into Buildings* risk pathway; DEQ Independent Cleanup Pathway Program; NFA expected January 2004.
- Project Geologist, Oregon Department of Corrections facilities in Salem and Pendleton, Oregon. Reviewed Preliminary Assessment findings; conducted expanded Pas under Consent Order.
- Project Manager/Senior Hydrogeologist, ARCO Products Company and Unocal CERT Group, managed over 30 Pacific Northwest sites.





Key Personnel

CLAUDIA A. BYES-LUND PROJECT SCIENTIST

Accreditation	2000	AHERA Asbestos Inspector (Current)
	2001	Microsoft Word Level II/III
Continuing Education	2001	Environmental Science: Bio Perspectives (Fall 2001)
	2002	Hazardous Waste Basics/Managing Common Wastes (June 2002)

Claudia Byes-Lund is a key member of PBS's Portland environmental site assessment group. She has extensive historical knowledge of the downtown office and industrial core area, and is a resource for locating sources of information at city and county agencies. She manages site assessment projects throughout the Metro area, from vacant farmland to Northwest Portland industrial properties, including Phase One Environmental Site Assessments, Updates and Transaction Screens.

Claudia routinely performs additional site assessment services such as visual asbestos surveys, or asbestos, lead-based paint or radon sampling surveys. She maintains current AHERA Asbestos Inspector certification, as well as first aid/CPR.

Claudia is further engaged in proposal writing, new project administration duties and site assessment workload assignments.

Representative Projects

- Dalton Company -Phase I Site Assessment, Hillsboro
- Norris & Stevens -Phase I Site Assessment Update, Tigard
- M & T Real Estate – Phase I Site Assessments and Updates, Portland Metro area
- Multnomah County Facilities -Phase I Site Assessments, Asbestos/Lead Surveys
- BMKT Management Ltd - Phase I Site Assessment
- Dennis Uniform Manufacturing - Phase I Site Assessment
- Oregon Health Science University Foundation – Various Phase I Site Assessments
- Howard S. Wright Construction – Phase I Site Assessment, Asbestos Sampling, Clackamas
- Wells Fargo Bank – Phase I Site Assessment, Beaverton
- Housing Development Center – Phase I Site Assessment
- Park Block Foundation – Phase I Site Assessment Update
- Brandt Development Corporation – Phase I Site Assessment, Asbestos Survey, NW Portland
- WasteXpress – Phase I Site Assessment, NE Portland
- Washington Mutual Bank – Phase I Site Assessment, Asbestos/Lead Paint Surveys
- Columbia Credit Union – Several Transaction Screens, Vancouver, WA
- Right-of-Way Assoc. Inc. – Various Phase I Site Assessments, N. Portland
- Schoen Enterprises LLC – Phase I Site Assessment, Gresham
- Performance Contracting Group – Phase I Site Assessment, Tigard
- Albina Community Bank – Various Phase I Site Assessments
- CAPROC – Phase I Update, Milwaukie
- Vancouver Housing Authority – Various Phase I Site Assessments/Update/T-Screens, Vancouver
- GSI Northwest Inc. – Phase I Site Assessment, Hillsboro
- Columbia Community Bank – Phase I Site Assessments, Washington County area
- Performance Contracting Group – Phase I Site Assessment, NE Portland
- HOST Development Inc. – Phase I Site Assessment, N. Portland
- Barry Menashe Realtors – Phase I Site Assessment, NW Portland
- Leif Hansen, Leif's Auto Collision Center – Environmental Site Assessment, NE Portland
- Portland Development Commission – Phase 1 Site Assessment, NW Portland
- Lindley C. Morton, Green Gables Inc. – Phase 1 Site Assessment, NW Portland





MARSHA WALKER
PROJECT GEOLOGIST

Education Portland State University, B.S., 1994, Geology
Portland State University, B.S., 1994, Biology

Accreditation 1993 Radiation Safety Certification, Portland State University
1995 AHERA Building Inspector (current)
2004 Oregon Heating Oil Tank Supervisor (current)
2005 OSHA 40-Hour Hazardous Waste Handling and Emergency Response

Marsha Walker's educational background brings a combination of biological and geological experience to PBS, and gives her a base of knowledge well suited to environmental work. She also has an extensive background in report and research paper writing, as well as experience in a laboratory environment. With an emphasis on limnology as a means of integrating biologic and geologic disciplines, Marsha participated in lake-characterization studies as an undergraduate. She is also skilled in laboratory techniques including X-ray diffraction, petrographic microscopy, immunofluorescence testing, microbiological techniques and plant micropropagation (meristem tissue culture).

Marsha has managed and participated in environmental assessments designed to evaluate the potential for hazardous substance contamination at a variety of commercial and industrial properties. She has proposed and carried out soil and groundwater studies and has prepared risk-based assessments based on the results of those studies. She has provided training and guidance to new employees. She has performed technical reviews of third-party reports for clients and historical reviews pertaining to potential environmental concerns.

Career Highlights:

- Linn Biomass/Lebanon Hardboards – Phase One ESA of a former hardboard plant, to be followed with soil and groundwater studies (ongoing).
- Clatsop County Parks – Phase One ESA of a former lumber mill site, to be followed with soil and groundwater studies, including sediment sampling in adjacent slough (ongoing).
- Washington State University Agricultural Station, Vancouver, Washington – Phase One ESA, followed by soil studies for residual agricultural chemicals, UST and groundwater studies. Developed sampling plan and reviewed regulatory requirements relating to pesticide residues in soil.
- Portland Container Corporation – Phase One ESA, including review of Portland Harbor studies to evaluate past and current on-site and area activities and their impacts.
- Wells Fargo Corporate Properties – Phase One ESA, soil and groundwater studies, risk-based assessment, Salem, Oregon. Planned and carried out soil and groundwater investigations and prepared detailed reports, including risk-based assessment, for this former city hall site. Included follow-up groundwater sampling, monitoring and maintenance of dual-phase extraction system.
- Portland Public Schools – UST removal and soil testing. Marsha also prepared and submitted reports and obtained DEQ file closure.
- Income Property Management – Third party review of Phase One ESAs





Key Personnel

- Portland Development Commission (PDC) – Phase One ESAs, soil and groundwater investigations. Marsha's research background and experience with a wide variety of historical resources was used to meet PDC's stringent historical research requirements
- Former Dammasch Hospital Property – Phase One ESA of the facility's former wastewater treatment plant.
- American Tower Corporation/Verizon Wireless – Phase One ESAs, NEPA and SHPO site characterizations. Marsha's background in biology was applied to natural history and cultural resource investigations.
- Wayron, Longview, Washington -- Phase One ESA. This was a former foundry covering multiple industrial lots.
- Vancouver Housing Authority – Phase One ESA. Marsha followed up this project with research on local radon levels and building construction techniques to reduce the risk of radon gas accumulation.

