

8.0 EVALUATION

8.1 Findings and Opinion

Recognized Environmental Conditions A *recognized environmental condition* was identified in connection with the subject property: Past agricultural use, including use as a nursery from the 1940s through the 1980s, may have included the use, storage and application of agricultural chemicals.

Historical Recognized Environmental Conditions No *historical recognized environmental conditions* were identified in connection with the subject property.

Other Issues of Concern The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

- 1) An out-of-use above-ground heating oil tank (AST) is present on the site, located outside the east side of the dwelling and poses a low concern; however, there is a risk that the AST is a replacement for an older underground heating oil tank. Based on residential use, this poses a low concern.
- 2) Past and current residential use: Residential concerns are generally related to possible use of septic systems and water wells. It is not known if these features were previously used at the property. Based on residential usage, this is considered a *de minimis* condition.
- 3) Based on the age of the building, PCB-containing fluorescent light ballasts may be present. If fixtures are removed or replaced, the old ballasts should be assumed to be PCB-containing unless labeled otherwise, and disposed of properly.
- 4) Large areas of the subject property were not accessible due to dense blackberry thickets; therefore, potential features of concern that might indicate the presence of underground storage tanks or discarded hazardous materials containers were not visible during site reconnaissance. Based on known historical uses of the subject property, this poses a moderate risk.
- 5) The subject property is located adjacent to the East Multnomah Wellfield Contaminated Groundwater National Priority List (NPL) site. Based on historical information reviewed for this study, historical subject property uses have not included chlorinated solvents that have been detected in groundwater; therefore, the proximity of this NPL site poses a low concern.

8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

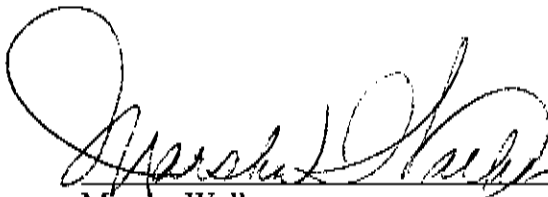
PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for 22000 NE Halsey Street, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

Based upon the finding of this study, this assessment has revealed the following recognized environmental condition associated with the subject property: Past agricultural use, including use as a nursery from the 1940s through the 1980s, may have included the use, storage, application and disposal of agricultural chemicals.

If residential development of the subject property is planned, additional environmental studies are recommended: Shallow soil sampling and analysis for agricultural chemical residues is recommended prior to redevelopment of the site.

Site clearing should proceed cautiously in the area of the dwelling, building foundations and blackberry thickets in the event features indicating the presence of hazardous substances, containers, or a potential historical underground heating oil tank are exposed. The existing above-ground heating oil tank should be properly decommissioned and removed from the site.

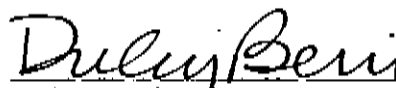
A hazardous building materials survey should be performed prior to demolition of the dwelling.



Marsha Walker
PBS Project Geologist

10/31/05

Date



Dulcy Berri, RG
Principal, Senior Hydrogeologist

10/31/05

Date

