

4.0 USER-PROVIDED INFORMATION

4.1 Title Records

Review of a title report was not included in the scope of this project.

4.2 Environmental Liens or Activity and Use Limitations

The Property Owner/Representative Questionnaire completed by Mark Donati of Lexmar Development and is included under Tab 3. Mr. Donati indicated no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

4.3 Specialized Knowledge

Mr. Donati indicated that he has no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

4.4 Valuation Reduction for Environmental Issues

Mr. Donati indicated that the subject property value or purchase price has not been devalued, compared to comparable properties, based on environmental conditions at the subject property or surrounding properties.

4.5 Owner, Property Manager and Occupant Information

The subject property owner is listed in Multnomah County Assessor's records as Amber Hill Properties of 17200 SE 26th Avenue, #J36, Vancouver, Washington 98683. However, Mr. Donati is the current property owner, having purchased the site within the last couple of months.

4.6 Reason for Performing the Phase One

This Phase One has been requested by Lexmar Development Company as part of a feasibility study prior to redeveloping the subject property.

4.7 Other Information Provided by the User

No other information was provided by Lexmar Development Company.