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After recording return to: (Name, Address, Zip)
 City of Portland
 1120 SW 5th Room 1000
 Portland, OR 97204 Attn: Eli

Until requested otherwise, send all tax statements to:
 (Name, Address, Zip)
 Same as above

Multnomah County Official Records
 C Swick, Deputy Clerk
 2010-111140



\$46.00

09/07/2010 10:52:08 AM

1R-W DEED Cnt=1 Stn=24 ATMWB
 \$15.00 \$11.00 \$15.00 \$5.00

SPACE ABOVE RESERVED FOR RECORDER'S USE

**STATUTORY WARRANTY DEED
 (Corporate Grantor)**

City of Portland, an Oregon Municipal Corporation, Grantor, conveys and warrants to City of Portland, an Oregon Municipal Corporation, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Multnomah County, Oregon, to-wit:

See Attached Exhibit "A"

Subject to and excepting: That the property be maintained in perpetuity for open space, passive recreational or wetlands management purposes only and that no new structure is built on the property, except as provided in 44CFR/206.434 (d) (1) (11)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true and actual consideration of this conveyance is \$0.00 (Here, comply with the requirements of ORS 93.030.)

Dated this 31st day of August, 2010.

City of Portland
 BY: Dean Marriott

BY: _____
 APPROVED AS TO FORM
Paula King
 CITY ATTORNEY

STATE OF Oregon }
 } SS.
 County of Multnomah }

This instrument was acknowledged before me on this 31st day of August, 2010 by DEAN MARRIOTT as of City of Portland, an Oregon Municipal Corporation



Before me: _____
 Notary Public for Oregon
 My commission expires: MARCH 28, 2013

STEWART TITLE 992459 HL

EXHIBIT "A"

Beginning at a point 1/8 corner iron bar on the East line of Section 21, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, Multnomah County, Oregon, 1299 feet North from the Southeast corner of said Section 21 set by Greenleaf in 1892; running thence West 659.93 feet to an iron bar set by Greenleaf in 1892; thence North 0°22' East 48.30 feet to an iron bar set by Greenleaf in 1892; thence Westerly 344.75 feet to an iron pipe, the place of beginning; thence Westerly 154.84 feet to an iron bar set by Greenleaf in 1892; thence North 544.95 feet to an iron pipe at the Southerly line of SE Mt. Scott Boulevard; thence Easterly, along the Southerly road line, 163.92 feet to an iron pipe; thence South 497.33 feet to the place of beginning.



ADDENDUM TO REAL ESTATE SALE AGREEMENT

1 This is an Addendum to: Real Estate Sale Agreement Seller's Counter Offer Buyer's Counter Offer
2 Re: Real Estate Sale Agreement No. _____ Dated 5/3/10 Addendum No. _____
3 Buyer: City of Portland
4 Seller: Federal Home Loan Bank

5 The real property described as: 9800 SE MOUNT SCOTT BLVD Portland OR 97266

6 SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.
7 Buyer has performed the environmental inspection of the property and submits the attached Scope of Work for
8 Heating Oil UST Closure, Cost Estimate Summary and Cost Estimate Detail, evidencing the contaminated soil
9 associated with the UST tank, and the costs associated with correction required to meet Oregon Statutes.

10 The cost as detailed on the Summary is a total of \$24,000. The City of Portland is willing to accept the responsibility
11 for the decommissioning and removal of contaminated soil, and proceed to closing on the following condition:

12 1. Buyer will pay for the UST Investigation cost of \$10,048 and Decommissioning Report of \$1,876. for a total of
13 \$11,924.

14 2. Seller shall reduce the purchase price by the cost of Decommissioning in the amount of \$12,168.

15 Buyer Signature [Signature] Date 7/12/10 a.m. p.m. ←

16 Buyer Signature [Signature] Date a.m. p.m. ←

17 Seller Signature Date a.m. p.m. ←

18 Seller Signature Date a.m. p.m. ←

19 Selling Licensee Suzanne O'Halloran Listing Licensee Bill Eubanks

20 Selling Firm Broker Initials/Date / Listing Firm Broker Initials/Date /

APPROVED AS TO FORM
[Signature]
CITY ATTORNEY

Scope of Work for Heating Oil UST Closure

City of Portland Bureau of Environmental Services CSA On-Call Service Contractors Work Order 50.0.10

1.0 INTRODUCTION

The City of Portland (City) has requested a proposal and cost estimate from URS to investigate and decommission a heating oil underground storage tank (UST) located at a vacant residence at 9800 SE Mt Scott Boulevard, in Portland, Oregon. This Scope of Work describes the level-of-effort and cost for URS to conduct the requested activities. The objectives of this Scope of Work are to:

- Conduct a soil and groundwater investigation of the UST.
- Procure a construction subcontractor and oversee decommissioning of the UST in accordance with DEQ requirements.
- Report the results of the UST decommissioning to DEQ.

2.0 WORK SCOPE

URS will supply labor, materials, and subcontractor services to complete the following tasks.

2.1 UST Investigation

The UST investigation occurred on July 29, 2010 and included the following elements:

- Advancement of four soil borings (B-1 through B-4).
- Collection of two soil samples from B-3 and two soil samples from B-4 for laboratory analysis (Apex Labs).
- Collection of a groundwater sample from B-3 for laboratory analysis.
- Analysis of the four soil samples and one groundwater sample for gasoline-range petroleum hydrocarbons by NWTPH-Gx, diesel- and heavy oil-range petroleum hydrocarbons by NWTPH-Dx, volatile organic compounds (VOCs) by EPA Method 8260B, and semivolatile organic compounds (SVOCs) by EPA Method 8270D.
- Communication of the investigation results to the City via a brief letter.

The investigation resulted in the identification of petroleum-contaminated soil adjacent to the east end of the UST.

2.2 UST Decommissioning

URS will procure a licensed UST service provider to remove the UST and associated contaminated soil for off-site disposal. URS assumes the decommissioning effort will require one day on site. During day one URS will:

- Meet with the UST service provider and conduct a health and safety meeting.
- Remove the concrete slab overlying the UST. URS assumes concrete slab debris will be managed by the contractor the City hires to demo the house.

- It is assumed that concrete rubble will remain on site.
- Excavate and segregate soil that appears uncontaminated based on visual or olfactory evidence and through field screening of excavated soil using a photoionization detector (PID).
- Excavate and separately stockpile soil that appears contaminated (assume 40 tons) based on the same lines of evidence as above.
- Remove, drain, and rinse the UST.
- Transport the contaminated soil, UST, and excess UST oil and rinse water off-site for disposal.
- Collect 2 grab samples from the uncontaminated soil and submit to the laboratory for analysis on a one-day rush turn around time.
- Collect 4 grab confirmation samples from the UST excavation.
- Collect one groundwater sample from the UST excavation.
- Analysis of the six soil samples and one groundwater sample for diesel-, and heavy oil-range petroleum hydrocarbons, VOCs, and SVOCs by the methods specified above.
- Provide written and photo documentation of the UST removal, soil excavation, and excavation backfill in accordance with DEQ requirements.
- Describe soil types encountered, including any visual evidence of contamination.
- Upon receipt of the excavated soil analytical data BES will direct the on site contractor to place the excavated soil back into the UST excavation. The City's on site demolition contractor will be responsible to fill the excavation to grade.
- Demobe all equipment and personnel from the site.

2.3 UST Decommissioning Report

URS will provide decommissioning documentation and closure report in accordance with OAR 340-177-0025

3.0 SCHEDULE

URS understands that the decommissioning work may start the last week of July or early August. URS will provide a draft report two weeks after receiving final analytical results.

4.0 COST

A project specific cost estimate is included as an attachment to this scope of work.

TABLE 2
COST ESTIMATE DETAIL
Veterans Creek UST Investigation and Closure

Prepared by: D. Weatherby
Date: 6/28/10

Client: City of Portland

Task No.	Personnel/Activities/Item	Personnel	Unit Cost	Quantity	Cost	Totals	Comments/Assumptions	
		Unit						
1	UST Investigation							
	URS Labor							
	Project Manager	Pletcher	\$130.00	8	\$1,040		Project Planning and oversight	
	Office H&S Manager	Williams	\$125.00	4	\$500		HASP	
	Geologist	Malone	\$72.00	12	\$864		Field prep, on-site characterization	
	Project Administrator	Hamilton	\$75.00	2	\$150		Job set-up	
	TOTAL LABOR			26		\$2,554		
	Materials/Expenses							
	Vehicle Rental	days	\$60.00	1	\$60			
	PID	day	\$50.00	1	\$50			
	Supplies	lump	\$50.00	1	\$50			
	TOTAL MATERIAL/EXPENSE					\$160		
	Subcontractor							
	Utility Locating Contractor	hour	\$100.00	2.5	\$250			
	Drilling Subcontractor	lump sum	\$2,000.00	1	\$2,000			
	Analytical Laboratory	lump sum	\$4,235.00	1	\$4,235			
	Investigative Derived Waste Disposal	lump sum	\$500.00	1	\$500			
	TOTAL SUBCONTRACTOR					\$6,985		
	5% Mark-up on Subcontractor						\$349	
	TASK 1 TOTAL COST						\$9,888	

Task No.	Personnel/Activities/Item	Personnel	Unit Cost	Quantity	Cost	Totals	Comments/Assumptions	
		Unit						
2	UST Decommissioning							
	URS Labor							
	Project Manager	Pletcher	\$130.00	8	\$1,040			
	UST Closure Oversight	Baker	\$72.00	16	\$1,152		Oversight of UST closure	
	TOTAL LABOR			24		\$2,192		
	Materials/Expenses							
	Vehicle Rental	days	\$60.00	1	\$60			
	PID	day	\$50.00	1	\$50			
	Supplies	lump	\$100.00	1	\$100			
	DEQ Report filing fee	lump	\$200.00	1	\$200			
	TOTAL MATERIAL/EXPENSE					\$410		
	Subcontractor							
	UST Service Provider (Stratus)	lump sum	\$1,560.00	1	\$1,560		Mob Charge	
		per day	\$1,565.00	1	\$1,565		assume on day	
	Soil Disposal	per ton	\$108.00	20	\$2,160		assume 20 tons	
	Analytical Laboratory	lump sum	\$3,825.00	1	\$3,825		Assume six soil samples and one water sample	
	TOTAL SUBCONTRACTOR					\$9,110		
	5% Mark-up on Subcontractor						\$456	
	TASK 2 TOTAL COST						\$11,758	

Task No.	Personnel/Activities/Item	Personnel	Unit Cost	Quantity	Cost	Totals	Comments/Assumptions
		Unit					
3	UST Decommissioning Report						
	URS Labor						
	Project Manager	Pletcher	\$130.00	2	\$260		
	UST Closure Oversight	Baker	\$72.00	16	\$1,152		Oversight of UST closure and reporting to DEQ
	Drafting	Bergeson	\$82.00	2	\$164		Figures for letter report
	Project Administrator	Hamilton	\$75.00	4	\$300		
	TOTAL LABOR			24		\$1,876	
TASK 3 TOTAL COST						\$1,876	

TABLE 1
COST ESTIMATE SUMMARY
Veterans Creek UST Investigation and Heating Oil UST Closure

	Task	Hours	URS Labor	Expenses	Subcontractor	Total
1	UST Investigation	26	\$2,554	\$160	\$7,334	\$10,048
2	UST Decommissioning	24	\$2,192	\$410	\$9,566	\$12,168
3	UST Decommissioning Report	24	\$1,876	\$0	\$0	\$1,876
	TOTALS	74	\$6,620	\$570	\$16,900	\$24,090
TOTAL ESTIMATED COST						\$24,000