

PHASE I ENVIRONMENTAL SITE ASSESSMENT

EUGENE SCOTTISH RITE ASSOCIATION

**1685 WEST 13TH AVENUE
EUGENE, OREGON**

Prepared for

Eugene Scottish Rite Association

June 26, 2009

Prepared by

Environmental Management Services

1176 West 7th Avenue

Eugene, Oregon 97402

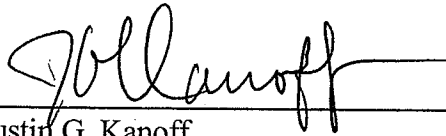
Project B.A09194.00

**Phase I Environmental Site Assessment
Eugene Scottish Rite Association – 1685 West 13th Avenue
Eugene, Oregon**

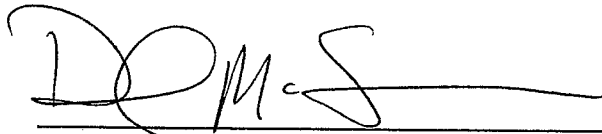
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We developed and performed the all appropriate inquiries in conformance with the American Society for Testing and Materials (ASTM) standard practice for Environmental Site Assessments (ESAs), described in ASTM document E 1527-05.

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

Environmental Management Services



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1 INTRODUCTION

1.1 Purpose

The Eugene Scottish Rite Association has retained Environmental Management Services (EMS) to conduct a Phase I Environmental Site Assessment (ESA) of the Eugene Scottish Rite Temple at 1685 West 13th Avenue in Eugene, Oregon (Figure 1).

The purpose of this Phase I ESA was to inquire into the past uses of the subject property, herein called the Site, and the practices that may have led to a recognized environmental condition. Recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a Site 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 Site or into the ground, groundwater, or surface water of the Site. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm and that generally would not be the subject of an enforcement action.

1.2 Scope of Work

The scope of work was to conduct a Phase I ESA consistent with the requirements of the American Society of Testing and Materials (ASTM) standard practice for Phase I ESAs, described in ASTM document E 1527-05. The Phase I ESA involved the following principal tasks:

- Reviewing pertinent state and federal regulatory agency databases and available public records.
- Reviewing historical aerial photographs.
- Visiting the Site to observe current conditions, both on the Site and on the adjacent properties, and to verify information obtained from the database search, photograph review, and personal interviews.
- Reviewing published information on the Site's environmental setting.
- Interviewing available Site owners, tenants, or persons familiar with the Site, as necessary.

1.3 Information Sources

Information was obtained from published reports, public agency lists and files, personal interviews, and a review of aerial photographs. EMS subcontracted Environmental Data Resources, Inc. (EDR) to review federal and state government agency lists regarding hazardous materials facilities within the prescribed ASTM minimum search distance from the Site. EMS reviewed files and pertinent maps regarding Site history, zoning, planning, and Site development available from the City of Eugene and Lane County. EMS personnel toured the Site and surrounding area to observe current land use and Site conditions, and to verify information obtained from other sources.

1.4 Significant Assumptions

Significant assumptions pertaining to the Site include:

- 1) Five years is an acceptable data gap when researching past uses of the Site;
- 2) The depth to groundwater at the Site is approximately 10 to 20 feet below ground surface (bgs) based upon review of the Oregon Water Resources Department (WRD) well log database; and
- 3) Based upon local topography and inferred regional groundwater flow and direction, the groundwater flow direction is believed to be towards the northwest.

1.5 Data Gaps

No significant data gaps were identified in this Phase I ESA.

1.6 Exceptions and Deletions

There were no exceptions or deletions to the standard practice for Phase I ESAs as described in ASTM Practice E 1527-05.

1.7 User Reliance

This Phase I ESA was prepared for the exclusive use of the Eugene Scottish Rite Association and the first purchaser of the Site. The reason this Phase I ESA is being conducted is to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Eugene Scottish Rite Association and the first purchaser may rely upon this report when making decisions about the environmental conditions at the Site.

2 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is addressed as 1685 West 13th Avenue, Eugene, Oregon and is located within Section 36, Township 17 South, Range 4 West (Figure 1). The Site occupies one 1.5 acre individual tax lot that is identified by the Lane County Assessor's Office as Tax Lot Number 17-04-36-4-2-6502 (See PLAT Map, Appendix A).

2.2 Site and Vicinity General Characteristics

The Site is located in an area of mixed commercial and residential properties. The Site is zoned High Density Residential (R-4) by the City of Eugene (see Zoning Map, Appendix B).

2.3 Current Use of the Site

The Site is currently occupied by one main structure utilized as a Masonic Temple and associated asphalt parking areas.

2.4 Description of Structures

The Site has one structure utilized as a Masonic Temple. The structure comprises a total of approximately 18,000 square feet (see Figure 2). The Site structure is constructed of wood and brick, with composite roofing material, and a concrete slab foundation.

2.5 Current Uses of the Adjoining Properties

The adjacent properties are presently being used as follows:

- North – Immediately north of, and adjacent to, the Site is a professional commercial office building.
- South – South of the Site is West 13th Avenue followed by the United States Army Reserve Training Center and the Navy and Marine Corps Reserve Training Center.

- East – Immediately east of, and adjacent to, the Site is a residential apartment complex.
- West – West of the Site is Chambers Street followed by a church and several residential homes.

3 USER PROVIDED INFORMATION

This section summarizes information provided by Mr. Howard Woods, the Valley Chairman of the Eugene Scottish Rite Association.

3.1 Title Records

Mr. Woods did not provide file records for the Site. Title records to the Site were provided Lane County. There were no environmental liens or land use limitations within the title records.

3.2 Environmental Liens or Activity and Land Use Limitations

Mr. Woods was not aware of any environmental liens or land use limitations recorded against the Site. There were no environmental liens or land use limitations identified within the title records obtained from Lane County.

3.3 Specialized Knowledge

Mr. Woods did not provide any specialized knowledge for the Site.

3.4 Valuation Reduction for Environmental Issues

Mr. Woods was not aware of any valuation reduction due to environmental conditions associated with the Site.

3.5 Reason for Performing the Phase I ESA

The reason this ESA is being conducted is to qualify for the innocent landowner defense to CERCLA.

4 RECORDS REVIEW

This section summarizes information gathered from databases of federal and state environmental regulatory agencies.

4.1 Standard and Supplemental Environmental Record Sources

4.1.1 Standard Environmental Records

The standard environmental records databases are maintained by a variety of public agencies. The agencies responsible for maintaining these databases and an explanation of the information contained in these databases are provided in the EDR Report (Appendix C).

The following standard databases indicated no listings within the specified ASTM minimum search distances from the Site (excluding orphan sites).

- National Priority List (NPL)
- Proposed National Priority List Sites (Proposed NPL)
- Federal Superfund Liens (NPL LIENS)
- National Priority List Deletions (Delisted NPL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- Corrective Action Report (CORRACTS)
- Resource Conservation and Recovery Act Information – Transporters, Storage and Disposal (RCRA-TSDF)
- Resource Conservation and Recovery Act Information – Large Quantity Generators (RCRA-LQG)
- Resource Conservation and Recovery Act Information – Small Quantity Generators (RCRA-SQG)
- Engineering Controls Sites List (US ENG CONTROLS)
- Sites with Institutional Controls (US INST CONTROL)

- Emergency Response Notification System (ERNS)
- Columbia Slough (AOCONCERN)
- Solid Waste Facilities List (SWF/LF)
- Leaking Underground Storage Tanks on Indian Land (INDIAN LUST)
- Aboveground Storage Tanks (AST)
- Underground Storage Tanks on Indian Land (INDIAN UST)
- Engineering Controls Recorded at ESCI Sites (ENG CONTROLS)
- Institutional Controls Recorded at ESCI Sites (INST CONTROL)
- Voluntary Cleanup Priority Listing (INDIAN VCP)
- Brownfields Projects (BROWNFIELDS)

The following standard databases indicated listings within the specified search distances from the Site.

Federal RCRA-CESQG – Resource Conservation and Recovery Act - Conditionally Exempt Small Quantity Generators Database

RCRA-CESQG: RCRAInfo is the United States Environmental Protection Agency's (USEPA's) comprehensive information system, providing access to data supporting RCRA 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 RCRA. CESQGs generate less than 100 kilograms (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month. The RCRA-CESQG database listed two facilities within approximately ¼-mile of the Site. Additional information regarding the facility is provided below and within the EDR Report (Appendix C).

- NOSC EUGENE, OR, 1520 West 13th Avenue.
 - No recorded violations at this facility were identified.
- US ARMY RESERVE CENTER WEBB HA, 1355 Chambers Street.
 - No recorded violations at this facility were identified.

SHWS – ECSI - Environmental Cleanup Site Information System Database

The ECSI database is maintained by the Oregon Department of Environmental Quality (DEQ) and records sites that are, or may be, contaminated and may require cleanup. The ECSI database listed 27 facilities were identified within a one mile search radius of the Site. Additional information pertaining to each of the ECSI listed facilities is available in the EDR Report (Appendix C).

- A.C. SUNSHINE CLEANERS (FORMER), 1699 West 11th Avenue.
 - The property has been a service station and was a dry cleaner until 2001. It is currently a tattoo parlor. There was a solvent release found during an adjacent leaking underground storage tank (LUST) investigation (LUST Facility ID Number 20-91-4092). The DEQ recommended a site screening to determine the extent of soil and/or groundwater contamination in 2006. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- WESTMORELAND SCHOOL, 1717 City View.
 - A reportedly LUST (LUST Facility ID Number 20-88-4139) was discovered at the facility and a partial cleanup was completed. The DEQ's LUST Program managed a Soil Matrix-based cleanup at the site and closed the site in January 2004 with a No Further Action determination. Due to the cleanup status, the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- NW SOLVENTS AND SUPPLY, INC., 509 Chambers Street.
 - Contamination at the facility was discovered in 1987 by soil and concrete sampling that documented a release of petroleum and perchloroethylene (PCE) compounds. The owner submitted a RCRA closure plan for the spent solvent storage area and received the DEQ's approval for closure in September 1987. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- DORLON HIMBER II (WEST), 1702 West 2nd Avenue.
 - Reported petroleum contamination was documented soil and groundwater at this facility originating from an adjacent bulk fuel terminal. Contamination in the soil was reported between 6 and 15 feet bgs and was therefore not considered an exposure risk. The contamination in the groundwater is reported below conservative risk concentration and is reportedly expected to attenuate downgradient. No further action is required at this site. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- AUTO SAFETY CENTER, INC., 1601 West 2nd Avenue.
 - The property is located in an area of Eugene that is zoned industrial. The DEQ documented several potential discharges of contaminants to both soil and groundwater during site inspection activities. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- DORLON HIMBER PROPERTY, 1590 West 2nd Avenue.
 - The facility was reportedly a bulk fuel terminal until the 1960s and there were probable surface spills from the bulk storage and dispensers during that time. The soil was reportedly contaminated with petroleum hydrocarbons; however, no groundwater contamination was reportedly detected above maximum concentration levels (MCLs). A site characterization was completed and a No Further Action letter was issued in April 1995. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- GIUSTINA BROS., 1991 West 2nd Street.
 - The site is part of a 30-acre mill site. A solvent release was discovered when a sump was removed from the shop area of the property. Mercury was reportedly documented in soil in a planning mill surface treatment area. Reportedly 45 cubic feet of soil and 55 cubic feet of mercury-contaminated soil were removed from the site. Minimal groundwater contamination was reported. A No Further Action letter was issued March 1995. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- 267 VAN BUREN, 267 Van Buren Street.
 - Heating oil distributors were listed as occupants at the site as early as 1931. Solvent distributors were listed as occupants from 1975 to 1982. Reportedly, aerial photographs and occupancy maps show at least one, and at times possibly up to six, aboveground storage tanks (ASTs) located at the property. No other information regarding this property was available at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- SHELL BULK TERMINAL (FORMER), 245 Jackson Street.
 - The reported source of contamination at this property is most likely a result of its historic use a bulk fuel terminal. No other information was available for this property at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- TOSCO/UNOCAL BULK PLANT #0968, 1355 West 1st Avenue.
 - The site is owned by ConcoPhillips. Diesel range hydrocarbons, gasoline range hydrocarbons, and benzene, toluene, ethylbenzene, and total xylenes (BTEX) have reportedly been detected in site soil and groundwater. Sources of the petroleum related contamination are believed to have been from surface spills, both leaking above-ground and below-ground piping, and from the former ASTs and underground storage tanks (USTs) at the facility (LUST Facility ID Number 20-90-4087). No other information was available for this property at the time of

this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- TOSCO BULK PLANT 0968 (SEE ECSI #37634), 101 Blair Boulevard.
 - This facility is the same facility as TOSCO/UNOCAL BULK PLANT #0968 listed above at 1355 West 1st Avenue. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- SLIDE-RITE RIVER BOAT CO., 1255 Railroad Boulevard.
 - The Slide-Rite River Boat Company was brought to the DEQ's attention in May 1985 after a complaint from a citizen regarding "regular dumping of waste acetone and other chemicals onto the ground around the plant site, generally about 15 gallons per month". However, the improper disposal of chemicals did not result in a detectable soil or water contamination. Measurable contamination on the site is in a specific area and appears limited to hazardous substances associated with a motor fuel or heating oil UST. Considering the type and the low level of contamination, current action was not required to ensure the protection of human health and/or the environment by DEQ. DEQ issued a No Further Action determination in 2002. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- MDL MELAMINE DEC. LAM., 888 Garfield Street.
 - Residual petroleum contamination was observed in soil near the former area of a heating oil tank. Reported concentrations were below soil cleanup standards. A No Further Action determination for the heating oil tank was issued in November 1996. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- TRANSPORTATION, 1938 Garfield Street.
 - The extent of reported soil contamination at this facility is above 100 cubic yards. Oil stained soils are in the area of a storm drain that reportedly releases to the Willamette River. Petroleum and solvent issues have been addressed by DEQ UST staff in June 2001 with a No Further Action determination (LUST Facility ID Number 20-90-4081). Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- MANSELL RECAPPING, 1875 West 7th Avenue.
 - Reported petroleum contamination reported from a UST release has been addressed by DEQ UST staff in November 1988 with a No Further Action determination (LUST Facility ID Number 20-88-4012). Due to the distance and

relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- EUGENE LINEN (FORMER), 1850 West 6th Avenue.
 - The facility was formerly used as a fuel service station, car wash, as well as a dry cleaning and laundering facility. The subject property was most recently utilized by Aramark as a linen distribution warehouse. Low levels of PCE, trichloroethene (TCE), cis-1,2-dichloroethene, sec-butylbenzene and/or total gasoline range hydrocarbons were identified in four temporary borings on March 6, 2007, below DEQ's risk-based standards. Data reportedly suggests a regional plume unrelated to current or historical on-site operations. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- FORREST PAINT COMPANY, 1011 McKinley Street.
 - Past waste-management practices, including on-site disposal of paint wastes, have caused releases from solvent product tanks and transfer lines from 1961 to the mid-1980s. In June 2001, chlorinated volatile organic compounds (VOCs) were detected in upgradient monitoring wells, suggesting the possibility of an off-site source. The pump-and-treat system may be causing a reversal of groundwater flow direction in that area. Further assessment is reportedly planned. VOC contamination slightly fluctuates seasonally, however, reported VOC concentrations have not changed significantly. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- HERBERT PROPERTY, 2511 West 11th Avenue.
 - This site received a No Further Action determination from the DEQ LUST program on June 22, 2001 (LUST Facility ID Number 20-88-4010). The cleanup program has determined that there are no remaining cleanup issues at this facility. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- UNIVAR USA INC., 690 McKinley Street.
 - Phased remedial investigations (RIs) started in October 1998 at this facility. Additional RI work continued through 2004. This site received a No Further Action determination from the DEQ LUST program on April 3, 1995 (LUST Facility ID Number 20-94-7018). No other information regarding this property was available at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- WESTERN SHELTER SYSTEM, 830 Wilson Street.
 - This property reportedly had VOCs detected in groundwater along the southern property boundary. There does not appear to be an on-site source of the VOCs, and the contamination reportedly appears to be migrating on-site from the southern side of the property. Per DEQ's Contaminated Aquifer Policy, no further action is required at this site. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- WILLAMETTE VALLEY CO., 586 McKinley Street.
 - This facility manufactures various products that are used in the wood industry. Acetone, toluene, ethylacetate, iso-cyanate, and process oil are used in the various manufacturing processes. Two USTs were removed in 1989 and the larger of the two tanks contained numerous holes and perforations. Approximately 520 cubic yards of contaminated soil was removed and disposed of at Short Mountain Landfill. There is No Further Remedial Action Planned under the Federal Program. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- PHOENIX INDUSTRIAL PARK, 2511 West 6th Avenue.
 - This facility was formerly utilized as a plywood mill. Soil contamination was discovered during redevelopment activities at the property. A concrete pad is reportedly present over the release area mitigating the potential for direct contact. A sample of sludge from a broken pipe had high levels of total petroleum hydrocarbons (TPH) as diesel and heavy oil. This site received a No Further Action determination from the DEQ LUST program on November 29, 2000 (LUST Facility ID Number 20-91-4250). Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- PCB INVESTIGATION-WILSON STREET, 550-570 Wilson Street.
 - The documented release of polychlorinated biphenyls (PCBs), chlorinated solvents, and gasoline-related compounds may be the result of past practices at the former General Electric Apparatus Service Center. No other information regarding this facility was available at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- BURLINGTON NORTHERN SANTE FE, 13 Highway 99 North.
 - The site formerly operated as Eugene Wood Products, Inc. During the decommissioning of three USTs in December 1989 (LUST Facility ID Number 20-89-4150), 40 cubic yards of contaminated soil were excavated and disposed of off-site. Samples collected indicated that the groundwater entering the excavation

contained petroleum hydrocarbons. Routine quarterly groundwater sampling indicates pentachlorophenol (PCP) in groundwater. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

- PITTSBURG TESTING LABORATORY, 545 Conger Street.
 - This site is an active materials testing laboratory and has been in operation for over 30 years. Due to poor handling and storage practices, halogenated volatile organic compounds (HVOCs) appear to have leaked or spilled over time. Other compounds have been detected at the site, including PCBs at low levels, which may have originated from off-site. Further groundwater investigation is planned. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- EMK CONTRACTORS, 540 Conger Street.
 - EMK operates on the property as a business that installs and repairs commercial boiler systems. There was speculation that there had been spills or disposal of hazardous substances by a previous owner. However, there is inadequate information to determine that improper disposal occurred on-site and a No Further Action determination was recommended by DEQ. No further information regarding this facility was available at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- GE APPARATUS SERVICE SHOP-CO., 537 Conger Street.
 - General Electric has performed a limited groundwater investigation at this site and at a nearby property, which it previously occupied. In addition, using available off-site monitoring wells, GE has performed a limited characterization of area hydrology. GE has indicated that they will continue to characterize area hydrology in order to help define the scope of contamination that may be attributable to them. GE and PSI (ECSI #1727) have indicated that they will work cooperatively to address the investigation. No further information regarding this facility was available at the time of this report. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.

OR CRL – Oregon Confirmed Release List

The Oregon Confirmed Release List (OR CRL) database is maintained by the State of Oregon and contains an inventory of sites that may be contaminated and may require cleanup. The OR CRL database listed six facilities within a one mile radius of the Site. Additional information regarding this facility is provided within the EDR Report (Appendix C).

- AUTO SAFETY CENTER, INC., 1601 West 2nd Avenue.
 - This facility was discussed above in the SHWS – ECSI section.
- SHELL BULK TERMINAL (FORMER), 245 Jackson Street.
 - This facility was discussed above in the SHWS – ECSI section.
- FORREST PAINT CO., 1011 McKinley Street.
 - This facility was discussed above in the SHWS – ECSI section.
- PHOENIX INDUSTRIAL PARK, 2511 West 6th Avenue.
 - This facility was discussed above in the SHWS – ECSI section.
- PITTSBURG TESTING LABORATORY, 545 Conger Street.
 - This facility was discussed above in the SHWS – ECSI section.
- GE APPARATUS SERVICE SHOP-CO., 537 Conger Street.
 - This facility was discussed above in the SHWS – ECSI section.

LUST - Leaking Underground Storage Tank Database

The LUST database is maintained by the DEQ and inventories LUST incidents. The LUST database identified the Site and 32 additional facilities within ½-mile of the Site. Additional information pertaining to each of the LUST listed facilities is available in the EDR Report (Appendix C).

- SCOTTISH RITE TEMPLE, 1685 West 13th Avenue (The Site).
 - LUST Facility ID Number 20-90-4139. Cleanup activities at this facility began on January 15, 1992 and were reported complete on January 15, 1992. The letter of No Further Action for this Site is archived by DEQ, and was not available at the time of this report.
- PRIDE OF OREGON- West 11th, 1701 W 11th Avenue
 - LUST Facility ID Number 20-89-4182. Cleanup activities at this facility began on March 31, 1997. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- FAT CITY TEXACO, 1795 West 11th Avenue.
 - LUST Facility ID Number 20-98-7036. Cleanup activities at this facility began on September 29, 1998 and were reported complete on October 9, 1998.
- B & B BATTERY, 1800 West 11th Avenue.
 - LUST Facility ID Number 20-91-4187. Cleanup activities at this facility began on June 27, 1991 and were reported complete on September 5, 1991.

- FAITH CENTER FOURSQUARE CHURCH, 1410 West 13th Avenue.
 - LUST Facility ID Number 20-89-4027. Cleanup activities at this facility began on March 15, 1989 and were reported complete on April 17, 1989.
- WOCASA, 1275 Polk Street.
 - LUST Facility ID Number 20-96-7047. Cleanup activities at this facility were not reported. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- CARPENTER, KELLY, 1196 Polk Street.
 - LUST Facility ID Number 20-01-6066. Cleanup activities at this facility began on May 14, 2001 and were reported complete on June 13, 2001.
- SUVA, DON, 1362 West 10th Avenue.
 - LUST Facility ID Number 20-06-0581. Cleanup activities at this facility began on May 6, 2006 and were reported complete on May 30, 2006.
- WILBURN, J HOT, 860 Polk Street.
 - LUST Facility ID Number 20-99-7055. Cleanup activities at this facility began on September 7, 1999 and were reported complete on September 17, 1999.
- SIMON, D HOT, 860 Polk Street.
 - LUST Facility ID Number 20-95-5069. Cleanup activities at this facility began on September 8, 1998 and were reported complete on April 2, 1999.
- MUNNELL & SHERRIL, 1620 West 7th Avenue.
 - LUST Facility ID Number 20-94-4053. Cleanup activities at this facility began on May 18, 1994. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- KEEPER IMPORT SERVICE, 1601 West 7th Avenue.
 - LUST Facility ID Number 20-97-7072. Cleanup activities at this facility began on December 3, 1997 and were reported complete on January 8, 1998.
- ORCHARD, D HOT, 1590 West 7th Avenue.
 - LUST Facility ID Number 20-96-7039. Cleanup activities at this facility began on September 25, 1996 and were reported complete on December 19, 1996.
- OLD FIELD APPLIANCES, 1465 West 7th Avenue.
 - LUST Facility ID Number 20-92-4209. Cleanup activities at this facility began on October 23, 1992 and were reported complete on July 2, 2002.

- HALL CRANE SERVICE, 1160 Grant Street.
 - LUST Facility ID Number 20-89-4134. Cleanup activities at this facility began on October 4, 1989. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- AC'S SUNSHINE CLEANERS, 1699 West 11th Avenue.
 - LUST Facility ID Number 20-91-4092. Cleanup activities at this facility began on March 18, 1991. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- ST. VINCENT DEPAUL, 1880 West 11th Avenue.
 - LUST Facility ID Number 20-96-7054. Cleanup activities at this facility began on September 3, 1996 and were reported complete on November 4, 1996.
- MOBIL OIL SERVICE STATION 10G0A, 2005 West 11th Avenue.
 - LUST Facility ID Number 20-05-0390. Cleanup activities at this facility began on May 10, 1999 and were reported complete on March 31, 2005.
- PACIFIC PETROL. GAS-N-GO, 1690 West 18th Avenue.
 - LUST Facility ID Number 20-95-7003. Cleanup activities at this facility began on January 12, 1995 and were reported complete on April 29, 1999.
- CHEVRON 6867, 1710 West 18th Street.
 - LUST Facility ID Number 20-91-4182. Cleanup activities at this facility began on June 25, 1991 and were reported complete on May 12, 1995.
- CHEVRON 6867 II, 1710 West 18th Street.
 - This facility is the same as the facility listed above as CHEVRON 6867. LUST Facility ID Number 20-94-4110. Cleanup activities at this facility began on August 1, 1994 and were reported complete on May 12, 1995.
- CONOCOPHILLIPS CIRCLE K STORE, 1690 West 18th Avenue.
 - LUST Facility ID Number 20-07-1920. Cleanup activities at this facility were not reported. Due to the distance and relative hydrological position to the Site, this facility is unlikely to have a negative impact on the Site.
- PACIFIC PETROLEUM #108, 1695 West 18th.
 - LUST Facility ID Number 20-94-4142. Cleanup activities at this facility began on February 10, 1999 and were reported complete on May 16, 2001.
- WEST 18TH CHEVRON, 1710 West 18th Avenue.
 - LUST Facility ID Number 20-05-0236. Cleanup activities at this facility began on February 8, 2005 and were reported complete on May 5, 2005.

- ENTERPRISE RENT-A-CAR, 980 Garfield Street.
 - LUST Facility ID Number 20-01-7008. Cleanup activities at this facility began on June 26, 2001 and were reported complete on September 27, 2001.
- KEY BANK-WEST 8TH II, 1825 West 8th Avenue.
 - LUST Facility ID Number 20-92-4215. Cleanup activities at this facility began on October 29, 1992 and were reported complete on July 7, 1994.
- KEY BANK OF OREGON, 1825 West 8th Avenue.
 - LUST Facility ID Number 20-92-4105. Cleanup activities at this facility began on June 17, 1992 and were reported complete on July 17, 1994.
- MDL MELAMINE DEC.LAM., 888 Garfield Street.
 - LUST Facility ID Numbers 20-89-4161 and 20-94-7004. Cleanup activities at this facility began on March 8, 1992 and was reported complete on December 4, 1992. Cleanup activities began again on July 19, 1994 and were reported complete on November 18, 1996.
- REXIUS FOREST BY-PRODUCTS, 750 Chambers Street.
 - LUST Facility ID Number 20-89-4136. Cleanup activities at this facility began on October 9, 1989 and were reported complete on October 13, 2006.
- TRANSPORTATION, 1938 West 8th Avenue.
 - LUST Facility ID Number 20-90-4081. Cleanup activities at this facility began on May 10, 1990 and were reported complete on April 17, 1996.
- JONES SIGN SYSTEM CORP., 1678 West 7th Avenue.
 - LUST Facility ID Number 20-92-4036. Cleanup activities at this facility began on March 9, 1992 and were reported complete on October 31, 2000.
- EUGENE MAZDA, 1810 West 7th Avenue.
 - LUST Facility ID Number 20-95-7040. Cleanup activities at this facility began on October 3, 1995 and were reported complete on May 1, 1996.
- EXCEL CON./FULLER O'BRIEN, 1820-1830 West 7th Avenue.
 - LUST Facility ID Number 20-92-4047. Cleanup activities at this facility began on March 12, 1992 and were reported complete on May 10, 1993.

UST - Underground Storage Tank Database

The UST database is maintained by the DEQ and is a listing of registered USTs within the State of Oregon. Inclusion on this list does not imply contamination or environmental impacts. The UST database identified seven facilities within a ¼-mile radius of the Site. Additional information regarding each of the UST listed facilities is provided within the EDR Report (Appendix C).

- NAPA AUTO PARTS, 1689 West 11th Avenue.
 - This facility reportedly contained two USTs which have been reported as being decommissioned. The facility currently does not have any reported USTs.
- SUPER SITES LLC, 1701 West 11th Avenue.
 - This facility reportedly contained six USTs which have been reported as being decommissioned. The facility currently does not have any reported USTs.
- FAT CITY TEXACO, 1795 West 11th Avenue.

This facility reportedly contained four USTs. All four USTs are reported as being decommissioned. This facility currently does not have any active reported USTs.
- B & B BATTERY, 1800 West 11th Avenue.

This facility reportedly contained four USTs. All four USTs are reported as being decommissioned. This facility currently does not have any active reported USTs.
- FAITH CENTER FOURSQUARE CHURCH, 1410 West 13th.

This facility reportedly contained two USTs which have been reported as being decommissioned. This facility currently does not have any active reported USTs.
- HALL CRANE SERVICE INC., 1160 Grant Street.

The facility reportedly contained three USTs. All three USTs have been reported as being decommissioned. The facility currently does not have any active reported USTs.
- ST. VINCENT DE PAUL SOCIETY EUG, 1880 West 11th Avenue.

This facility reportedly contained one UST that has been reported as being decommissioned. The facility currently does not have any active reported USTs.

VCP – Voluntary Cleanup Program

The VCP consists of the responsible parties that have entered into an agreement with the DEQ to voluntarily address contamination associated with their property. The VCP database identified two VCP facilities within a ½-mile radius of the Site. Additional information regarding each of the UST listed facilities is provided within the EDR Report (Appendix C).

- A.C. SUNSHINE CLEANERS (FORMER), 1699 West 11th Avenue.
 - This facility was discussed above in the SHWS – ECSI section.
- MDL MELAMINE DEC.LAM., 888 Garfield Street.
 - This facility was discussed above in the SHWS – ECSI section.

4.1.2 Supplemental Environmental Records

The supplemental databases are maintained by a variety of public agencies. The government agencies responsible for maintaining each of the state databases are listed within the EDR Report (Appendix C). In addition, an explanation of the information maintained in each of the searched databases and the specific ASTM minimum search distance for each of the government lists are included in the EDR Report (Appendix C).

The following supplemental databases indicated no listings within the specified search distances from the Site (excluding orphan sites).

- A Listing of Brownfields Sites (US BROWNFIELDS)
- Open Dump Inventory (ODI)
- Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)
- Old Closed SW Disposal Sites (HIST LF)
- Report on the Status of Open Dumps on Indian Lands (INDIAN ODI)
- Clandestine Drug Labs (US CDL)
- Columbia Slough (AOCONCERN)
- Uninhabitable Drug Lab Properties (CDL)
- CERCLA Lien Information (LIENS 2)
- Land Use Control Information System (LUCIS)
- Hazardous Materials Information Reporting System (HMIRS)
- Spill Database (SPILLS)
- Incident and Accident Data (DOT OPS)
- Department of Defense Sites (DOD)
- Formerly Used Defense Sites (FUDS)
- Superfund (CERCLA) Consent Decrees (CONSENT)
- Records Of Decision (ROD)
- Uranium Mill Tailings Sites (UMTRA)
- Mines Master Index File (MINES)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- FIFRA/TSCA Tracking System (FTTS)
- FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS)

- Section 7 Tracking Systems (SSTS)
- Integrated Compliance Information System (ICIS)
- PCB Activity Database System (PADS)
- Material Licensing Tracking System (MLTS)
- Radiation Information Database (RADINFO)
- RCRA Administrative Action Tracking System (RAATS)
- Underground Injection Control Program Database (UIC)
- Hazmat/Incidents (OR HAZMAT)
- Wastewater Permits Database (NPDES)
- Oregon Title V Facility Listing (AIRS)
- Hazardous Substance Information Survey (HSIS)
- Indian Reservations (INDIAN RESERV)
- State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)

The following supplemental databases indicated listings within the specified search distances from the Site.

OR CRL – Oregon Confirmed Release List

The OR CRL database is maintained by the State of Oregon and contains an inventory of sites that may be contaminated and may require cleanup. The OR CRL database listed six facilities within a one mile radius of the Site. Additional information regarding this facility is provided within the EDR Report (Appendix C).

- AUTO SAFETY CENTER, INC., 1601 West 2nd Avenue.
 - This facility was discussed above in the SHWS – ECSI section.
- SHELL BULK TERMINAL (FORMER), 245 Jackson Street.
 - This facility was discussed above in the SHWS – ECSI section.
- FORREST PAINT CO., 1011 McKinley Street.
 - This facility was discussed above in the SHWS – ECSI section.
- PHOENIX INDUSTRIAL PARK, 2511 West 6th Avenue.
 - This facility was discussed above in the SHWS – ECSI section.
- PITTSBURG TESTING LABORATORY, 545 Conger Street.
 - This facility was discussed above in the SHWS – ECSI section.

- GE APPARATUS SERVICE SHOP-CO., 537 Conger Street.
 - This facility was discussed above in the SHWS – ECSI section.

RCRA–NonGen–RCRA Non Generators

RCRAInfo is USEPA's comprehensive information system, providing access to data supporting RCRA and HSWA. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. RCRA-NonGens do not presently generate hazardous waste. The RCRA-NonGen database listed three facilities within a ¼-mile radius of the Site. Additional information regarding these facilities is provided within the EDR Report (Appendix C).

- RAYS LEATHER INC., 1670 West 11th Avenue.
 - No violations found.
- EUGENE MUFFLER AND BRAKE, 1698 West 11th Avenue.
 - No violations found.
- CHARLES AUTO REPAIR, 1795 West 11th Avenue.
 - No violations found.

OR MANIFEST – Manifest Information

The MANIFEST database provides hazardous waste manifest information. The MANIFEST database listed two facilities within approximately ¼-mile radius of the Site. Additional information regarding this facility is provided within the EDR Report (Appendix C).

- NOSC EUGENE, OR, 1520 West 13th Avenue.
 - No violations found.
- US ARMY RESERVE CENTER WEBB HA, 1355 Chambers Street.
 - No violations found.

DRYCLEANERS

The DRYCLEANERS database is a listing of registered drycleaning facilities in Oregon. The DRYCLEANERS database listed two facilities within approximately ¼-mile radius of the Site. Additional information regarding these facilities is provided within the EDR Report (Appendix C).

- RAY'S LEATHER CLEANERS, 1670 West 11th Avenue.
 - Dry Cleaner ID: 582. The drycleaner is currently closed.
- AC'S SUNSHINE CENTER INC., 1699 West 11th Avenue.
 - Dry Cleaner ID: 84. The drycleaner is currently closed.

4.1.3 EDR Proprietary Records

EDR proprietary record databases are maintained by a variety of public agencies and private organizations. The agencies/organizations responsible for maintaining each of the databases are listed within the EDR Report (Appendix C). In addition, an explanation of the information maintained in each of the searched databases, and the specific minimum search distance for each of the lists, are included in the EDR Report (Appendix C).

None of the EDR proprietary databases indicated a listing within approximately ¼-mile of the Site (excluding orphan sites).

4.1.4 Orphan Sites

The state and federal record review revealed 35 un-mappable sites due to poor or inadequate address information. Of the 35 orphan facilities, none are known or suspected to be within one mile of the Site.

None of the orphan sites are likely to have adversely affected the Site. Available information regarding these orphaned sites is provided within Appendix C.

4.2 Physical Setting

This section describes the physical Site setting and characteristics including topography, surface drainage, and the general geologic and hydrogeologic conditions at, or adjacent to, the Site.

4.2.1 Topography and Drainage

The Site and general area are flat with a slight topographic gradient to the southeast. The Site is located at an elevation of 413 feet according to the United States Geological Survey (USGS) 7.5" Digital Elevation Model (DEM).

The Site is located approximately ¼-mile from a Federal Emergency Management Administration (FEMA) designated 100-year and 500-year flood zone that runs along Amazon Creek. The Site is also located adjacent to several National Wetland Inventory (NWI) designated

zones. The closest NWI designated bodies of water or areas are located to the east of the Site along Amazon Creek.

4.2.2 Geologic and Hydrogeologic Conditions

According to the USGS, the geologic units found in the vicinity of the Site are broadly characterized by Quaternary stratified sequence deposits. According to the U.S. Department of Agriculture Soil Survey Geographic Database (USDA SSURGO), soils in the vicinity of the Site are mapped as Natroy silty clay loam. The Natroy silty clay loam soil are described as having very slow infiltration rates and are poorly drained (See EDR Report, Appendix C).

The depth-to-groundwater near the Site is approximately 10 to 20 feet bgs based upon review of the WRD well log database. Groundwater flow direction is believed to be towards the northwest.

4.2.3 Water Well Search

According to ASTM E 1527-05, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, at the discretion of the environmental professional, to enhance and supplement federal and state sources." The following databases were searched in order to acquire information regarding water wells within one mile of the Site: 1) the Federal USGS Well Information System; 2) the Federal Reporting Data System Public Water Supply System Information (FRDS PWS); and 3) the Oregon State Well Information system.

The EDR Report identified 18 wells within one mile of the Site. None of these wells were reported as an active public water supply well.

Information pertaining to each of the wells identified in the Federal USGS Well Information System, the FRDS PWS, and the Oregon State Well Information system is provided within the EDR Report (Appendix C).

4.3 Historical Use Information on the Site and Adjoining Properties

EMS investigated the historical use of the Site and surrounding area utilizing information available from the following specific sources:

- Sanborn Fire Insurance Maps.
- Historical Aerial Photographs.
- Historical City Directories Search.
- Lane County Property Ownership Records.
- Historic Documents

In accordance with Section 8.3 of ASTM E 1527-05, EMS attempted to identify "all obvious uses of the Site from the present, back to the Site's first use, or back to 1940, whichever is earlier." The reasonably ascertainable data related to this Site was available back to 1925 (see below).

4.3.1 Sanborn Fire Insurance Maps

EDR was contracted to perform a search for Sanborn Fire Insurance Map coverage in the vicinity of the Site. EMS personnel reviewed Sanborn Fire Insurance Maps for the years 1925, 1962, and 1970 in order to help determine historical land use practices for the Site and the surrounding area. Sanborn Fire Insurance Maps are provided in Appendix D.

- 1925 In 1925, the Site was vacant but various residential structures can be observed to the north and west.
- 1962 In 1962, the present structure can be observed at the Site. Residential structures and a church are observed to the north and west of the Site. The Army Reserve Training Center and the Navy and Marine Corps Reserve Training Center are observed immediately south of the Site across West 13th Avenue. The Eugene Hearing and Speech Center can be observed to the northeast.
- 1970 The Site remains unchanged other than the addition of more residential structures and increased construction of the Eugene Hearing and Speech Center.

4.3.2 Historical Aerial Photographs

EMS personnel reviewed historical aerial photographs for the years 1936, 1944, 1951, 1960, 1968, 1979, 1986, 1990, and 2000 in order to help determine historical land use practices for the Site and the surrounding area. Historical aerial photographs were provided by the University of Oregon Libraries. Copies of the available aerial photographs reviewed for this report are presented in Appendix E. The following text summarizes the results of the aerial photograph review.

- 1936 In 1936, the Site appears to be either unused or utilized for agricultural purposes. Surrounding and adjacent properties also appear to be primarily agricultural in nature. Development of a few residential properties can be observed surrounding the Site to the west and further to the north. Chambers Street can be observed to the west, as well as West 13th Avenue.
- 1944 In 1944, the Site and adjacent properties remain relatively unchanged from the 1936 aerial photograph. Increased residential construction can be observed to the west and further north of the Site.

- 1951 In 1951, the Site appears to be utilized for military housing. The Navy and Marine Corp Reserve Training Center and vacant land can be observed south of the Site. Increased residential construction can be observed to the north and west of the Site.
- 1960 In 1960, the present day Scottish Rite Temple building can be seen at the Site. No traces of the military housing can be observed, and the land immediately to the north and east of the Site is now vacant. Numerous residential structures can be seen to the north, south, east, and west of the Site. The present day Army Reserve Training Center can be observed immediately south of the Site. The Ida Patterson School, athletic playing fields, and Amazon Creek can be observed further to south past the military buildings.
- 1968 In 1968, further residential development can be observed surrounding the Site. The land immediately to the north and east of the Site remains vacant.
- 1979 In 1979, the current office building and apartments can be observed to the north and east, respectively. The Site remains relatively unchanged since the 1968 photograph.
- 1986 In 1986, the Site appears relatively unchanged from the 1979 aerial photograph. The 1986 aerial photograph is of poorer quality than previous years.
- 1990 In 1990, the Site remains unchanged. The 1990 aerial photograph is at a lesser scale than previous years. The Site building and layout continue to be unchanged since the 1960 aerial photograph.
- 2000 In 2000, the Site remains unchanged since the 1990 aerial photograph.

4.3.3 Historical City Directories Review

EMS personnel reviewed historical directory information generated by EDR in order to assess past land use practices related to the Site and surrounding properties. EDR provided information from Johnson's City Directory for the years 1954, 1964, and 1968, and the Polk's City Directory for the years 2000, 2004, and 2008. A copy of the historical city directories review is provided in Appendix F.

The Site address was not listed until 1954. The Site was listed as being occupied by a resident in 1954 and a Moose Lodge in both 1964 and 1968. It was listed as a Scottish Rite Temple in 2000 and a Scottish Rite Masonic Lodge in 2004 and 2008.

Numerous other residences and a church were listed in the surrounding area since 1942.

4.3.4 Lane County Property Ownership Records

According to Lane County Records, the Site was purchased in 1974 by the Eugene Scottish Rite Association from the Eugene Lodge Number 686, Loyal Order of the Moose. Prior property

ownership records were not readily available at the time of this report. Available ownership records for the Site are presented in Appendix G.

4.4 Summary of Past Land Use of the Site and Surrounding Properties

4.4.1 Past and Current Uses of the Property

Review of the historic aerial photographs and Sanborn Fire Insurance Maps indicates the Site was either vacant or utilized for agricultural purposes until sometime between 1944 and 1951. The Site was first developed sometime after 1944 and military housing can be observed in the 1951 aerial photograph. The military housing was removed from the Site sometime between 1951 and 1960. The current Site structure can be observed beginning in the 1960 aerial photograph and remains unchanged to present day.

4.4.2 Past and Current Uses of the Surrounding Properties

The area surrounding the Site is composed primarily of mixed use residential and commercial properties. The adjacent properties are presently being used as follows:

- North – Immediately north of, and adjacent to, the Site is a professional commercial office building. Historically, the area north of the Site has been utilized for residential, and more currently for commercial uses.
- South – South of the Site is West 13th Avenue followed by the United States Army Reserve Training Center and the Navy and Marine Corps Reserve Training Center. Historically, the area south of the Site has been either been vacant or utilized for agricultural uses prior to construction of the present day buildings.
- East – Immediately east of, and adjacent to, the Site is a residential apartment complex. Historically, the area east of the Site has either been vacant, utilized for agricultural and/or residential uses.
- West – West of the Site is Chambers Street followed by a church and several residential homes. Historically, the area west of the site has been utilized for residential uses.

5 SITE RECONNAISSANCE

On June 16, 2009 EMS personnel conducted a reconnaissance of the Site to observe the current condition and use of the Site and adjoining properties. The objective of the reconnaissance was to document the condition of the Site with photographs and to observe conditions at the Site that may indicate the likelihood of recognized environmental conditions. Copies of pertinent photographs are included in Appendix H.

5.1 Methodology and Limiting Conditions

The Site reconnaissance included physically and visually observing the Site and structure(s) located on the Site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. This included walking the periphery of the Site as well as the periphery of all structures on the Site, and the Site was viewed from all adjacent public thoroughfares.

5.2 Exterior Observations

The Site is addressed as 1685 West 13th Avenue, Eugene, Oregon and is located within Section 36, Township 17 South, Range 4 West (Figure 1). The Site occupies one 1.5 acre individual tax lot that is identified by the Lane County Assessor's Office as Tax Lot Number 17-04-36-4-2-6502 (See PLAT Map, Appendix A). The Site has one structure utilized as a Masonic Temple. The structure comprises a total of approximately 18,000 square feet (see Figure 2). The Site structure is constructed of wood and brick, with composite roofing material, and a concrete slab foundation. The remainder of the site was observed to be asphalt parking lot and landscaped areas.

5.3 Interior Observations

The following sections describe observations made during Site reconnaissance activities of the interior portions of the Site structure.

5.3.1 Site Structure Construction

Flooring at the Site was observed to be a combination of concrete, tile, linoleum, and carpeting. The ceiling and walls at the Site structure were observed to be wood paneling, acoustic tile, and drywall. The Site structure is heated by both electric heat and natural gas. The Site contains a

kitchen area, dining area, public restrooms, storage, office space, and general common spaces. No chemicals other than *de minimis* quantities were observed at the Site.

5.4 General Site Observations

5.4.1 Domestic Well(s)

Water service to the Site is provided by the Eugene Water and Electric Board (EWEB). No evidence of a domestic supply well was observed during Site reconnaissance activities.

5.4.2 Septic Tank and Drainfield

The Site is currently connected to the Metro sanitary sewer system. No evidence was observed during Site reconnaissance activities that a septic tank was currently or previously used.

5.4.3 Underground Storage Tanks

There was no evidence observed during the reconnaissance of the Site of any active UST at the Site.

The area of the former heating oil UST and excavation was observed on the northeast side of the building. Contamination was observed while the former heating oil UST was being decommissioned in 1992. All cleanup activities were completed at the time of decommissioning. The Site currently has a No Further Action status with DEQ.

5.4.4 Aboveground Storage Tanks

There was no evidence observed during the reconnaissance of the Site of any active or previously active ASTs at the Site.

5.4.5 Stained or Stressed Vegetation

There was no evidence observed during the reconnaissance of the Site of any stained or stressed vegetation. No evidence of stained or stressed vegetation was observed on adjacent properties.

5.4.6 Asbestos Containing Material/Lead Based Paint

Based on the reported age of the Site structures, it is possible that asbestos containing material (ACM) and/or lead based paint may have been utilized during construction of the structures. Evaluation of ACM and lead based paint was outside the scope of this Phase I ESA.

6 INTERVIEWS

A personal interview was conducted with Mr. Howard Woods, the Valley Chairman of the Eugene Scottish Rite Association. A copy of the completed interview form is provided in Appendix

I.

7 FINDINGS, OPINION, AND CONCLUSION

7.1 Findings and Opinion

The Findings and Opinion Section of this report summarizes known or suspected environmental conditions associated with the Site, which may include recognized environmental conditions, historical recognized environmental conditions, and *de minimis* conditions, and discusses EMS's opinions of the impact on the Site of known or suspect environmental conditions.

Findings and Opinion are as follows:

- The Site is addressed as 1685 West 13th Avenue, Eugene, Oregon and is located within Section 36, Township 17 South, Range 4 West (Figure 1). The Site occupies one 1.5 acre individual tax lot that is identified by the Lane County Assessor's Office as Tax Lot Number 17-04-36-4-2-6502 (See PLAT Map, Appendix A).
- The Site has one structure utilized as a Masonic Temple. The structure comprises a total of approximately 18,000 square feet (see Figure 2). The Site structure is constructed of wood and brick, with composite roofing material, and a concrete slab foundation. The remainder of the Site was observed to be asphalt parking lot and landscaped areas.
- Only *de minimis* chemicals were observed during Site reconnaissance activities.
- The depth to groundwater at the Site is approximately 10 to 20 feet bgs based upon review of the WRD well log database.
- Based upon local topography and regional groundwater flow and direction, the groundwater flow direction is to the northwest.
- None of the facilities and/or orphan facilities identified in the EDR Report as being within ATSM specified search radius are believed to pose a threat to the Site based on either the location of the facility in relation to the Site, or the status of cleanup at the facilities.
- The Site is listed as a former heating oil LUST site (LUST Facility ID Number 20-90-4139). Cleanup activities at this facility began on January 15, 1992 and were reported complete on January 15, 1992. The letter of No Further Action for this Site is archived by DEQ, and was not available at the time of this report. A copy of the DEQ NFA letter will be provided to the user when available.

7.2 Conclusion

EMS has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-05 of the approximate 1.5 acre property located at 1685 West 13th Avenue in Eugene, Oregon (the Site). Any exceptions to, or deletions from, this practice are described in Section 1.6 of this report. This ESA has revealed no evidence of recognized environmental conditions in connection with the Site.

8 LIMITATIONS

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 environmental assessment contains professional opinions as to the environmental issues of concern and/or additional actions which may be addressed to the property. In rendering its professional opinion, we warrant that services provided hereunder were performed, within the limits described, consistent with current generally accepted environmental consulting principles and practices. No other warranty, express or implied, is made. 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.

Any opinions or recommendations, or both presented apply to site conditions existing when services were performed. We are unable to report on or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we were not authorized to investigate, or conditions not generally recognized as environmentally unacceptable when services were performed.

Environmental conditions may exist at the site that cannot be identified by visual observation. Where the scope of services was limited to observations made during site reconnaissance, interviews, review of readily available reports and literature or any combination, any conclusions or recommendations or both are necessarily based in part on information supplied by others, the accuracy or sufficiency of which we may not have independently reviewed.

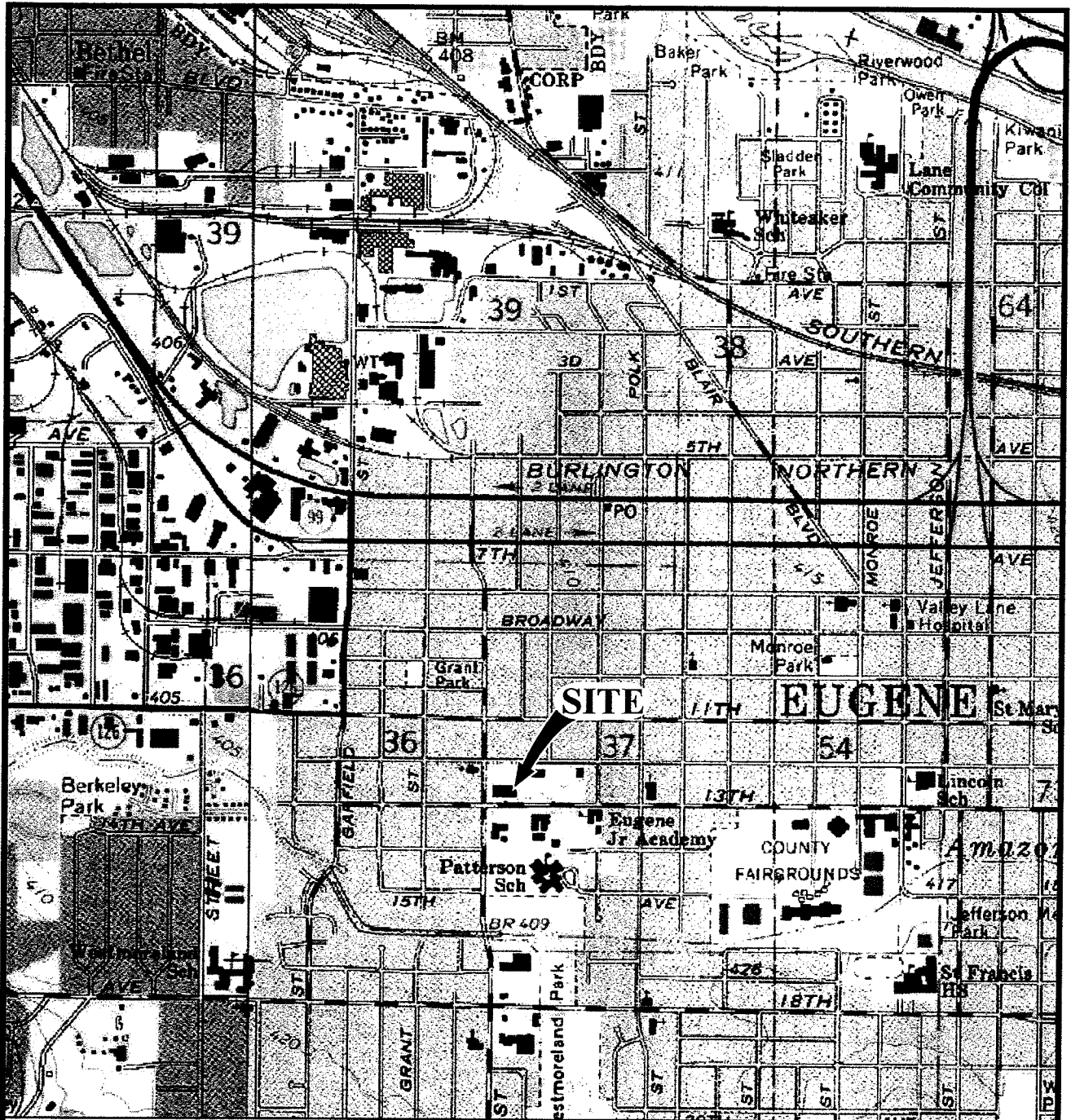
Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

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.

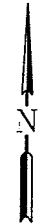
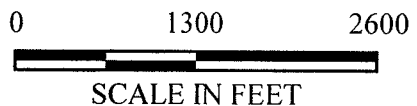
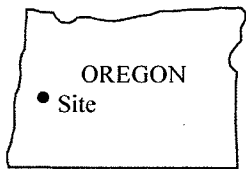
We are not responsible for any potential impact of changes in applicable environmental standards, practices or regulations following performance of services, on the conclusions or recommendations, or both, of the study.

Services hereunder were performed consistent with our agreement and understanding with, and solely for the use of, our client. Opinions and recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated. We are not responsible for subsequent separation, detachment, or partial use of this document. Any reliance on this report by a third party shall be at such party's sole risk.

8 FIGURES



Base Map From: Lane County 7.5-Minute Quadrangle, Eugene East, Oregon - (1967).



**Environmental
Management
Services**

DATE 6/19/09
 DWN JOS
 APP _____
 REV _____

EUGENE SCOTTISH RITE PHASE I ESA
 1685 West 13th Avenue
 Eugene, Oregon
 SITE LOCATION MAP

FIGURE
1
 Project No.
 B.A.09194.00