PHASE I ENVIRONMENTAL ASSESSMENT

OF

1642 UNIVERSITY BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO

SUBMITTED TO:

THE UNIVERSITY OF NEW MEXICO REAL ESTATE OFFICE
1712 LAS LOMAS ROAD, NE
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OCTOBER 20, 2006

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LIST OF ACRONYMS

ACM	Asbestos Containing Materials
ACBM	Asbestos Containing Building Materials
AEHD	Albuquerque Environmental Health Department
AST	Aboveground Storage Tank
ASTM	American Society for Testing & Materials
BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, & Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System
CONSENT	Superfund (CERCLA) Consent Decrees
CORRACTS	Corrective Actions
EDR	Environmental Data Resources, Inc.
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System
GIS	Geographic Information System
GWQB	Ground Water Quality Bureau
HMIRS	Hazardous Materials Information Reporting System
LEA	LEA Environmental, LLC
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NMED	New Mexico Environment Department
NPL	National Priority List
PADS	PCB Activity Database System
PCB	Polychlorinated Biphenyl
PSTB	Petroleum Storage Tank Bureau
RAATS	RCRA Administrative Tracking System
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
REC	Recognized Environmental Condition
ROD	Record of Decision
SARA	Superfund Amendments and Reauthorization Act
SDWA	Safe Drinking Water Act
SHWS	State Hazardous Waste Site
SQG	Small Quantity Generator

TRIS	Toxic Chemic Release Inventory System
TSCA	Toxic Substances Control Act
TSD	Treatment, Storage, or Disposal (Facility)
US	United States
USGS	United States Geologic Survey
UST	Underground Storage Tank

EXECUTIVE SUMMARY

LEA has performed a Phase I Environmental Site Assessment of the property located at 1642 University Boulevard, NE, in Albuquerque, New Mexico, to evaluate the environmental condition of the subject property and the surrounding area and to determine whether evidence exists for each property of recognized environmental conditions as that term is used in ASTM (American Society for Testing and Materials) E1527-05. The assessment was conducted in conformance with the scope and limitations of ASTM Standard E1527-05 and the U.S. Environmental Protection Agency (US EPA) standards for all appropriate inquiry as found in 40 CFR 312 to include a review of published literature; aerial photographs; and data available from federal, state, and city agencies; interviews with persons familiar with the past and present use of the site; and a site reconnaissance.

The subject property (hereafter referred to as the Site) is the former Fraternal Order of the Elks property located on the east side of University Boulevard approximately 850 feet north of the intersection of University Boulevard and Indian School Road in the northeast quadrant of Albuquerque, New Mexico. The Site is approximately 7.992 acres in size and is occupied by a 51,440 square foot building. The Site is fenced with an entry gate near the center of the western property boundary. There is parking on the west side and north end of the building. There is limited parking and recycle material storage on the east side of the building. There is an unpaved area that was previously occupied by two swimming pools and a bath house on the south side of the building. The building is used by at least six departments associated with the UNM: the bookstore (storage), the Center for South West Research Political Archives, the University of New Mexico Hospital (UNMH) print shop, the recycling operations, Health Sciences and UNMH (storage), Surplus Property operations, and other miscellaneous departments (storage).

Depth to groundwater at the site is estimated to be 200 to 250 feet below ground surface (bgs). According to the 2003 Flood Insurance Rate Map, the North Diversion Channel is a 100-year flood zone. The channel lies on the eastern property boundary. However, the Site is not included in that flood zone and no flood hazards are associated with the Site.

According to reviewed historical information, including aerial photographs, topographic maps, and city directories, the Site was used for gravel mining from 1935 until about 1959. The original building on the Site was constructed in 1963 and an addition was constructed in 1969. A site reconnaissance, interviews with persons familiar with the Site, and a regulatory database review indicate there are minor amounts of hazardous materials used in the recycling operations and in the print shop on the Site. Site reconnaissance did not find observable evidence that past or current activities have caused or are causing a negative environmental impact to the Site.

LEA's review of available environmental and regulatory databases did not indicate that the Site or adjacent properties are the subject of regulatory enforcement action. No indication of hazardous waste disposal (e.g. stained or discolored soils, distressed vegetation, or debris) was noted on the Site or on the adjacent properties during the site reconnaissance. An asbestos investigation was conducted on the buildings in 2001 and asbestos-containing materials (ACMs) were identified. According to documents supplied by the UNM Real Estate Office, abatement of the floor tile, some areas of ceiling texture, and some of the mudded joints in the thermal insulation system was conducted. The roof was replaced and was handled as asbestos-contaminated waste. The only lead-based paint components identified were the parking lot and curb paints. The building paints did not meet the Housing and Urban Development and US EPA definitions for lead-based paints. There is a potential for lead exposure (OSHA) if dust is generated by disturbance of painted components during renovation or demolition.

With the exception of the presence of ACMs, this assessment has revealed no recognized environmental conditions, in connection with the Site, as defined in ASTM Standard Practice E 1527-05. Based on observations from the site visit, information from personal interviews, available agency information, and documents related to the Site, LEA recommends the following:

- Take precautions to minimize dust from painted surfaces during renovation or demolition of painted surfaces.
- Use appropriate personal protective equipment to minimize lead exposure during renovation or demolition of painted surfaces.
- Reinspect the buildings for asbestos to confirm the locations of any remaining ACMs. A certified asbestos inspector must be used.
- If renovation or demolition is planned, abate ACMs that may be disturbed by the renovation/demolition activities. Use a certified abatement contractor.
- Dispose of ACMs at a facility permitted to accept asbestos-containing waste at this time. Use a transporter certified to transport asbestos waste.
- Any remaining ACMs may be managed in place. Develop an operations and maintenance plan (O&M Plan) for these materials to insure proper management.

With the exception of the above recommendations, LEA recommends no other actions at this time.

1.0 INTRODUCTION

1.1 Objective

LEA Environmental, LLC, (LEA) was retained by the University of New Mexico (UNM) Real Estate Office (REO) to perform a Phase I Site Assessment (ESA) of the 7.992-acre property located at 1642 University Boulevard, NE, in Albuquerque, in Bernalillo County, New Mexico. The purpose of the assessment was to evaluate the potential for environmental impact from past and present land use. The assessment was conducted on the Site and in the vicinity with in conformance with the scope and limitations of ASTM (American Society for Testing and Materials) Standard E1527-05 and the U.S. Environmental Protection Agency (US EPA) standards for all appropriate inquiry as found in 40 CFR 312 to include a review of publicly available data for evidence of the existence of recognized environmental conditions (RECs). RECs include, but are not limited to, hazardous materials or regulated substances on the surface, in the subsurface profile, or in the groundwater beneath the vicinity.

1.2 Scope of Work

To accomplish the objectives described above, our scope included the following tasks within the guidelines of the ASTM Standard designated as ASTM E 1527-05 and the US EPA standards for all appropriate inquiry as found in 40 CFR 312:

- An assessment of present surface and subsurface conditions;
- A historical review of past land use;
- A site reconnaissance to observe existing conditions in the field;
- A review of documents pertaining to the environmental condition of the Site and Site vicinity;
- A review of documents pertaining to remediation activities at the Site and in the Site vicinity.

The scope of work for the Phase I ESA did not include chemical analysis of groundwater or soils at the Site, an asbestos inspection, or on-site radiometric surveys for radon gas.

1.3 Limitations

This Phase I Environmental Assessment report has been prepared for the exclusive use of the UNM REO to support potential transactions involving the property. This report may be used within a reasonable time from its issuance. Land use, site conditions (both off- and on-site) or other factors may change over time and additional work may be required. Any other use of the report may be inappropriate. Reliance upon this report by any third party shall be (1) at such third party's sole risk; and (2) strictly limited to the terms and conditions of the contract between LEA and Client and the limitations set forth above and in other sections of this report.

All work has been performed in accordance with accepted environmental assessment practices to include the standards set by the ASTM for the conduct of Phase I Environmental Assessments,

ASTM E-1527-05 and the US EPA standards for all appropriate inquiry as found in 40 CFR 312. No warranty is expressed or implied.

The assessment results are based on observations of the investigator at the time of the site visit, on reviews of publicly available information, and on information provided by persons familiar with the property. Unless contradicted by conflicting data obtained independently during the conduct of the work, all information obtained has been accepted at face value. Information obtained during interviews and from files and databases is sometimes inaccurate and/or incomplete. The information and conclusions in this report are subject to the accuracy, completeness, and availability of such data. Except as set forth in this report, LEA made no independent investigations as to the accuracy and completeness of the information derived from the listed sources.

All findings, observations, conclusions, and recommendations stated in this report are based on facts; circumstances; applicable federal, state and local laws, rules, and regulations; and generally accepted national standards for such services in existence at the time that the report was prepared. Topics not explicitly discussed within this report should not be assumed to have been investigated or tested. This report does not guarantee current compliance with federal, state, or local laws, rules, or regulations.

No environmental samples were taken during this assessment.

The property size was derived from the BL&F, Inc., March 9, 2006, appraisal. The appraisal also provided the legal description for the property, zoning information, and recent ownership information. Neither a current chain-of-title, a current title insurance commitment, or a current survey plat were available for this assessment.

The findings, observations, conclusions, and recommendations presented herein, unless otherwise stated, are based solely on the information obtained and presented herein. Implementation of the recommendations contained in this report does not ensure that all environmental risks will be eliminated or that all legal obligations will be met.

1.4 Limiting Conditions

LEA's on-site inspection consisted of a walking inspection of areas that were accessible by foot, and a drive-by inspection of surrounding and adjacent properties, including any properties identified in the environmental database search. With the exception of access to the vault containing three Public Service Company of New Mexico (PNM)-owned electrical transformers, there were no conditions that would limit LEA personnel's ability to complete the scope of work were encountered during the performance of this Phase I Environmental Site Assessment.

1.5 Definitions

Our investigation consisted of an integration of data from four areas of influence, as defined below:

- "Site" refers to land within the specified boundaries of the properties described in Section 2.0 of this report.
- "adjacent sites" refers to properties immediately bordering the Site.
- "site area" refers to properties within an one-quarter mile radius of the Site.

- "site vicinity" indicates properties within an one-mile radius of the Site.

The term "recognized environmental conditions" (RECs) is defined by ASTM Standard E1527-05 to mean 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 or groundwater beneath the site, or surface water on the site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do 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 government agencies.

2.0 SITE RECONNAISSANCE

2.1 Site Assessment Techniques

Existing data on the hydrogeologic setting, past land ownership and environmental incidences within Bernalillo County, New Mexico were used to evaluate the environmental condition of the Sites. The following information was reviewed:

- A series of aerial photographs showing the site area. This review included the available aerial photographs from the years 1935, 1947, 1951,1959, 1967, 1973, 1982, 1991, 1996, 2002, 2004, and 2005.
- Interviews with persons familiar with the Site.
- Review of historic city directories, Sanborn Fire Insurance maps, and Topographic maps.
- Published literature on the geology and hydrogeology of the site.
- A site reconnaissance by LEA personal.

In addition, LEA obtained an Environmental Data Resources, Inc (EDR) site assessment report for the location, which included a search of pertinent environmental databases for the site vicinity. The following information was included in EDR's search and is presented in Appendix A.

NPL	National Priority List
Delisted NPL	NPL Deletions
RCRIS-TSD	Resource Conservation and Recovery Information System - Transportation, Storage, Disposal
SHWS	State Hazardous Waste Sites
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS-NFRAP	CERCLIS - No Further Action Planned
CORRACTS	Corrective Action Report
SWF/LF	Solid Waste Facilities / Landfills
RAATS	RCRA Administrative Action Tracking System
RCRIS-SQG	RCRIS - Small Quantity Generator
RCRIS-LQG	RCRIS - Large Quantity Generator
HMIRS	Hazardous Materials Information Reporting System
PADS	PCB Activity Database System
ERNS	Emergency Response Notification System
FINDS	Facility Index System
TRIS	Toxic Chemical Release Inventory System
NPL Lien	Federal Superfund Liens

TSCA	Toxic Substances Control Act
MLTS	Material Licensing Tracking System
ROD	Records of Decision
CONSENT	Superfund (CERCLA) Consent Decrees

A site reconnaissance was conducted to assess the Site and surrounding area for possible adverse environmental conditions. In particular, observations were made for evidence of potential environmental concerns such as:

- improper waste disposal
- hazardous waste containers
- chemical spills
- disturbed/discolored soils
- distressed vegetation
- on-site effluent disposal systems
- underground storage tanks
- wells and dry wells
- standing water/improper drainage
- electrical transformers
- unusual odors and/or other unusual conditions

2.2 Site Location and Description

The Site is regionally located in the northeast quadrant of Albuquerque in Bernalillo County, New Mexico. A city map and a U.S.G.S. topographic map showing the Site and site vicinity are provided in Appendix B. Copies of photographs taken during each site reconnaissance and aerial photographs from 1935, 1947, 1951, 1959, 1967, 1973, 1982, 1991, 1996, 2002, 2004, and 2005 are also provided in Appendix B. Zoning, land use, and landfill buffer zone maps, the legal description including current ownership information, and Site layout drawings are provided in Appendix C. Mr. Kim Murphy of the UNM Real Estate Office confirmed the land ownership information.

The Site consists of 7.992 acres of developed land located on the east side of University Boulevard with a street address of 1642 University Boulevard, NE. The southwest corner of the Site is approximately 850 feet north of the intersection of Indian School Road and University Boulevard.

At the time of the site visit the property was occupied by a 51,440 square foot building that had been constructed for the Fraternal Order of the Elks. Site zoning is C-3 (Heavy Commercial Use). The Site is bounded on the west by University Boulevard, on the north by the Tower office building, on the east by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) North Diversion Channel and Indian School Road, and on the south by a library and museum belonging to the Order of Masons.

2.3 Surrounding Land Use

The area immediately surrounding the Site is a mix of undeveloped land, residences, and educational, medical, and religious facilities. East of the Site is the AMAFCA channel and a short segment of Indian School Road. The UNM north golf course and residences lie east of the AMAFCA channel and Indian School Road. South of the Site is the Order of Masons library and museum. South of the library is the UNM Continuing Education facility and print shop. The Continuing Education facility was originally a Masonic Lodge. South of the Continuing Education facility is a

small complex of offices, followed by Indian School Road. There are apartments on the south side of Indian School Road. University Boulevard lies on the west boundary of the Site. Between University Boulevard and the Interstate 25 (I-25)/ Interstate 40 (I-40) intersection lie the offices for the Albuquerque Board of Realtors, a vacant parcel, a complex of doctor's offices, offices for the Association of General Contractors of America (New Mexico Building Branch), GE Electric Supply, the United Blood Services building, and other office spaces. On the west side of University Boulevard at the intersection with Indian School Road, an apartment complex lies on the north side of Indian School Road and a gasoline station and Saint Paul's Lutheran Church lie on the south side of Indian School Road. The Site is bounded on the north by the Tower, a multi-story office building. On the west side of University north of the Site there is a gentleman's club and a Motel 6. I-40 lies north of the Tower property and there is a cluster of hotels and a truck stop north of I-40.

2.4 Site History

The history of the Site was evaluated utilizing aerial photographs, topographic maps, fire insurance rate maps, interviews with Kim Murphy of the UNM REO and Site occupants, and a site reconnaissance. Items of note are summarized below.

2.4.1 Interviews

LEA attempted to contact individuals familiar with the project area in order to gain "first hand" knowledge concerning historical land uses that may have environmentally impacted the Site.

Mr. Murphy confirmed that the Site was owned and operated by the Fraternal Order of the Elks. The Elks sold the land to Mountain Run Partners, Ltd. (Mountain Run), in 2000. UNM leases the Site from Mountain Run. According to Mr. Murphy, prior to UNM use, the Elks used building for social events, meetings, conferences, and related activities. The building was equipped with an athletic complex, swimming pools, meeting rooms, dining areas, and a large commercial kitchen. According to Mr. Murphy, the current building use is primarily for storage by various UNM departments and by the University of New Mexico Hospital (UNMH). Mr. Murphy stated that UNM had had the swimming pools and the related bath house removed in 2004. He also stated that asbestos had been present in the building and that some abatement activities had been conducted. He did not know whether all of the asbestos had been removed. With the exception of the asbestos, Mr. Murphy was unaware of other environmental issues involving the Site. He was also unaware of any environmental liens on the property.

Mr. Tom Neale of the UNM REO accompanied LEA on the Site visit and provided information for those areas that were used for storage for multiple departments. The following people were interviewed concerning the use of the building:

- Mr. Vincent Rivas, UNM Bookstore
- Ms. Pauline Heffern, Center for South West Research (CSWR) Political Archives
- Mr. Dean Jojolla, Recycling
- Mr. Chris Lopez, Surplus Property
- Mr. Mark Costkanza, UNMH Print Shop
- Mr. Tim Gallegos, Area 1 Physical Plant

According to Mr. Rivas, the UNM bookstore uses their space for storage of supplies, books, and miscellaneous shelving and furniture. There is no chemical use or storage in the bookstore area. Mr. Rivas was asked what renovation had occurred before they occupied the space. He stated that the walls were painted but was not aware of any other renovation activities. The renovations

occurred before the bookstore occupied the space.

According to Ms Heffern, the CSWR area is both for storage and research. The CSWR space consists of a room for research and document review, offices, and a large storage room. There are no chemicals used or stored in the CSWR area. Ms. Heffern stated that the CSWR area had been painted and carpeted. She was unaware of any other renovation in that portion of the building. The renovations occurred before CSWR occupied the space.

Mr. Dean Jojolla from recycling described the recycling operations and provided LEA and Mr. Neale access to the basement boiler room and basement storeroom. UNM recycles a variety of materials including paper, cardboard, wood pallets, scrap metal, aluminum cans, electronic equipment, ink and toner cartridges, glass, and plastics. The recycling operations use small quantities of flammable spray lubricants, motor oil, hydraulic oil and Windex for maintenance of the cardboard bailer. All materials are used up in process. Empty containers are appropriately disposed. According to Mr. Jojolla, there had been no leaks or releases of any of the stored materials. With the exception of these materials, there are no other hazardous materials or wastes in the recycling operations.

According to Mr. Jojolla, the recyclable materials are taken by contractors to off-site facilities that process the materials for reuse. Paper, cardboard, and plastics go to Master Fibers; metals and aluminum go to Wise Recycling; glass goes to the City of Albuquerque; palates go to a stove pellet manufacturer or are given away for firewood; Joe Bending from Tulsa, Oklahoma, recycles electronic equipment; and Document Solutions recycles ink and toner cartridges. The only processing that takes place is the bailing of the cardboard. A bailer for plastics is planned.

During our tour of the boiler room, Mr. Jojolla stated that the old boiler and chiller units and the hot water heater in the room had been taken out of service and left in place. All of these units had asbestos thermal insulation that had been left on the units. Because the units were out of service and unlikely to be disturbed, maintaining the asbestos in place had been determined to be more cost effective than removal. The new boiler and hot water heater have no asbestos and the pipe insulation is fiberglass. The new chiller is located outside the building at the southeast corner. Mr. Jojolla also stated that the small boiler room adjacent to the cardboard bailer operations also has asbestos thermal insulation on the out-of use hot water heater and may have asbestos insulation on the piping joints and elbows.

Mr. Chris Lopez, Surplus Property Area Supervisor, stated that his area neither uses nor store hazardous materials. Any surplus equipment that may have hazardous materials associated with it such as oils or refrigerants is handled by UNM Safety, Health, and Environmental Affairs (SHEA) and is appropriately disposed if it is not acquired by another UNM department. In general, the surplus property area maintains an inventory of property and tracks where it is used. The surplus materials can be acquired by other departments. If the surplus equipment is not used, it is released from inventory and goes to a surplus equipment auction house. The auction is opened to the general public.

Mr. Mark Costkanza operates the UNMH print shop located in the space above the boiler room. Printing equipment consists of large laser copiers that are used in the production of documents and tablets of forms that are used in the hospital. The chemicals in use in the print shop are the toner cartridges for the copiers and the adhesives used to bind the tablets and pads. The adhesives are described as flammable on the container label. The largest adhesive container was approximately 16 ounces. Extra containers of new adhesive are kept in the cabinet below the binding station. Three containers are in use at any time and are kept on the counter at the binding station. The adhesive is used up in the binding process. Empty containers are disposed appropriately.

Mr. Tim Gallegos was interviewed concerning the location of three electrical transformers that Public Service Company of New Mexico (PNM) stated were in a vault 175 feet southwest of the pole-mounted transformer on the east Site boundary. Mr. Gallegos stated that the three units were located in a basement room adjacent to the stairs from the boiler room up to the old Elks Lodge kitchen. In 2004 or 2005, PNM responded to a power outage at the Site. The three transformers were serviced and determined to be in good repair. There had been no indication of leakage or releases from the transformers. According to PNM, the transformers may contain polychlorinated biphenyls (PCBs).

In the multi-department storage area, there were no hazardous materials observed. The refrigerator and freezer in the area belonged to the Biology Department and LEA assumed that biological specimens were stored in these units. The units were secured and the contents were not observed. According to Mr. Neale, the small room adjacent to the refrigerator contained the beetle colonies used to strip animal tissue from bone. The skeletal remains were available for study or as the basis for reconstruction of a specimen.

Based on the above, past and present use of the Site would not be expect to impact the Site as long as any remaining asbestos is undisturbed by normal operations and maintenance.

2.4.2 Aerial Photographs

A review of historical aerial photography may indicate past activities at a site that may not be documented by other means, or observed during a site visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Readily available aerial photographs were obtained from the Earth Data Analysis Center at the University of New Mexico. The photographs reviewed were generally clear and of fair to good quality. Twelve (12) historical aerial photographs from 1935 (the earliest readily available) to 2005 (the latest available photograph) were reviewed to evaluate past land use at the Site and in the surrounding area. The 12 aerial photographs are included in Appendix B. The photos reviewed are summarized in the following paragraphs.

In all aerial photographs reviewed, the site vicinity was a mix of developed and undeveloped land. In the 1935 photograph, with the exception of the northwest corner, the Site appears undeveloped. There appears to be some surface mining of gravel or borrow in the northwest corner and to the northwest. There is an unpaved road from the Site northwest to Edith Boulevard. Edith is unpaved. Sunset Memorial Park at Edith Boulevard and Menaul Boulevard is in place. There is residential use of the lands along Edith southwest of the Site.

In the 1947 photograph, the mining efforts have expanded and the entire Site is part of the mined area. In the photograph panel south of the photo presented in this report, Lomas Boulevard is in place but unpaved. The southern part of the UNM north golf course has been developed. There appears to be trash or debris deposited in the small arroyo beds just north of Lomas Boulevard and southwest of the large wash that appears in the photograph in this report.

In the 1951 aerial photograph, the golf course has been expanded. The area where the trash and debris were noted has been cleared. The Site is still involved in mining activities. Edith, Lomas, and Menaul Boulevards have been paved. In the 1959 photograph, University Boulevard is an unpaved road extending north from Lomas Boulevard to Candelaria Road. Indian School Road is in place and unpaved. The road configuration differs from today. There is residential development on the east side of the golf course. I-25 is under construction. Parenti Field is in place. South of Parenti Field,

French Mortuary is in place and the Osteopathic Hospital that is now Carrie Tingley Hospital. There is still some mining activity in the area around I-25. Mining at the Site appears to have ceased and some vegetation is visible in the photograph.

In the 1967 photograph, the Site has been developed. University Boulevard is paved. Indian School Road is in its current configuration. The AMAFCA channel is in place as is the I25/I-40 interchange. There is residential infill in the area between Indian School Road the AMAFCA channel. The small buildings on the west side of University Boulevard directly across from the Site are in place as is GE Electric Supply near the intersection of University Boulevard and Indian School Road. Commercial and light industrial development has begun on the north side of Menaul Boulevard.

By 1973, the Masonic Lodge and its library are in place. The Motel 6 at University and I-40 is in place. The Citadel Apartments on the southeast corner of Indian School Road and University, the gasoline station on the southwest corner of the intersection and Saint Paul's Lutheran Church are also in place. Additional hotels and commercial/light industry facilities have been put in place north of I-40. In the 1982 photograph, the Tower is under construction on the north side of the Site and there is additional commercial construction along the I-25/I-40 corridor and on the west side of University Boulevard. The building on the Site has been expanded and a lapping pool has been added to the swimming pool and bath house complex on the south side of the Site building.

In the 1991 aerial photograph, the Tower building is completed and the small office complex on the northeast corner of University Boulevard and Indian School road is in place. An apartment complex has been constructed on the southwest corner of the I-25/I-40 interchange and on the northwest corner of University Boulevard and Indian School Road. In the 1996 photograph, the area bounded by Lomas Boulevard, I-25, University Boulevard, and Indian School Road has been mostly developed. In place are car dealerships, French's Mortuary, Carrie Tingly Hospital, commercial businesses, and UNMH clinic, outpatient surgery, and pharmacy facilities. The east side of University Boulevard has also filled in with UNM and UNMH facilities.

In the 2002 aerial photograph, the retirement home complex on the north side of the Citadel Apartments has been constructed and the Continuing Education print shop building has been constructed on the south side of the old Masonic Lodge occupied by Continuing Education. The 2002, 2004, and 2005 aerial photographs essentially reflect the configuration of the surrounding area the day of the Site visit. The only change to the Site was the removal of the bath house and both pools between 2004 and 2005.

2.4.3 Topographic Map Review

The 1934, 1954, 1960, the 1960 photo revised in 1967, 1972, and the 1990 Albuquerque East and West U.S. Geological Survey 7.5 minute topographical quadrangle maps were reviewed for the Sites and surrounding area. The map renderings from 1934 forward reflect the same development seen in the aerial photographs.

With the exception of the 1996 map, these maps do show the presence of mining activity. However, they do not depict the historic presence of bulk oil storage or manufacturing.

2.4.4 Fire Insurance Rate Maps

Sanborn Fire Insurance maps were compiled from the late 1800s to the late 1950s for medium sized cities across the United States. These maps provided baseline information about construction materials used in developed areas within city limits. Sanborn maps can provide information about

historic land use and possible environmental concerns.

A review of the Sanborn maps available in Centennial Library on the UNM campus and the EDR Sanborn Map Search revealed no historic Sanborn maps for the site area.

2.4.5 City Directories

The Albuquerque City Directories were reviewed to confirm the information provided by the maps and aerial photographs. The first listing for the Elks Lodge is a site opposite the Carrie Tingly Hospital in 1962. The next listing for the Elks Lodge is the Site in 1965. The listing continues until 2000. There is no listing for the address after 2000. The dates that the surrounding addresses and occupant names appeared in the City Directories are also reflected the development shown in the aerial photographs.

The directories are available at Zimmerman Library on UNM campus in the Southwest Collections section. They are also available in the Special Collections Branch of the Albuquerque Public Library at 423 Central Avenue, NE, and in the Main Branch downtown at 5th Street and Copper in Albuquerque, New Mexico.

2.4.6 Past/Current Site Usage

Based on available information, the Site was used for mining prior to development. The original development of the Site was for use as an Elks Lodge. As a lodge, the Site was used for meetings, conferences, social events, dinners, dancing, and athletic events. The facility was equipped with dining rooms, conference rooms, offices, a large commercial kitchen, two swimming pools and an athletic area used for racquet ball and basket ball. The Site is currently used for recycling operations, surplus equipment storage, a print shop for UNMH, the CSWR Political Archives, and miscellaneous storage for Health Sciences, the Biology Department, and the bookstore. With the exception of limited quantities of flammable lubricants for the bailer and the adhesives for tablet assembly in the print shop, no hazardous materials are used on the Site. These materials are completely used in process. Empty containers are appropriately disposed. There is no observable or available evidence of any other use of the Site.

2.5 Hydrogeologic Setting

Topography, drainage patterns, soil types, depth to groundwater, groundwater direction and gradient, and other factors all affect the transport of hazardous materials on the surface and in the subsurface. An understanding of the geologic, surface water and hydrogeologic setting can help in evaluating the susceptibility of the Site to contamination. Typically, contaminants migrate vertically through porous soils to the water table (unconfined aquifer conditions), then travel with the flow of groundwater. Locally, subsurface transport can be diverted by man-made conduits such as sewers, water lines, or wells. Poorly constructed groundwater wells can serve as conduits for vertical transport of contaminants.

Available data pertaining to the geologic, surface water and hydrogeologic setting are provided in the following sections.

2.5.1 Geologic Setting

The City of Albuquerque lies within the Albuquerque Basin, which is located in the middle part of the Rio Grande Rift Valley (Kelley, 1977). In the Albuquerque area, Quaternary mud, sand and gravel

deposits approximately 80 to 120 feet thick, are located at the surface throughout most of the Rio Grande flood plain area that bisects the City. Lying below these Quaternary deposits is the Tertiary Santa Fe Group (which is primarily a mudstone, sandstone, and conglomerate) of the Ancha Formation and upper part of the Tesuque Formation (Kelley, 1977).

A review of LEA project files for the site vicinity shows the Santa Fe group to be locally composed of interbedded river deposits (silty to clayey sands with some gravel). Beneath the river deposits are older Santa Fe Group deposits consisting of interbedded clays, sands, gravels, and cobbles.

In the vicinity of the Sites, the Albuquerque Basin is faulted along north-south trending faults that are the major factor in controlling the distribution of basin-fill sediments that form the Santa Fe Group, the primary aquifer in the region. The upper Santa Fe Group consists of inter-tonguing piedmont-slope (fan) and fluvial basin floor (ancestral Rio Grande) deposits. Underlying the upper Santa Fe unit is the middle Santa Fe unit consisting of about 4,500 feet of eolian deposits that inter-tongue westward and northward with coarser grained deposits derived from the Colorado Plateau and southern Rocky Mountain provinces. In this area, the upper and middle Santa Fe units are the primary hydrogeologic units.

2.5.2 Surface Water, Topography & Drainage

The local topography near the Site slopes downward relatively gently to the west. The elevation of Site is approximately 5,085 feet above msl adjacent to University and approximately 5,090 feet above msl at eastern site boundary. The elevation of the AMAFCA channel is approximately 5,100 feet above msl. The general topographic gradient in this area is to the west. The Site gradient directs storm water toward the north or south and then west. Grading east of the Site prevents storm water run on from University Boulevard and the Tower property. A wall and grading prevent run on from the Masonic Lodge property. The AMAFCA channel embankment prevents flooding from the east. There may be some storm water run on from the embankment. The Rio Grande, located approximately 3.95 miles west of the Site, is the nearest perennial stream. There are no ephemeral or perennial streams, ponds, playas or lakes on the Site.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), Map Numbers 35001C0332E and 35001C0351E published November 19, 2003, the Site is located outside the 100-year flood zone of the Rio Grande and any tributaries. However, it is adjacent to the flood zone for the AMAFCA channel. The FEMA map is provided in Appendix B.

2.5.3 Groundwater

The Santa Fe Group is the aquifer from which the City of Albuquerque derives its drinking water supply. According to information obtained from the EDR report, from UNM, and from the City of Albuquerque well information, the depth to groundwater in the immediate area of the Site would be expected to be 200 to 250 feet bgs. Based on the locations of public supply water wells, the groundwater gradient for the Site would be expected to flow in a southeasterly direction.

Perched aquifers are known to exist in the vicinity of the Site. However, no drilling has been done to establish the presence or absence of a perched alluvial aquifer. The shallow water would be expected to be brackish and not suitable for domestic use. Water quality in the shallow alluvium is more mineralized and contains more iron than that of the Santa Fe Group (Bjorklund and Maxwell, 1961). However, the deeper alluvial groundwater is generally of a chemical quality suitable for domestic and industrial use.

2.6 Site Environmental Status

Ms. Lucy E. Archamboult of LEA performed a Site reconnaissance on October 10, 2006.

2.6.1 On-Site Observations

The Site consists of a parcel of land that is roughly rectangular in shape and approximately 7.992 acres in size. The eastern side of the Site is the embankment for the AMAFCA North Diversion Channel and a small portion of Indian School Road. The western side of the Site is University Boulevard. The property to the north is the Tower office building and the Masonic Lodge library and museum is on the south side of the Site. The Site has been developed with a 51,440 square foot building. The original building was constructed in 1963 and the athletic addition was added in 1969. Site is paved between the building and University Boulevard on the west side with minimal landscaping at the front of the building and in the divider between the entrance gate and the building. The Site is paved on the north and east sides of the building. The south side of the building, the location of the pools and bath house, is not paved. The south, west, and north sides of the west parking area are fenced with six-foot chainlink fencing. There is a rolling gate in the center of the west fence. On the south side of the building, there is a block wall between the southwest corner of the building and the south boundary fence. The south boundary fence east of that point is a six-foot block wall with a three-foot chainlink fence on the top. The chainlink fence is topped with three strands of barbed wire. On the north side of the building, approximately two-thirds of the building length east of the northwest corner, there is a six-foot chainlink fence and gate between the building and the north fence. This fence and gate are topped with three strands of barbed wire. The balance of the north fence and the east fence are six-foot chainlink with three strands of barbed wire on top. There is a section of chainlink fence that begins at the east boundary and extends west into the Site. That fence separates the old pool area from the recycle outdoor storage area. Both pools and the bath house were removed between 2004 and 2005. That area has been graded and left unpaved. Ponding was observed on the Site on the east side of the wall at the southwest corner of the building and at the north gate into the east area of the Site. According to Chris Lopez, the Surplus Property Manager, and Mr. Neale, there is a French drain in the area that is blocked allowing storm water to pool. The other ponding area appears to be the result of settling after the removal of the pools and the grading of the area. Two grated drains were noted near the fire hydrant in the paved area east of the building. What appeared to be outlet pipes were observed in both drains. The source of inlet water is assumed to be storm water from the east side of the building. The outfall for these drains (storm sewer or city sewer) was unknown. There were no observed storm drains on University near the Site. Two pole-mounted electrical transformers were noted on the Site, one on the east boundary and the second on the north boundary. According to PNM, both transformers may contain PCBs. According to PNM the transformer on the east boundary connects to three transformers in a vault approximately 175 feet southwest of the pole.

The building is a single-story structure with a roof height varying between 10 and 14 feet depending upon the use of the space below. The exterior walls are a mix of hollow clay tile brick, block and frame stucco. The majority of the building has a yellow brick façade. The stucco finish is predominantly on the east side of the 1969 addition. Interior walls are a mix of plaster or paneling on the hollow clay tile, red brick partition walls, and plaster and lathe on steel studs. In the addition, the interior walls are painted plastered cinderblock, ceramic tile on cinderblock, or painted cinderblock. The predominant ceiling material in the original building was acoustical texturing on plaster and lathe. The kitchen and restroom ceilings were smooth plaster on lathe. In the addition, the ceilings were suspended acoustical tile, painted drywall, painted plaster, and exposed concrete. The building roofing is asphalt built up on concrete applied to steel roof decking on steel joists. In the original building, floor coverings varied. The restrooms, kitchen, and main entry were either ceramic or

quarry tile. Flooring in other areas consisted of vinyl tile or carpet on concrete. Most of the vinyl tile has been removed. In the CSWR area, carpeting has been installed on the concrete in the research area and in the offices. In the records storage area, the flooring is exposed concrete. In the addition, flooring is ceramic tile in the restrooms, and vinyl or exposed concrete in the other areas. The majority of the building is on a slab on grade concrete foundation. There is a basement area that underlies the print shop and the kitchen area. Walls in this area are untreated hollow clay brick and the floors are exposed concrete. Ceilings are exposed joists and decking for the rooms above.

Current use of the building area is described in the following paragraphs. The building is roughly shaped like the letter H. The west and east wings of the building form the sides. The west wing is used by two groups. The main entrance and original lobby area and an auditorium (north of the entrance) are utilized by CSWR for political archives. The offices line the north and south sides of the entrance, the lobby is an area for research and study, and the auditorium area is used for records storage. The south part of the wing is utilized by the UNM Bookstore for storage of supplies, books, and miscellaneous shelving and furniture. This area is accessed by from a loading dock and bay door located near the southwest corner of the building on the west side.

The center or crossbar of the H is accessed from the north side of the building west of the fence between the building and the north boundary fence. The rooms on the north side of the crossbar are used by several departments for miscellaneous storage. Observed in the area were a number of mounted big game heads such as big horn sheep and oryx, miscellaneous furniture, a refrigerator and freezer utilized by the biology department, a small room that, according to Mr. Neale, contained colonies of beetles used for stripping flesh from animal skeletons, a table with trays of small bones and skulls from small animals, and miscellaneous shelving. On the south side of the crossbar, there were two rooms separated by a wavy brick wall. According to Mr. Neale, these rooms were utilized by Health Sciences for storage. LEA observed miscellaneous furniture and boxes of what appeared to be records.

Four groups utilize the east wing of the building. The south half of the wing houses the UNMH print shop and the old kitchen area that is used for equipment storage by Health Sciences and UNMH. Stored items in the kitchen area consisted of electronic equipment, boxes of supplies, and miscellaneous file cabinets and furniture. The kitchen area can be accessed by a bay door on the west wall, two doors into the hallway between the kitchen and room used by Health Sciences for additional storage, a stairway down into a basement store room directly under the kitchen, and a stairway into the boiler room. The stairway to the storage area is at the north end of the kitchen. The boiler room stairway is at the south end. There is a dumb waiter located in the northwest corner of the kitchen that opens to the kitchen and the hall way and drops down into the storeroom below. The storeroom below has both secured and unsecured storage. The unsecured storage area was empty. The secured area has various size boxes that appeared to contain equipment or supplies. There was a chute from the ground level on the east side of the building into the storeroom.

The UNMH Print Shop occupies the southeast corner of the wing. All printing is done on laser printers and copiers. In addition to copying, the print shop binds tablets of forms for use in the hospital. The binding operation utilizes a paste adhesive with a flammable carrier. The paste is supplied in small containers (one pound or less in size). The containers in use are on the counter top and are kept closed unless binding is being done. The new materials are kept in a cabinet under the counter used for binding. The materials are used in process. The only waste generated is the empty container. The containers are appropriately disposed.

The south half of the basement lies under the print shop. It is accessed from the outside through the secured fenced area that houses the chiller for the heating, ventilation, air conditioning (HVAC)

system. The chiller is at the southeast corner of the building. This basement area houses the new boiler and hot water heater for the building. In addition to these two units, the old boiler, chiller, and hot water heater have been left in place. The old systems appear to be asbestos insulated or have asbestos insulation on the piping. They were disconnected from the system but left in place. There is a stairway from this area to the south end of the kitchen. There is a small room north of the entrance to the boiler room. According to Mr. Gallegos from the physical plant, there are three transformers in this area. The transformers have been serviced within the last two years and are in good condition. According to PNM, the transformers may contain PCBs. The room could not be accessed the day of the site visit.

The northern portion of the east wing is utilized by UNM Recycling and by the Surplus Property Department. The recycling offices, and the room housing the cardboard bailer are on the south side of this area and additional inside storage is located in the old locker room and spa area on the north side of the hall along the east wall. The inside storage is predominantly boxes of records. The recycle operation requires the storage of lubricants for maintaining the bailer. These materials are flammable sprays that are kept in a flammable storage locker in the room with the bailer. Additional materials used include non-flammable lubricating oil and hydraulic oil and Windex. Windex is acquired in one-gallon containers. All other materials are in one-quart or smaller containers. All materials are used in process. The waste generated is the empty containers. These are appropriately disposed by SHEA. Materials handled by the recycle program include cardboard, paper, scrap metal and aluminum, wood pallets, tires, glass, and electronics. All of these materials are picked up by contractors for transportation to recycling facilities off site. The contractors are described in Section 2.4.1-Interviews.

The Surplus Property Department operates out of the remainder of the north end of the east wing of the building. This area is accessed from the hallway opposite the recycling offices, an entry at the entrance to the building on the north side, and through a bay door at the northeast corner of the building on the north side just inside the security fence and gate. There is a small, outside secured area outside the bay door where equipment is available for inspection. To the east of the bay entry is an employee break area and access to a secured room for surplus high-tech equipment. Surplus equipment storage shelves and the office for the department are located in the former basket ball court west of the bay entry.

The observations listed below were made during the site visit.

- No drums or small containers were observed on the site. Large roll-off bins are located on the Site and are used for storage of metals and paper waiting for transport for recycling.
- There were no observed hazardous wastes.
- There were no observed USTs or ASTs.
- Two pole-mounted transformers were observed, one on the east boundary and one on the west boundary. According to PNM, they may be PCB contaminated. The three transformers located in the vault were not observed. Their location and condition were described by Mr. Gallegos. According to PNM, these units may contain PCBs.
- Improper waste disposal practices were not observed at the time of the site visit.
- There was no observed evidence of illegal solid waste disposal
- Two storm drains were observed on the east side of the building off the southeast corner near the fire hydrant. The outfall could not be determined.
- There was no observed evidence of pits, ponds, lagoons, or on-site effluent disposal systems.
- There was no observed evidence of chemical spills.
- Discolored or stained soils were not observed.
- Dry wells were not observed on the Site.

- Unusual odors were not detected.

2.6.2 Private/Public Water Supply

No public or private water supply wells were identified on the Site during the course of this assessment. According to information provided by the New Mexico State Engineer Office, there are no municipal wells located on the property.

There are 18 private wells located within a 1.0-mile radius of the Site. The majority of the wells are to the east and south of the Site and vary in depth from 012 feet bgs to 620 feet bgs. The depth to Water varies from 70 feet bgs to 239 feet bgs when water depths were recorded. Well usage is commercial or domestic. Water quality information and information on the number of wells currently in use was not readily available.

2.6.3 Asbestos/Lead-Based Paint Potential

No specific investigation as to the presence of asbestos was performed during this study. US EPA regulations issued in 1973, 1975 and 1978 have banned the use of asbestos-containing-building materials (ACBMs) in new building construction. ACBMs are those building material containing greater than one-percent asbestos. Because both the original building and the addition were constructed prior to 1978, there is a potential for asbestos to be present. The use of lead-based paint was also banned in 1978. There is a potential for lead-based paint to be present also.

In May 2001, Rhoads Environmental Inspection Services, Inc. (REIS) conducted a hazardous materials inspection for the facility. The inspection included asbestos, lead-based paint, PCBs (other than transformers), mercury, ozone depleting substance (ODS) containing refrigeration equipment, RCRA hazardous wastes, and radiological concerns. The results of the inspection are summarized below.

The building interior and exterior paints are below the thresholds for lead-based paints and are not regulated by Housing and Urban Development (HUD) or the US EPA. They would be of concern only during renovation activities that would create dust that may have lead concentrations that exceed the OSHA exposure limits. The paints used for parking lot and curb striping (red, aqua blue, blue, and yellow) were identified as lead-based paints with a recommendation for abatement or encapsulation.

Fluorescent light tubes and thermostat switches were identified as mercury containing. These items require proper disposal when they are replaced. SHEA will provide assistance upon request.

No radiological concerns were noted.

The inspection found various hazardous regulated chemicals. These materials needed to be characterized, properly packaged, and be properly disposed or recycled prior to any renovation or building occupancy. SHEA will provide assistance upon request.

Pre-1978 lighting ballasts are assumed to contain PCBs. When taken out of use, they should be properly disposed. SHEA will provide assistance upon request.

Water fountain and HVAC equipment was identified as containing ODS. If the equipment is not reusable elsewhere, recover the ODS prior to removal and dispose appropriately. An EPA certified technician should be used.

Asbestos-containing materials (ACMs) were identified in the building and in the roofing materials. The friable materials identified were acoustical ceiling materials and thermal system insulation. Non-friable materials identified were a variety of floor tiles and the roofing materials. The REIS report recommended management of both the friable and non-friable materials in place as long as they would not be damaged by renovation or demolition activities.

In July 2001, ATI Enterprises, Inc. (ATI) was retained to abate some of the ACMs in the building. Included in the abatement were sprayed-on acoustic texture on scallop-shaped soffits, flowers, and ceiling and damaged areas of acoustic ceiling texture; vinyl asbestos tile and mastic; cove base and mastic; and identified 2-foot by 4-foot suspended ceiling tiles and their frames. The asbestos was successfully abated in the specified areas. In August 2001, ATI was retained to remove additional ceiling texture and the thermal system insulation fittings for 21 interior ceiling hung ventilation units and 10 fittings in the basement mechanical room. They were also retained to transport and dispose of the roofing material removed during the roof replacement and repair. In October of 2001, the Shishman & Associates, Inc., review of the closeout reports indicated that the above activities were successfully completed.

Review of the asbestos abatement and inspection documentation indicates that there are still asbestos-containing ceiling textures and thermal system insulation components in place. These ACMs are currently being managed in place.

3.0 REGULATORY AGENCY REVIEW

3.1 General Data Base Information

Minimum records/field search distances for facilities of potential environmental concern in the vicinity of the Site utilized for this Phase I Environmental Site Assessment meet or exceed the standards outlined in the ASTM ***Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*** document E1527-05. The minimum records/field search distances used for this Phase I Environmental Site Assessment compared to the ASTM standards are listed in the Table 1 below.

TABLE 1: ***Records Search Distances***

RECORD	ASTM MINIMUM SEARCH DISTANCE (miles)	LEA SEARCH DISTANCE (miles)
Federal NPL Site List	1.0	1.50
Federal CERCLIS List	0.5	1.00
Federal RCRA Corrective Action List	1.0	1.50
Federal RCRA TSD Facilities List	0.5	1.00
Federal RCRA Generators List	Property/adjoining prop.	1.00
Federal ERNS List	Property only	0.50
State Leaking UST List	0.5	1.00
State Registered UST List	Property/adjoining prop.	1.00
State Hazardous Waste Investigation and/or Remediation	1.0	1.50

RECORD	ASTM MINIMUM SEARCH DISTANCE (miles)	LEA SEARCH DISTANCE (miles)
State Solid Waste Disposal Site List	0.5	1.00

Acronyms used in Table 1 are defined as follows:
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
ERNS - B Emergency Response Notification System
NPL - B National Priorities List
RCRA - B Resource Conservation and Recovery Act
TSD - B Treatment, Storage, and/or Disposal
UST - B Underground Storage Tank

As previously indicated, regulatory lists were reviewed, and when appropriate, regulatory agencies were contacted as part of this assessment and are documented in the following sections. Available data for the ASTM radius are provided in the EDR Radius Map Report, dated October 9, 2006, found in Appendix A. Locations of these various facilities are also presented in map form. Additional information provided in the EDR report includes Brownfields information and information on Indian reservations. There are no Indian lands within one mile of the Site and there are no Brownfields or proposed Brownfields sites within one mile of the Site

3.2 Environmental Data Bases Review

3.2.1 CERCLIS/NPL

The US EPA maintains a listing of sites that (1) meet or exceed a predetermined hazard ranking system score, (2) are chosen as top priority sites by the state, or (3) meet specific criteria established by the U.S. Department of Health and Human Services jointly with the US EPA. These sites are identified for priority remedial action under the Federal Superfund program.

- The Site was not on this list.
- There is one NPL site listed within 0.5 to 1.0 mile of the Site, the Fruit Avenue plume. Current information indicates that the plume extends from the site east to I–25 and it lies south of the Site. The Fruit Avenue plume would not be expected to impact the Site.
- There are one facility identified in the EDR database search within one mile of the Site listed with a CERCLIS/NFRAP designation. The identified CERCLIS/NFRAP site is a UNM site and is within 0.50 to 1.00 mile of the Site. An interview with Mr. Hershberger of the UNM Safety, Health and Environmental Affairs indicated that the violations at the site were paperwork violations that had been addressed. No releases had occurred and no fines were levied. It is a no further action site.

3.2.2 RCRA CORRACTS FACILITIES

The RCRA CORRACTS Facilities are facilities that treat, store and/or dispose of hazardous waste and have been subject to a corrective action by the US EPA in the past.

- The Site was not on the list.
- There is one RCRA CORRACTS site within one mile of the Site. The identified site is the Safety-Kleen Corporation facility. Safety-Kleen transports and stores hazardous materials and wastes and petroleum products. The corrective actions required appeared to involve potential hazards to employees, materials handling violations, and potentially impact to the site. There

was no indication in the provided records that groundwater beneath the site had been impacted. Safety-Kleen met the requirements of the US EPA approved work plan. NMED Ground Water Protection Bureau verified that the there was no apparent groundwater impact at the Safety-Kleen site. Activities at the Safety-Kleen facility would not be expected to impact the Site based on location and groundwater gradient.

3.2.3 Resource Conservation and Recovery Act (RCRA) Treatment, Disposal, Storage (TSD) Facilities

The US EPA maintains a database of all RCRA-regulated TSD facilities in the United States. RCRA-regulated facilities are those that treat, store, dispose, or transport hazardous wastes. The ASTM minimum search distance for these facilities is 0.5 mile of the Site.

- The site is not listed as a RCRA-regulated facility.
- There are no RCRA TSD sites within one mile of the Site

3.2.4 Emergency Response Notification System (ERNS)/RCRA Generators

The ERNS database contains information from spill reports made to the EPA, the U.S. Coast Guard, the National Response Center, and the Department of Transportation. The search distance for RCRA generator sites is the Site and adjacent properties. The search distance for ERNS sites is the Site.

- The Site was not listed in the EDR report as an ERNS site.
- There are no ERNS sites within a 0.50-mile radius of the Site.
- The Site was not listed in the EDR report as a RCRA generator.
- One RCRA generator is listed within 0.25 to 0.50 mile of the Site and 16 within 0.5 to 1.0 mile of the Site. With the exception of UNM, all are listed as small quantity generators. According to the EDR data base report, five of these sites (Melloy Dodge, UNM, Solv-Ex Corporation, Galles Racing International, and Lucky Stripes & Signs) have had RCRA violations. The Melloy Dodge violations occurred in April 2005 and were corrected by July 2005. It appears that the facility has been in substantial compliance since 2005. No impact to the Site from the past violations would be anticipated. The UNM violations are discussed in Section 3.2.1. The Solv-Ex site violation occurred in 1993 and was corrected in 1993. It appears that the facility has been in substantial compliance since 1993. No impact to the Site from the past violations would be anticipated. The Galles Racing International violations occurred in 1994 and were corrected in 1994. It appears that the facility has been in substantial compliance since 1994. No impact to the Site from the past violations would be anticipated. The Lucky Stripes & Signs violation occurred in December 2005 and was corrected by March 2006. It appears that the facility has been in substantial compliance since 2005. No impact to the Site from the past violations would be anticipated. The remaining listed sites had no record of violations. Operations at the other listed sites would not be expected to impact the Site. The Site generates solid waste but does not appear to generate hazardous wastes.

3.2.5 USTs/LUSTs

The NMED PSTB maintains a list of Sites where releases of petroleum products has occurred from USTs and above ground storage tanks (ASTs). The ASTM search distance for LUST Sites is one-half mile and for UST sites is one-quarter mile.

- The Site was not listed as an UST, AST, Leaking AST (LAST), or LUST site.
- There are 23 UST sites identified within one mile of the Site. None of the sites are considered adjacent to the Site. Of the 23 sites, only five have tanks that are currently in use. Of the two sites that are within 0.25 mile of the Site, one has had the tanks removed. The second site is the Diamond Shamrock and the tanks are currently in use. Based on the east/northeast shallow groundwater gradient in the vicinity of Lomas Boulevard and University Boulevard and an anticipated gradient of east/southeast in the deeper aquifer, if releases from these tanks occurred and if ground water were impacted, the releases would not be expected to impact the Site. The remaining 19 sites are 0.50 to 1.0 mile from the Site. Six of these facilities have tanks currently in use. No releases have been reported from the operating tanks. If releases occurred at these six sites, based on distance and groundwater gradient, no impact to the Site would be expected.
- There is one LUST site within 0.25 mile of the Site and 21 within 0.5 to 1.0 mile. The Diamond Shamrock facility was formerly a Vickers Station. The tanks at the Vickers Station were removed and the identified release was remediated. Off site properties were not impacted. No further action is required at this site. Of the 21 sites, seven are undergoing remediation or investigation. The Galles Used Car site is the closest site that is undergoing remediation. Groundwater beneath that site has been impacted. The plume is moving east northeast and should not impact the Site. The remaining 14 sites require no further action. None of the sites outside the 0.5 mile radius would be expected to impact the Site.

3.2.6 Landfills/Solid Waste Disposal Facilities

One permitted or listed landfill or specified solid waste disposal facility is reported within 0.5 to 1.00 mile of the Site. The Stericycle, Inc., facility treats biomedical waste but does not dispose of the treated waste on site. The treated waste is transported to a facility permitted to accept the waste. A shipping manifest violation was reported in 1993 and was corrected in 1993. It appears that the facility has been in substantial compliance since 1993. No impact to the Site from the past violations would be anticipated.

The Site was not listed in the EDR report as a solid waste disposal facility and no evidence was been found in the City of Albuquerque data bases to indicate that the Site was near or has been a permitted or illegal landfill site.

4.0 CONCLUSION AND RECOMMENDATIONS

LEA has performed a Phase I Environmental Site Assessment of the property located at 1642 University Boulevard, NE, in Albuquerque, New Mexico, to evaluate the environmental condition of the subject property and the surrounding area and to determine whether evidence exists for the property of recognized environmental conditions as that term is used in ASTM (American Society for Testing and Materials) E1527-05. The assessment was conducted in conformance with the scope and limitations of ASTM Standard E1527-05 and the U.S. Environmental Protection Agency (US EPA) standards for all appropriate inquiry as found in 40 CFR 312.

The Site is the former Fraternal Order of the Elks property located on the east side of University Boulevard approximately 850 feet north of the intersection of University Boulevard and Indian School Road in the northeast quadrant of Albuquerque, New Mexico. The Site is approximately 7.992 acres in size and is occupied by a 51,440 square foot building. The Site is fenced with an entry gate near the center of the western property boundary. There is parking on the west side and north end of the building. There is limited parking and recycle material storage on the east side of the building.

There is an unpaved area that was previously occupied by two swimming pools and a bath house on the south side of the building. The building is used by at least six departments associated with the UNM: the bookstore (storage), the CSWR Political Archives, the UNMH print shop, the recycling operations, Health Sciences and UNMH (storage), Surplus Property operations, and other miscellaneous departments (storage).

Depth to groundwater at the site is estimated to be 200 to 250 feet below ground surface (bgs). According to the 2003 Flood Insurance Rate Map, the North Diversion Channel is a 100-year flood zone. The channel lies on the eastern property boundary. However, the Site is not included in that flood zone and no flood hazards are associated with the Site.

According to reviewed historical information, including aerial photographs, topographic maps, and city directories, the Site was used for gravel mining from 1935 until about 1959. The original building on the Site was constructed in 1963 and an addition was constructed in 1969. A site reconnaissance, interviews with persons familiar with the Site, and a regulatory database review indicate there are minor amounts of hazardous materials used in the recycling operations and in the print shop on the Site. Site reconnaissance did not find observable evidence that past or current activities have caused or are causing a negative environmental impact to the Site.

LEA's review of available environmental and regulatory databases did not indicate that the Site or adjacent properties are the subject of regulatory enforcement action. No indication of hazardous waste disposal (e.g. stained or discolored soils, distressed vegetation, or debris) was noted on the Site or on the adjacent properties during the site reconnaissance.

An asbestos investigation was conducted on the buildings in 2001 and asbestos-containing materials (ACMs) were identified. According to documents supplied by the UNM Real Estate Office, abatement of the floor tile, some areas of ceiling texture, and some of the mudded joints in the thermal insulation system was conducted. The roof was replaced and was handled as asbestos-contaminated waste. The only lead-based paint components identified were the parking lot and curb paints. The building paints did not meet the Housing and Urban Development and US EPA definitions for lead-based paints. There is a potential for lead exposure (OSHA) if these components are disturbed during renovation or demolition.

With the exception of the presence of ACMs, this assessment has revealed no recognized environmental conditions, in connection with the Site, as defined in ASTM Standard Practice E 1527-05. Based on observations from the site visit, information from personal interviews, available agency information, and documents related to the Site, LEA recommends the following:

- Take precautions to minimize dust from painted surfaces during renovation or demolition of painted surfaces.
- Use appropriate personal protective equipment to minimize lead exposure during renovation or demolition of painted surfaces.
- Reinspect the buildings for asbestos to confirm the locations of any remaining ACMs. A certified asbestos inspector must be used.
- If renovation or demolition is planned, abate ACMs that may be disturbed by the renovation/demolition activities. Use a certified abatement contractor.
- Dispose of ACMs at a facility permitted to accept asbestos-containing waste at this time. Use a transporter certified to transport asbestos waste.
- Any remaining ACMs may be managed in place. Develop an operations and maintenance plan (O&M Plan) for these materials to insure proper management.

With the exception of the above recommendations, LEA recommends no other actions at this time.

5.0 SIGNATURE

The information contained in this Phase I Environmental Site Assessment was compiled by LEA Manager, Lucy E. Archamboult. It is current to the best of my knowledge, and is intended to represent substantial conformance with the standards, methods, and procedures described in the ASTM ***Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*** (Standard Designation E 1527-05), published 2005. It has been prepared on behalf of the UNM Real Estate Office for a potential transaction involving the Site.

Lucy E. Archamboult 10/20/06

Lucy E. Archamboult, RHSP — Date
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6.0 CONTACTS AND REFERENCES

6.1 Contacts

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