

May 29, 2002

City of Albuquerque Capital Implementation Program
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Phase I Environmental Site Assessment
DeAnza Motor Lodge
4301 Central Avenue NE
Albuquerque, New Mexico 87108
KEERS Project No. 02-051-5

Dear Ms. Meg Randall:

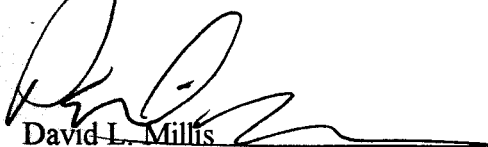
Keers Environmental (KEERS) has completed a Phase I Environmental Site Assessment of the above-referenced property. The findings of this assessment, along with conclusions and recommendations, are presented in the enclosed report.

This assessment conforms with American Society for Testing and Materials Designation E 1527-97, ASTM Standard Practice For Environmental Site Assessments: Phase I Environmental Site Assessment Amendment.

Thank you for the opportunity to provide our services on this project. If you have any questions or require additional information, please contact one of the individuals below at (505) 823-9006.

Sincerely,

KEERS ENVIRONMENTAL


David L. Millis
Environmental Inspector

Reviewed by:


Tom Newton
Service Coordinator



PHASE I ENVIRONMENTAL SITE ASSESSMENT

of the property known as

**DEANZA MOTOR LODGE
4301 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO**



Prepared for

**CITY OF ALBUQUERQUE CAPITAL IMPLEMENTATION PROGRAM
P.O. Box 1293
ALBUQUERQUE, NEW MEXICO 87103**

PREPARED BY

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**MAY 29, 2002
KEERS PROJECT NO. 02-051-5**

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

**DEANZA MOTOR LODGE
4301 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO**

KEERS Project No. 02-051-5

EXECUTIVE SUMMARY – QuikLOOK

KEERS has performed a Phase I Environmental Site Assessment (ESA) of the DeAnza Motor Lodge property, located at 4301 Central Avenue NE, Albuquerque, Bernalillo County, New Mexico, hereinafter referred to as the subject site. Mr. David L. Millis conducted the visual site reconnaissance on May 9, 2002.

The aerial photographs and interview indicate that the subject site was undeveloped prior to construction of the DeAnza Motor Lodge in 1938. Current site improvements include four single-story and two-story permanent buildings with office/resident manager quarters, an on-site laundry, and 82 motel units. The buildings on the subject site are reported as wood frame stucco structures with raised floors for utility access. An inactive boiler system is located in a basement area. The flat roofs are constructed of built-up tar and gravel. Other improvements on the subject site include an inactive swimming pool, concrete flat work, landscaping, boundary fencing, and asphalt-paved drive/parking areas. The DeAnza Motor Lodge was fully active at the time of the site survey.

The purpose of this assessment was to identify, to the extent feasible, recognized environmental conditions in connection with the property by means of interviews, review of record information, and site reconnaissance.

CONCLUSIONS

The assessment has revealed no evidence of recognized environmental conditions in connection with the subject site.

However:

Suspect asbestos-containing hard pipe fittings were noted in the inactive boiler room beneath the structure immediately north of the office/resident manager building. 9" X 9" floor tile was noted in the basement meeting room beneath the same structure. Vinyl sheet flooring and vinyl cove base were noted in the former restaurant unit. Considering the age of the facility there is a potential for asbestos in other building materials used in the structures on the subject site.

Considering the age of the site buildings there is a potential for lead-based paint and lead in the drinking water due to pipe dope and lead solder

RECOMMENDATIONS

KEERS recommends a comprehensive asbestos-containing building materials survey be conducted for the structures on the subject site.

Depending upon the level of comfort required, lead-based paint and lead in drinking water surveys should be conducted at the facility.

No specific impacts to the subject site from facilities within the ASTM-specified distances from the subject property have been identified.

TABLE OF CONTENTS

1.0 INTRODUCTION AND OBJECTIVES.....	1
2.0 SITE OVERVIEW	2
3.0 GEOLOGIC SETTING	4
3.1 HYDROGEOLOGIC CHARACTERISTICS	4
3.2 SOIL INFORMATION	4
4.0 SITE USE.....	5
4.1 CURRENT OWNERSHIP AND SITE USE	5
4.2 HISTORICAL SITE USE.....	5
4.2.1 Sanborn Insurance Maps Review	5
4.2.2 Review of Aerial Photographs	5
4.3 CONCLUSIONS, SITE USE	5
5.0 FEDERAL, STATE & LOCAL AGENCY INFORMATION 6	6
5.1 RCRA NOTIFIER'S LISTING	7
5.2 CERCLA AND NPL LISTING	7
5.3 UNDERGROUND STORAGE TANKS	7
5.4 GROUNDWATER QUALITY	7
5.5 SOLID WASTE LANDFILLS	7
5.6 RADON	8
5.7 CONCLUSIONS, AGENCY INFORMATION REVIEW	8
6.0 SITE RECONNAISSANCE AND INTERVIEWS.....	9
6.1 HAZARDOUS CHEMICAL/SUBSTANCE INVENTORY	9
6.2 SUSPECT ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT	9
6.3 POLYCHLORINATED BIPHENYLS (PCBs)	10
6.4 RESULTS OF INTERVIEWS	10
6.5 REVIEW OF ADJACENT PROPERTIES	10
6.6 CONCLUSIONS, SITE RECONNAISSANCE AND INTERVIEWS	10
7.0 CONCLUSIONS AND RECOMMENDATIONS.....	11

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FIGURES

FIGURE 1

STREET MAP (EDR REPORT IN
APPENDIX F)

Figure 2

TOPO MAP (EDR REPORT IN
APPENDIX F)

APPENDICES

- A. SITE PHOTOGRAPHS
- B. INTERVIEW DOCUMENTATION
- C. CREDENTIALS
- D. LIMITATIONS
- E. REFERENCES
- F. EDR RADIUS MAP WITH GEOCHECK

1.0 INTRODUCTION AND OBJECTIVES

Commissioning

Ms. Meg Randall of the City of Albuquerque Capital Implementation Program retained KEERS Environmental (KEERS) to conduct a Phase I Environmental Site Assessment (ESA) of the subject site.

The ASTM Protocol

This Phase I ESA was prepared in accordance with guidelines of ASTM Standard Practice E 1527-97, with the following clarifications:

Sanborn Maps of the subject site were not reviewed because they do not cover the area of the subject site. The aerial photograph review, and personal interview provided sufficient historical information to prepare this ESA report.

This assessment addressed obvious sources of potential contamination but, for the purpose of evaluation, may have excluded (a) materials which were identified as marketable products manufactured or handled for purposes of sale, resale, or distribution by the current on-site operations, and (b) materials present on the property which are used for the purposes of routine custodial and maintenance activities.

Purpose

This assessment report was prepared for the exclusive use of Ms. Meg Randall of the City of Albuquerque Capital Implementation Program, and is not intended for use by persons not authorized by the aforementioned. Reproduction of this report or excerpts thereof must be authorized by Ms. Meg Randall.

The purpose of this assessment was to identify recognized environmental conditions in connection with the property by means of interviews, review of reasonably obtainable record information and site reconnaissance.

ESA Tasks

Reasonably available and obtainable public records were researched to identify known environmental concerns associated with the property.

Site reconnaissance was performed in accordance with ASTM E 1527 and interviews were conducted with persons who may have knowledge pertinent to the assessment. The ESA addressed the subject site, adjacent properties and nearby RCRA, TSD, NPL, CERCLIS, UST, LUST and SWL facilities.

2.0 SITE OVERVIEW

Site Location:

The subject site is located at 4301 Central Avenue NE, Albuquerque, Bernalillo County, New Mexico

Land Area:

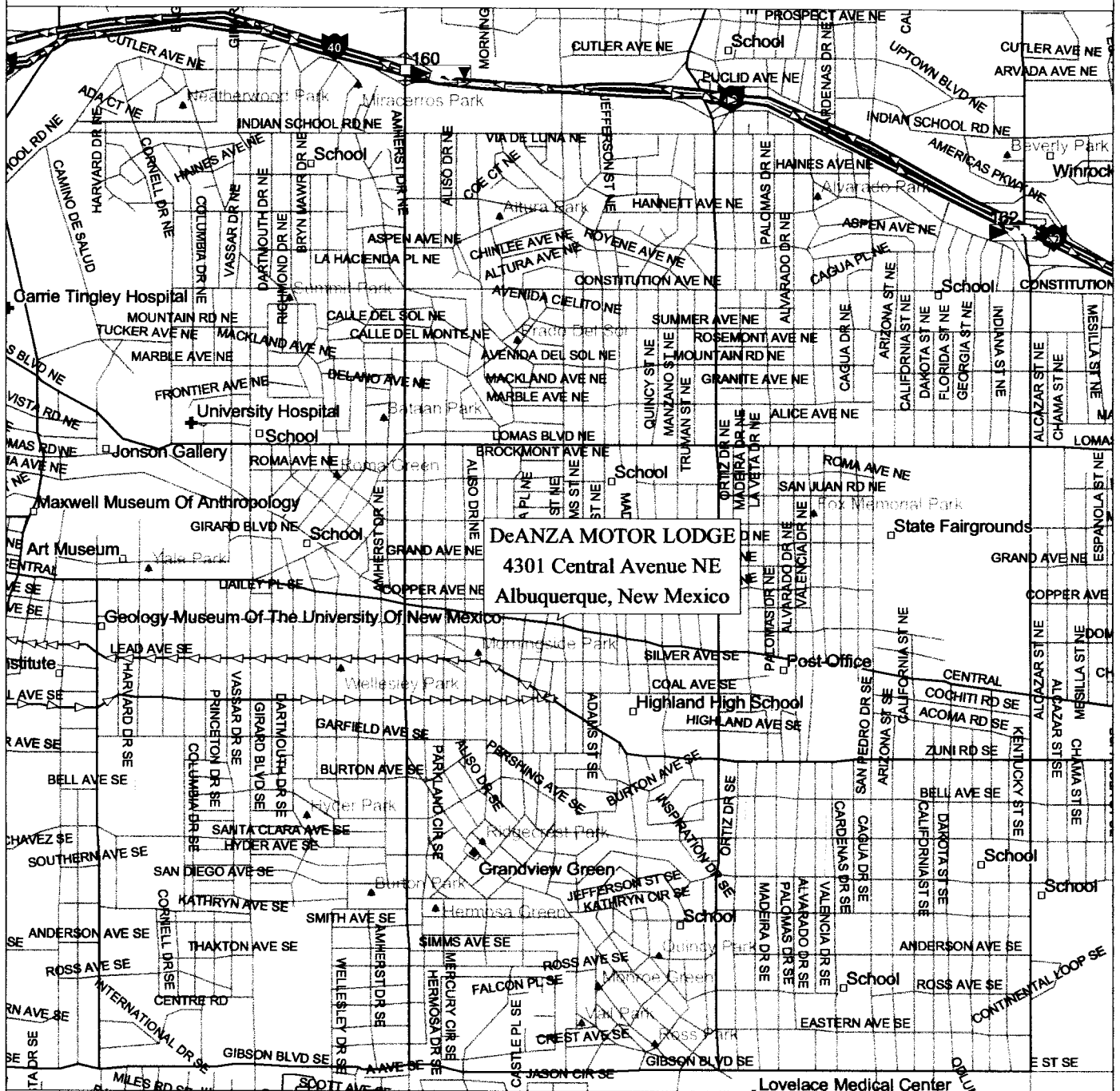
The subject site consists of +/- 2.0 acres of land.

Year Developed:

According to the owner, the property was developed in 1938.



VICINITY MAP



Mag 14.00

Wed May 22 09:42 2002

Scale 1:31,250 (at center)

2000 Feet

1000 Meters

Local Road

Major Connector

Walkway/Stairway

Interstate/Limited Access

Exit

Railroad

Point of Interest

Airfield

Hospital

Park/Reservation

Exit/Gas

Exit/Lodging

- Legal Description:** The subject site is located within Section 23, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico.
- Current Owner:** The property is owned by Mr. Amir Nadji.
- Current Use:** The property is in use as full service motor lodge.
- Improvements:** There are four permanent structures that include an office/resident manager quarters building, on-site laundry, an unoccupied restaurant, inactive swimming pool, and 82 motel units. The structures are reportedly wood frame/stucco structures with raised floors for utility access. The flat roofs are covered with built-up tar and gravel roof systems. Other improvements on the subject site include concrete flat work, landscaping, boundary fencing, and asphalt-paved drive/parking areas.
- Zoning:** C-2: Community Commercial Zone.
- Adjacent Zoning:** C-2: Community Commercial Zone.
- Utilities:** PNM supplies natural gas and electricity to properties in the vicinity. The City of Albuquerque supplies potable water, sanitary sewer and storm sewer services to properties in the vicinity. There are no water wells reported on the property.
- Heating/Cooling:** According to Mr. Amir Nadji, the office/resident manager building is heated with a rooftop heater and cooled with evaporative cooling. The motel units are heated and cooled with individual combination electric heating and refrigerated cooling units.

3.0 GEOLOGIC SETTING

The subject site occupies a position on a gently sloping Piedmont surface that extends westward to the Rio Grande. The Rio Grande Valley in Albuquerque is a small part of an interconnected series of north/south aligned grabens and structural basins that have subsided between mountain and highland uplifts comprising the Rio Grande Rift. This sloping surface of the valley fill, from the base of the mountains to the valley floor, is locally referred to as the "east mesa".

The Piedmont surface consists of a series of coalescing alluvial fans deposited unconformably on the Santa Fe Group. The Santa Fe Group consists of beds of unconsolidated to loosely consolidated sediments locally inter-bedded with volcanic rocks. The Piedmont surface begins at the base of the Sandia and Manzanita mountains and extends to a series of bluffs and terraces along the east side of the Rio Grande Valley. The combined thickness of the Santa Fe Group and recent alluvium increases toward the river. The recent alluvium ranges in thickness from 0 to 200 feet.

The soils on the "east mesa" were deposited as arroyo channel fill and lenticular inter-channel deposits. The soils consist of poorly-sorted mudflow material to well-sorted stream gravel. The variable deposition conditions occasionally created low density, loose layers within the recent arroyo deposits.

3.1 Hydrogeologic Characteristics

Topography and Surface Water:

The topography of the subject site area slopes south. Runoff from the subject site drains to the drainage improvements associated with Central and Copper Avenues. Regional drainage flows west toward the Rio Grande. No surface water was observed on the subject site.

Ground water:

According to Mr. Bart Faris of the New Mexico Environment Department Ground Water Quality Bureau, the depth to ground water beneath the subject site ranges from 350 to 400 feet below the ground surface. The local direction of groundwater flow in the area of the subject site is southwest. Mr. Faris further reported there is no known groundwater contamination in the vicinity of the subject property.

Flood Zone:

Flood Insurance Rate Map Number 35001C0334 D, dated September 20, 1996, the subject site is in "Zone X - Areas determined to be outside 500-year floodplain".

3.2 Soil Information

The subject site soils are classified as the

Embudo gravelly fine sandy loam and gravelly sandy loam according to the *Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, issued June 1977*.

The Embudo gravelly fine sandy loam and gravelly sandy loam consists of deep, well-drained soils that formed in alluvium derived from decomposed coarse grained granitic rocks on old alluvial fans. The Embudo gravelly fine sandy loam and gravelly sandy loam soil permeability is reported as 0.2 to 0.6 inches per hour, and the soil corrosivity is considered low for uncoated steel and concrete. Slopes range from 0 to 5 percent. The rate of runoff is medium and the hazard of water erosion is moderate.

4.0 SITE USE

4.1 Current Ownership

According to Mr. Amir Nadji, he is the current owner of the subject site. Mr. Nadji indicated that the DeAnza Motor Lodge was constructed in 1938. KEERS was not informed of any environmental liens against the subject site.

4.2 Historical Site Use

4.2.1 Sanborn Insurance Maps Review

The Sanborn Insurance Company produced maps from the 1880s until the 1960s to evaluate insurance risks in various metropolitan areas. Sanborn Maps of the subject site were not reviewed because the area covered by the Sanborn maps does not include the subject site. The aerial photograph review and the personal interview provided sufficient information for the preparation of this report.

4.2.3 Review of Aerial Photographs

Aerial photographs available from the University of New Mexico Earth Data Analysis Center (EDAC) were reviewed in five-year increments from 1935 through 1996 (when possible). No site improvements were noted on the subject site or adjacent properties in the aerial photographs from 1935. The aerial photographs from 1951 through 1996 show the subject and adjacent properties much the same as they appeared at the time of the site visit. An increase in development was apparent in the surrounding areas over the aerial photographic interval. The site topography appeared relatively flat and slightly sloped west. The aerial photographs do not show conclusive indications of waste accumulations, landfills, or waste dumps on or immediately adjacent to the subject site, nor did they indicate visual evidence of releases of potentially hazardous materials to the surface of the subject property.

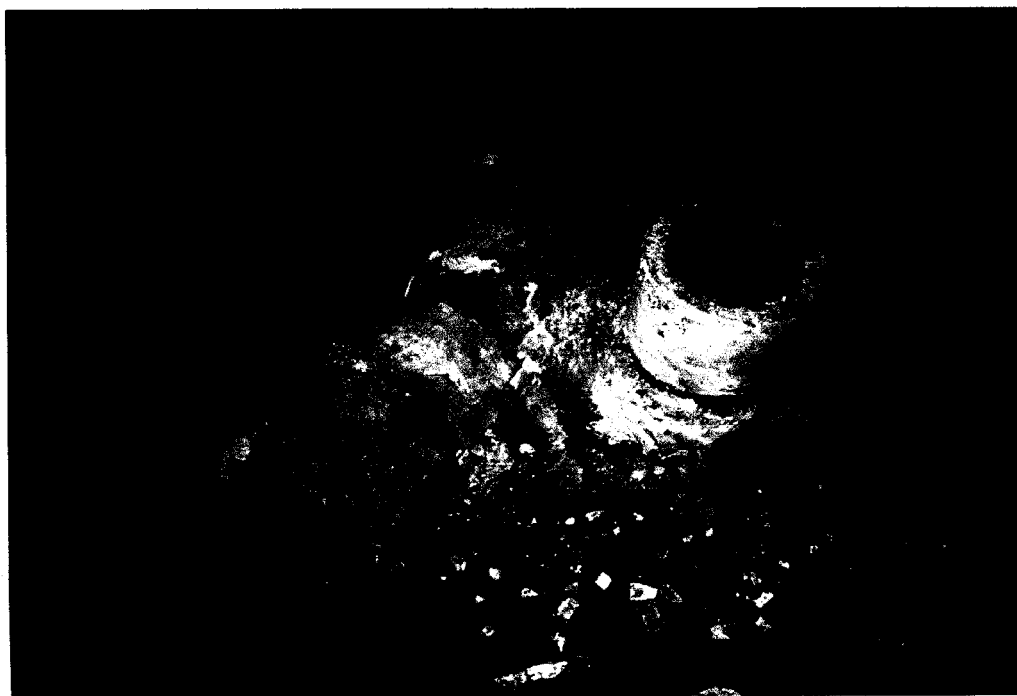
4.3 CONCLUSIONS, SITE USE

Review of current and past use of the subject site and adjacent properties did not indicate any obvious environmental concerns relative to the subject site.

5.0 FEDERAL, STATE & LOCAL AGENCY INFORMATION

The following regulatory information databases were researched to identify registered facilities located within the indicated search radii of the subject site:

Facility Type	No. of Sites
EPA RCRA Generator Facilities (site and adjoining)	0
EPA RCRA TSD Facilities (1 mile)	0
EPA CERCLIS Sites (.50 mile)	0
EPA NPL Sites (1 mile)	0
UST Facilities (site and adjoining)	0
Leaking UST Facilities (0.50 mile)	3
Solid Waste Landfill Registrations (0.50 mile)	0



5.1 RCRA Notifiers Listing

The Resource Conservation and Recovery Act (RCRA) regulations govern facilities that generate hazardous waste (Generators) and facilities that treat, store, or dispose (TSD) hazardous waste.

The subject site is not listed as a RCRA Generator or TSD facility. Further, no RCRA generators were reported on adjoining properties. No RCRA TSF facilities were reported within a 1-mile radius of the subject site.

5.2 CERCLA and NPL Listing

The CERCLA regulations provide enforcement authority for cleaning up hazardous waste sites and responding to hazardous substance spills. Sites under consideration for remediation are placed on the CERCLIS List. The worst of the CERCLIS sites are ranked and placed on the National Priority List (NPL) for remedial action.

The subject site is not a registered CERCLIS facility. There are no registered CERCLIS facilities reported within one-half mile radius of the subject site.

The subject site is not a registered NPL facility. There are no registered NPL facilities reported within one mile radius of the subject site.

5.3 UNDERGROUND STORAGE TANKS

Neither the subject site nor adjoining sites are listed as UST sites. There are three active LUST sites reported within a one-half mile radius of the subject site. The active LUST sites are in various stages of investigation and or remediation. The LUST sites are not considered a recognized environmental conditions due to their physical distance from and cross-gradient and/or down-gradient locations with respect to the subject site.

5.4 GROUNDWATER QUALITY

Mr. Bart Faris of the NMED Ground Water Quality Bureau indicated that there is no known groundwater contamination in the vicinity of the subject site. According to Mr. Faris, the direction of groundwater flow in the area of the subject site is southwest. Mr. Faris also indicated that his bureau has no specific information regarding groundwater quality beneath the subject property. Mr. Faris further indicated insufficient data exists to adequately characterize groundwater quality beneath the subject property.

5.5 SOLID WASTE LANDFILLS

The subject site is not listed as a registered Solid Waste Landfill (SWLF) facility. Currently there are no registered Solid Waste Landfills located within a 0.50-mile radius of the subject site.

5.6 RADON

In 1989, the New Mexico Environmental Improvement Division and the Environmental Protection Agency performed a random radon-screening survey of private homes throughout New Mexico. The survey also evaluated geologic, soil, and hydrologic conditions that influence levels of indoor radon throughout the state. The 1989 state-wide random-screening survey of 20 homes indicated that 85 percent of homes tested in the area of the subject site were below 4 picoCuries of radon per liter of air (pCi/L), EPA's recommended level for triggering long term testing. Further, the survey indicated that 15 percent are between 4 and 20 pCi/L.

KEERS does not consider the potential for radon accumulations on the subject site to be a significant environmental concern.

5.7 CONCLUSIONS, AGENCY INFORMATION REVIEW

The subject site is not listed as a CERCLIS or NPL site. No CERCLIS sites were reported within a one-half mile radius of the subject site. The database indicates there are no NPL sites within a one mile radius of the subject site.

The subject site is not listed as a RCRA Generator or TSD facility. No RCRA Generator Facilities were reported on adjoining properties. No RCRA TSD facilities are located within a 1-mile radius of the subject site. There are no SWLF facilities registered in the vicinity of the subject site.

There are no registered USTs reported on the subject or adjoining sites. There are three active LUST sites reported within a one-half mile radius of the subject site. The active LUST sites are in various stages of investigation and or remediation. The LUST sites are not considered a recognized environmental conditions due to their physical distance from and cross-gradient and/or down-gradient locations with respect to the subject site.

Based on information available during the time frame of the ESA, these types of facilities may represent an environmental concern relative to the subject site. Additional investigation/site assessment activities may be indicated to evaluate the potential for groundwater contamination from off-site sources.

6.0 SITE RECONNAISSANCE AND INTERVIEWS

Mr. David L. Millis, representing KEERS, performed the on-site visual reconnaissance on May 9, 2002. The subject site is located at 4301 Central Avenue NE, in the near northeast heights area of Albuquerque, New Mexico. This site is composed of 2.0 +/- acres of land. There are four permanent structures that include an office/resident manager quarters building, on-site laundry, an unoccupied restaurant, inactive swimming pool, and 82 motel units. The structures are reportedly wood frame/stucco structures with raised floors for utility access. The flat roofs are covered with built-up tar and gravel roof systems. Other improvements on the subject site include concrete flat work, inactive swimming pool, landscaping, boundary fencing, and asphalt-paved drive/parking areas. The subject site was fully occupied at the time of the site visit. Regional topography is sloped slightly west. No evidence of landfills was observed on the property. Please refer to the Overview Map presented with the EDR report in Appendix F.

No trash or debris was noted on the property. No hazardous materials use or storage was observed.

No freestanding water was observed on the property.

No significant stressed vegetation or soil staining was observed.

Crawl space access-ways were noted around the base of the buildings.

Visual evidence of other waste disposal areas, or piping indicative of USTs was not observed on the subject site. Adverse environmental conditions or practices associated with air quality or wastewater were not observed during the on-site visual reconnaissance.

6.1 HAZARDOUS CHEMICAL/SUBSTANCE INVENTORY

No hazardous material use or storage was noted on the property. No soil staining was apparent.

6.2 SUSPECT ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

Suspect asbestos-containing materials include vinyl sheet flooring in the former restaurant; vinyl cove base and mastic in the office/resident managers building; hard pipe fittings were noted in the inactive boiler room beneath the structure immediately north of the office/resident manager building. 9" X 9" floor tile was noted in the basement meeting room beneath the same structure. Considering the age of the facility there is a potential for asbestos in other building materials used in the structures on the subject site.

6.3 POLYCHLORINATED BIPHENYLS (PCBs)

There are no pad-mounted electrical transformers on the property. Pole-mounted transformers were noted on PNM pole numbers 14875 and 31770 along the west property boundary. According to Mr. Arthur Chavez of Public Service Company of New Mexico, the transformers on PNM pole number 31770 do not contain PCB materials. However, he indicated that the transformers on PBM pole number 14875 possibly contain PCB materials. Mr. Chavez indicated that PNM will test PNM owned transformers at the request of the property owner. PNM will replace and/or retro-fill PNM transformers that contain PCB materials. The transformers are not considered recognized environmental conditions because they were apparent operating correctly and no leakage or staining was apparent.

6.4 RESULTS OF INTERVIEWS

Mr. Amir Nadji, the owner of the subject site, was interviewed by telephone regarding his knowledge of any chemical spills, underground storage tanks, or any other potential environmental concerns associated with the subject site. Mr. Nadji indicated that he knew of no such concerns. He indicated that the property will remain in its current use in the near future. He also reported that to his knowledge, there are no hazardous substance storage or usage, USTs, above ground tanks, or landfills on the property. Additional interview documentation is included in Appendix B.

6.5 REVIEW OF ADJACENT PROPERTIES

Copper Avenue borders the subject site on the north. Single family residential units were noted further north. Washington Street borders the subject site on the east. A banking facility, parking lot, and an office building were noted east of Washington Street. Graceland Drive borders the subject site on the west. A small apartment complex and a communications facility were noted west of the Graceland Drive. Central Avenue borders the subject site on the south. Entertainment clubs and various shops were noted south of Central Avenue.

6.6 CONCLUSIONS, SITE RECONNAISSANCE AND INTERVIEWS

No visual adverse environmental conditions associated with the storage of hazardous substances was observed.

Suspect asbestos-containing materials were noted in the structure. Also considering the age of the site improvements there is a potential for lead-based paint and lead in the drinking water due to pipe dope and lead solder.

There are no pad-mounted transformers on the property. The pole-mounted transformers on PNM pole number 14875 may contain PCB materials.

The interviews did not reveal environmental concerns relative to the subject site.

Review of adjacent properties did not reveal environmental concerns relative to the subject site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

KEERS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the DeAnza Motor Lodge property located at 4301 Central Avenue NE, in Albuquerque, Bernalillo County, New Mexico, the subject site. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site.

However:

Suspect asbestos-containing hard pipe fittings were noted in the inactive boiler room beneath the structure immediately north of the office/resident manager building. 9" X 9" floor tile was noted in the basement meeting room beneath the same structure. Vinyl sheet flooring and vinyl cove base were noted in the former restaurant unit. Considering the age of the facility there is a potential for asbestos in other building materials used in the structures on the subject site.

Considering the age of the site buildings there is a potential for lead-based paint and lead in the drinking water due to pipe dope and lead solder

No specific impacts to the subject property from facilities within the ASTM-specified distances from the subject property have been identified.

APPENDIX A
SITE PHOTOGRAPHS



Photo 1: Northwest to southeast across the property.



Photo 2: Southwest to northeast across the property.



Photo 3: South to north along the east motel drive. Note the closed swimming pool.



Photo 4: Northeast to southwest across the property.



Photo 5: Motel lobby.

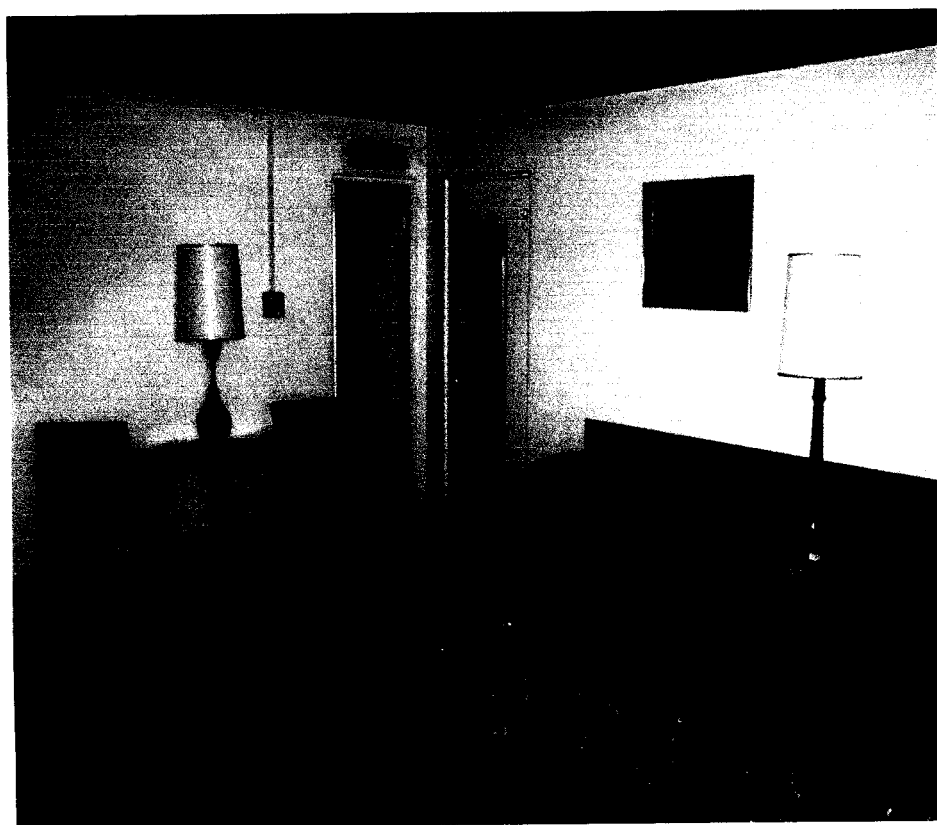


Photo 6: Typical motel room.

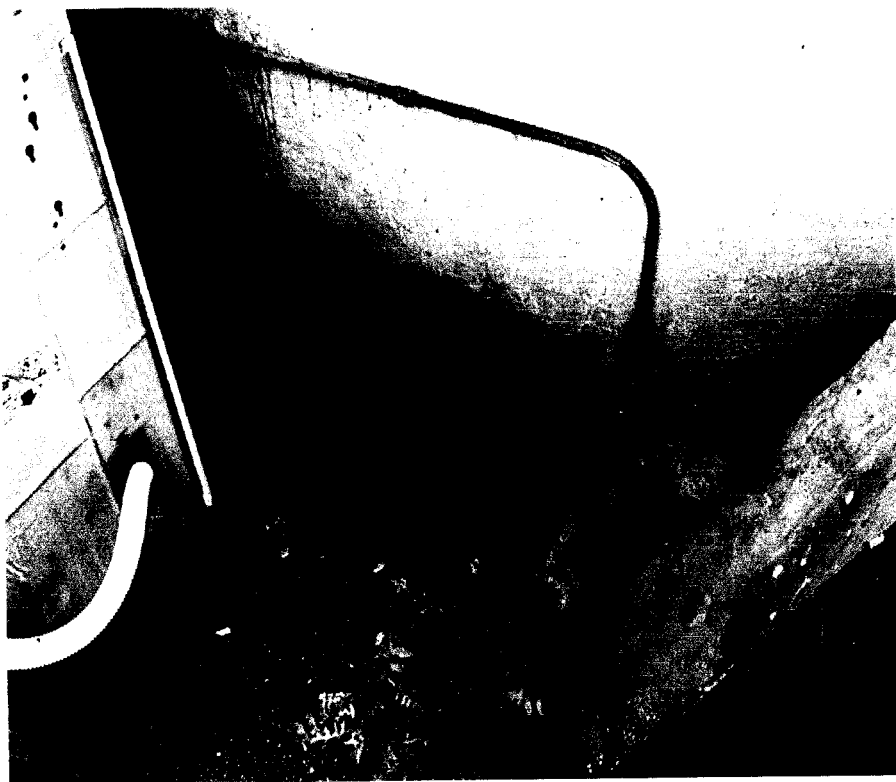


Photo 7: Typical utility crawl space access.



Photo 8: Sump pump system in the basement boiler room.

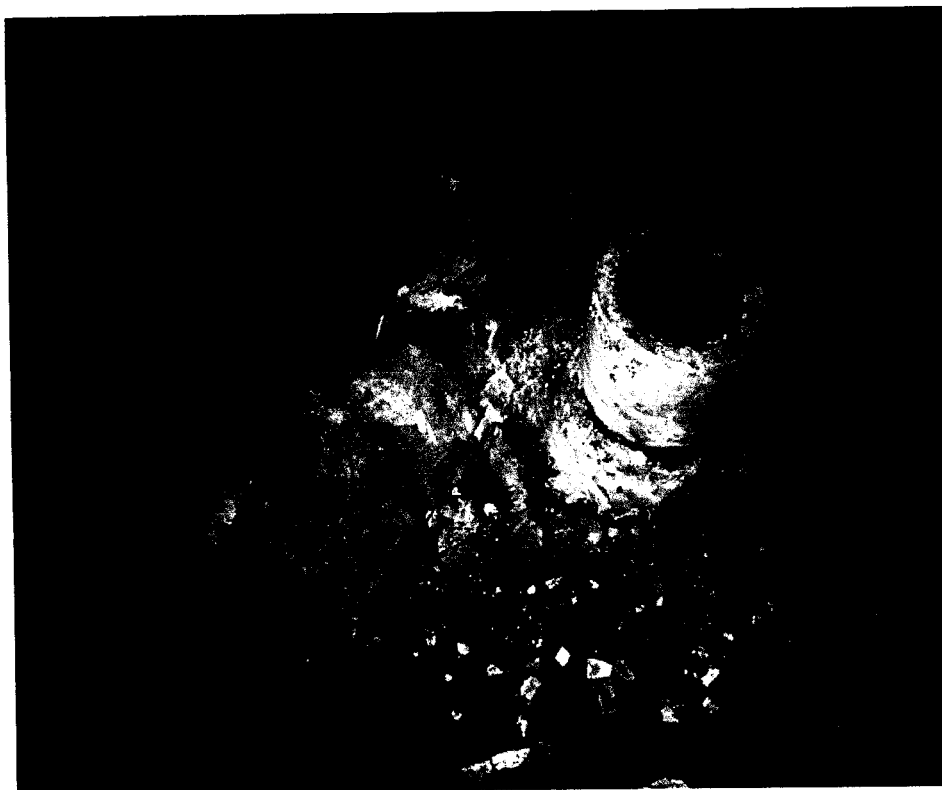


Photo 9: Damaged mud hard fitting in the basement boiler room.



Photo 10: Typical pole-mounted transformers on the west property boundary.

APPENDIX B

INTERVIEW DOCUMENTATION

INTERVIEWER: D. Millis	DATE: August 24, 2001
Persons Interviewed: Mr. Amir Nadji	Job Title: Owner
Affiliation: DeAnza Motor Lodge	Address: 4301 Central Avenue NE, Albuquerque, New Mexico
Phone/Facsimile: (505) 255-1654	Years familiar with subject site: 8 to 9 years

QUESTIONS:	ANSWERS:	Yes	No	Unknown
1) Do you have any knowledge of any environmental liens with respect to the property or any facility on the property?			X	
2) Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?			X	
3) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?			X	
4) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum product?			X	
5) Do you have any knowledge of any environmental site assessment of the property that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment?			X	
6) Do you have any knowledge of an existing or past release of hazardous substances or petroleum products that resulted in contamination of ground, ground water, or surface water on the property?			X	
7) Has fill dirt been brought onto the property that originated from a contaminated site or that is of unknown origin?			X	
8) To the best of your knowledge, has the property ever been used for an industrial use?			X	
9) To the best of your knowledge, has the property ever been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			X	
10) Are there currently, or to the best of your knowledge, have there ever been previously, any registered or unregistered storage tanks (under or above ground) on the property?			X	
11) Do you have knowledge of the property's uses prior to the current development?			X	
12) Can you provide, or do you know of the existence, of any documentation pertinent to the above questions?			X	

Comments: Mr. Nadji was interviewed by telephone regarding his knowledge of any chemical spills, underground storage tanks, or any other potential environmental concerns associated with the subject site. Mr. Nadji indicated that he knew of no such concerns. Mr. Nadji further indicated the property will remain in use as a motor lodge in the near future.

APPENDIX C
CREDENTIALS

CREDENTIALS

Mr. Millis is a registered professional geologist (#1842 – Kentucky) with more than 19 years experience. Mr. Millis' extensive experience with environmental projects ranges from environmental site assessments for real estate transactions to evaluations for groundwater contamination and hazardous waste operations. Mr. Millis has performed numerous Phase I Environmental Site Assessments on properties ranging in complexity from undeveloped land to larger industrial/commercial sites. Mr. Millis' specialized training includes a Bachelor of Arts degree in Archaeology and Geology from the University of New Mexico.

AHERA Building Inspector, Management Planner, Project Designer
EPA Asbestos Abatement Contractor/Supervisor
OSHA 40-Hour Hazardous Waste Worker Course
Trained Lead Inspector

Rev. 01/01/02

LIMITATIONS

This report is for the exclusive use of Ms. Meg Randall of the City of Albuquerque CIP for the express purpose of evaluating the DeAnza Motor Lodge property located at 4301 Central Avenue NE, Albuquerque, Bernalillo County, New Mexico.

This assessment shall be used in its entirety and no excerpts should be taken as representative of the whole. All work is in accordance with generally accepted industry practices for environmental assessments. All conclusions are based on reasonably available and obtainable information and are not to be considered scientific certainties. Regulatory inputs are based on regulations in effect May 24, 2002. All information obtained and presented herein is accepted at face value.

The intent of this assessment was to identify environmental concerns which would be obvious to a professional exercising due diligence, and is not intended to represent an exhaustive research of all potential hazards that may exist. Keers Environmental, and its representatives do not infer, imply, represent, or guarantee that this assessment positively identifies all areas of concern on this property. It is possible that additional materials may be encountered during a more extensive inspection, involving physical sampling and analysis. This report does not purport to be representative of future site conditions or events. Situations or activities that transpire subsequent to the site reconnaissance which result in adverse environmental impacts, are not to be construed as relevant to this assessment.

This report is subject to the time, budgetary and scope limitations of the ASTM protocol, and expires in 180 days.

APPENDIX E
REFERENCES

REFERENCES

Documents	Information Sources and Interviews
<p>EPA Resource Conservation and Recovery Act (RCRA) List</p> <p>EPA RCRA Treatment, Storage and Disposal (TSD) List</p> <p>EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</p> <p>EPA CERCLA National Priorities List (NPL)</p> <p>EPA Emergency Response Notification System (ERNS) List</p> <p>New Mexico Environment Department (NMED) Underground Storage Tank (UST) List</p> <p>NMED Leaking UST (LUST) List</p> <p>City of Albuquerque Geographic Information System - Zone Atlas</p> <p>United States Geological Survey (USGS) 7.5 Minute Series Topographic Map, Albuquerque West, New Mexico Quadrangle</p> <p>Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map</p> <p>Natural Resource Conservation Service (formerly Soil Conservation Service) <i>Soil Survey, Bernalillo County and Parts Of Sandoval and Valencia Counties, New Mexico</i>, June 1977</p> <p><i>New Mexico Radon Survey, 1987 – 1989</i>, R. Manchego, V. McLemore and J. Hawley</p>	<p>Mr. Amir Nadji Owner DeAnza Motor Lodge 4301 Central Avenue NE Albuquerque, New Mexico</p> <p>(505) 255-1654</p>

APPENDIX F
EDR RADIUS MAP WITH GEOCHECK

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	5
Orphan Summary	11
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-12

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

4301 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

COORDINATES

Latitude (North): 35.079000 - 35° 4' 44.4"
Longitude (West): 106.597100 - 106° 35' 49.6"
Universal Transverse Mercator: Zone 13
UTM X (Meters): 354392.4
UTM Y (Meters): 3882772.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2435106-A5 ALBUQUERQUE EAST, NM
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list.
SWF/LF..... Solid Waste Facilities

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees

EXECUTIVE SUMMARY

ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Storage Tanks List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 11/21/2001 has revealed that there is 1 CERC-NFRAP site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALBUQUERQUE ASSAY LAB.	4115 SILVER AVE. SE	0 - 1/8 WSW A2		5

EXECUTIVE SUMMARY

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 12/01/2001 has revealed that there are 3 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TYRE TRUCKING	4110 SILVER SE	0 - 1/8 WSW A3		5
CENTRAL DENTAL LAB	202 SIERRA PL NE	0 - 1/8 N 5		6
AAA PEST CONTROL INC	4203 LEAD SE	1/8 - 1/4SSW 7		7

STATE ASTM STANDARD

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the New Mexico Environmental Department's List of Past & Current Leak Sites by Location.

A review of the LUST list, as provided by EDR, and dated 01/26/2001 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JIM'S AUTOMOTIVE/2	4411 LEAD SE	1/4 - 1/2SSE 10		8
CHEVRON 75915	400 ADAMS SE	1/4 - 1/2SSE 12		10

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
7-11 #713	3801 CENTRAL AVE NE	1/4 - 1/2W 11		9

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the New Mexico Environmental Department's Listing of Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 01/26/2001 has revealed that there are 5 UST sites within approximately 0.25 miles of the target property.

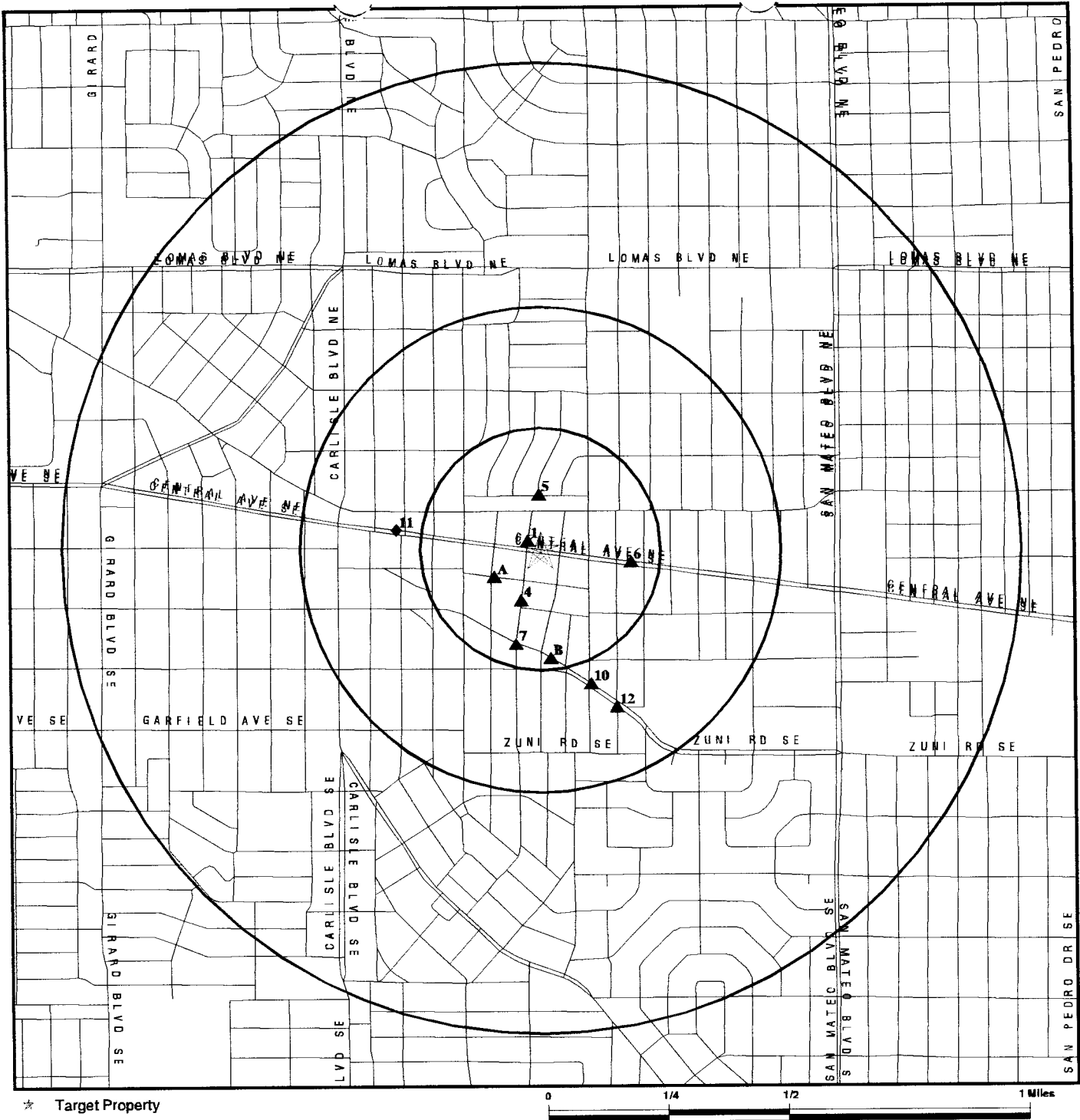
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALBUQUERQUE EAST	120 SIERRA NE	0 - 1/8 NW 1		5
FINDERS FLAW	215 SIERRA SE	0 - 1/8 SSW 4		6
FIRESTONE STORE 4328 013277	4601 CENTRAL NE	1/8 - 1/4E 6		6
HIGHLAND CHEVRON	4320 LEAD SE	1/8 - 1/4S B8		7
HIGHLAND	4320 COAL SE	1/8 - 1/4S B9		7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
DON RESERVOIR CONVENIENCE CTR	SWF/LF
RANKIN RECYCLE & TRANSFER	SWF/LF
PRICES DAIRY	LUST
BETAWEST	LUST
NM EYE ASSOCIATION	LUST, UST
SANL/MANZANO 7570	LUST
CARNUE DEADMANS	UST
WINNERS TEXACO 2	UST
ESCRITO TRADING POST	UST
PHILLIPS PETROLEUM CO SS#27245	RCRIS-SQG

INTERVIEW MAP - 763589.1s - E.C.I.



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites

▨ National Priority List Sites

▨ Landfill Sites

~ Power transmission lines

~ Oil & Gas pipelines

TARGET PROPERTY: DeAnza Motel
 ADDRESS: 4301 Central Avenue NE
 CITY/STATE/ZIP: Albuquerque NM 87108
 LAT/LONG: 35.0790 / 106.5971

CUSTOMER: E.C.I.
 CONTACT: David L. Millis
 INQUIRY #: 763589.1s
 DATE: April 16, 2002 8:11 pm

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: EDR does not presently have coal gas site information available in this state.

1
NW
< 1/8
168
Higher

ALBUQUERQUE EAST
120 SIERRA NE
ALBUQUERQUE, NM 87108

UST U003189117
N/A

UST:

Facility ID: 26436
Total Tanks: 0
Owner ID: 14976
Old Facility Id: 4516007
Contact: LARRY RILEY
Owner: QWEST
Owner Address: 3033 NORTH THIRD ST 216
PHOENIX, AZ 85012

A2
WSW
< 1/8
574
Higher

ALBUQUERQUE ASSAY LAB.
4115 SILVER AVE. SE
ALBUQUERQUE, NM 87100

CERC-NFRAP 1003875903
NM0000015032

Site 1 of 2 in cluster A

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported

Federal Facility: Not a Federal Facility

Non NPL Code: NFRAP

Ownership Status: Unknown

NPL Status: Not on the NPL

Site Description: FERTILIZERS, FERTILIZER MIXING AND PESTICIDES.

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY

Completed: 05/29/1991

Assessment: PRELIMINARY ASSESSMENT

Completed: 05/23/1995

A3
WSW
< 1/8
585
Higher

TYRE TRUCKING
4110 SILVER SE
ALBUQUERQUE, NM 87108

RCRIS-SQG 1000455298
FINDS NMD986669950

Site 2 of 2 in cluster A

RCRIS:

Owner: THOMAS TYRE
(000) 000-0000

EPA ID: NMD986669950

Contact: THOMAS TYRE
(505) 266-6089

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

TYRE TRUCKING (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000455298

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

4
SSW
< 1/8
592
Higher

FINDERS FLAW
215 SIERRA SE
ALBUQUERQUE, NM 87108

UST U003189402
N/A

UST:

Facility ID: 28030
Total Tanks: 0
Owner ID: 16405
Old Facility Id: 13855001
Contact: ANGELINA MARTINEZ
Owner: FINDERS FLAW
Owner Address: 215 SIERRA SE
ALBUQUERQUE, NM 87108

5
North
< 1/8
599
Higher

CENTRAL DENTAL LAB
202 SIERRA PL NE
ALBUQUERQUE, NM 87108

RCRIS-SQG 1000419130
FINDS NMD069416410

RCRIS:

Owner: MANUEL A MARTINEZ
(000) 000-0000
EPA ID: NMD069416410
Contact: MANUEL-A MARTINEZ
(505) 268-1979

Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

6
East
1/8-1/4
1006
Higher

FIRESTONE STORE 4328 013277
4601 CENTRAL NE
ALBUQUERQUE, NM 87108

UST U001891427
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FIRESTONE STORE 4328 013277 (Continued)

U001891427

UST:

Facility ID: 28042
Total Tanks: 0
Owner ID: 14711
Old Facility Id: 2063001
Contact: RAYNEL GONZALES
Owner: COLLEGE PROPERTIES OF NORTHERN OHIO
Owner Address: CONTROLLERS OFFICE
173 WEST LORAIN ST
OBERLIN, OH 44074

7
SSW
1/8-1/4
1066
Higher

AAA PEST CONTROL INC
4203 LEAD SE
ALBUQUERQUE, NM 87108

RCRIS-SQG 1000106244
FINDS NMD035686138

RCRIS:

Owner: ALBERT GONZALES
(505) 262-1622
EPA ID: NMD035686138
Contact: RANDY WRIGHT
(505) 268-6261
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

B8
South
1/8-1/4
1188
Higher

HIGHLAND CHEVRON
4320 LEAD SE
ALBUQUERQUE, NM 87120

UST U003543317
N/A

Site 1 of 2 in cluster B

UST:

Facility ID: 1404
Total Tanks: 3
Owner ID: 17012
Old Facility Id: 6755014
Contact: MARTHA SHEPHARD
Owner: PETROLINK DBA EVER READY OIL CO
Owner Address: PO BOX 25845
ATTN ACCTS PAYABLE
ALBUQUERQUE, NM 87105

B9
South
1/8-1/4
1308
Higher

HIGHLAND
4320 COAL SE
ALBUQUERQUE, NM 87108

UST U003189484
N/A

Site 2 of 2 in cluster B

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HIGHLAND (Continued)

U003189484

UST:

Facility ID: 28528
Total Tanks: 0
Owner ID: 16495
Old Facility Id: 6756006
Contact: JAMES SHEPHERD
Owner: ADC GAS CO EVER READY OIL CO INC
Owner Address: 101 ANDERSON SE
PO BOX 25845
ALBUQUERQUE, NM 87125

10
SSE
1/4-1/2
1560
Higher
JIM'S AUTOMOTIVE/2
4411 LEAD SE
ALBUQUERQUE, NM

LUST S102642100
N/A

LUST:

Form Number: 2524
Priority Rank: 411
Facility ID: 28759
Status: Investigation, No Settlement Agreement
Score Total: 0
Tie Score: 208
Aggravating Factor Score: 1
Mitigating Factor Score: 1
Water Supply Impact: No
Property Damage Impacts: No
Highly Contaminated Soils: No
Project Manager: Patrick DeGruyter
Date Release Reported: 05-OCT-93
Product: Gasoline
Responsible Party Name: HINDI
Water Supply Impact: No
Ground Water Impact: Yes

Form Number: 2048
Priority Rank: Not reported
Facility ID: 28759
Status: No Further Action
Score Total: 0
Tie Score: 200
Aggravating Factor Score: 0
Mitigating Factor Score: 4
Water Supply Impact: No
Property Damage Impacts: No
Highly Contaminated Soils: No
Project Manager: Calvin Martin
Date Release Reported: 05-OCT-93
Product: Waste Oil
Responsible Party Name: JIM MADDIX
Water Supply Impact: No
Ground Water Impact: No

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

11
West
1/4-1/2
1592
Lower

7-11 #713
3801 CENTRAL AVE NE
ALBUQUERQUE, NM

LUST S101568460
N/A

LUST:

Form Number: 2411
Priority Rank: 513
Facility ID: 26275
Status: Investigation, No Settlement Agreement
Score Total: 0
Tie Score: 208
Aggravating Factor Score: 0
Mitigating Factor Score: 2
Water Supply Impact: No
Property Damage Impacts: No
Highly Contaminated Soils: No
Project Manager: TJE
Date Release Reported: 16-AUG-94
Product: Gasoline
Responsible Party Name: SW CONVEN STORE
Water Supply Impact: No
Ground Water Impact: Yes

Form Number: 3568
Priority Rank: Not reported
Facility ID: 26275
Status: Pre-Investigation, Suspected Release
Score Total: Not reported
Tie Score: Not reported
Aggravating Factor Score: Not reported
Mitigating Factor Score: Not reported
Water Supply Impact: Unknown
Property Damage Impacts: Unknown
Highly Contaminated Soils: Not reported
Project Manager: TJE
Date Release Reported: 12-MAY-99
Product: Not reported
Responsible Party Name: SW CONVENIENCE
Water Supply Impact: Not reported
Ground Water Impact: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

7-11 #713 (Continued)

Database(s) EDR ID Number
EPA ID Number

S101568460

Form Number: 1903
Priority Rank: Not reported
Facility ID: 26275
Status: No Further Action
Score Total: Not reported
Tie Score: Not reported
Aggravating Factor Score: Not reported
Mitigating Factor Score: Not reported
Water Supply Impact: Unknown
Property Damage Impacts: Unknown
Highly Contaminated Soils: No
Project Manager: Steven Jetter
Date Release Reported: 22-JUN-93
Product: Gasoline
Responsible Party Name: SOUTHWEST ENERG
Water Supply Impact: No
Ground Water Impact: No

12
SSE
1/4-1/2
1902
Higher

CHEVRON 75915
400 ADAMS SE
ALBUQUERQUE, NM

LUST S104850377
N/A

LUST:

Form Number: 2844
Priority Rank: Not reported
Facility ID: Not reported
Status: Pre-Investigation, Confirmed Release
Score Total: Not reported
Tie Score: Not reported
Aggravating Factor Score: Not reported
Mitigating Factor Score: Not reported
Water Supply Impact: Unknown
Property Damage Impacts: Unknown
Highly Contaminated Soils: Not reported
Project Manager: David Nye
Date Release Reported: 18-DEC-95
Product: Not reported
Responsible Party Name: CHEVRON USA
Water Supply Impact: Not reported
Ground Water Impact: Not reported

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
ALBUQUERQUE	S100743757	DON RESERVOIR CONVENIENCE CTR	114TH SW SUNSET GARDEN ROAD		SWF/LF	12032003
ALBUQUERQUE	U003189259	CARNUE DEADMANS	HWY 66 CARNUEL EXIT		UST	27249
ALBUQUERQUE	S102641766	PRICES DAIRY	RT 9 BOX 858 B		LUST	30053
ALBUQUERQUE	1004754182	PHILLIPS PETROLEUM CO SS#27245	CENTRAL SE	87108	RCRIS-SQG	
ALBUQUERQUE	S104850367	BETAWEST	COPPER NW		LUST	
ALBUQUERQUE	U003189715	NM EYE ASSOCIATION	1100 LEAD		LUST, UST	29625
ALBUQUERQUE	S101646701	SAN/MANZANO 7570	MANZANO/7570-1		LUST	27129
ALBUQUERQUE	S102522741	RANKIN RECYCLE & TRANSFER	ON RANKEN RD.		SWF/LF	12225001
ALBUQUERQUE	U003378231	WINNERS TEXACO 2	SAN MATEO AND CENTRAL	87108	UST	31652
COUNSELOR	U003711603	ESCRITO TRADING POST	ROUTE 4 HIGHWAY 44	87108	UST	5601

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/02
Date Made Active at EDR: 02/25/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/02
Elapsed ASTM days: 21
Date of Last EDR Contact: 02/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/17/02
Date Made Active at EDR: 02/25/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/02
Elapsed ASTM days: 21
Date of Last EDR Contact: 02/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/21/01
Date Made Active at EDR: 02/04/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/01
Elapsed ASTM days: 40
Date of Last EDR Contact: 12/26/01

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/21/01
Date Made Active at EDR: 02/04/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/01
Elapsed ASTM days: 40
Date of Last EDR Contact: 12/16/01

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/14/01
Date Made Active at EDR: 01/14/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/14/01
Elapsed ASTM days: 61
Date of Last EDR Contact: 03/11/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 12/01/01
Date Made Active at EDR: 04/08/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/04/02
Elapsed ASTM days: 63
Date of Last EDR Contact: 01/14/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 08/08/00
Date Made Active at EDR: 09/06/00
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/11/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 02/01/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/18/02
Date of Next Scheduled EDR Contact: 06/17/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/02
Date of Next Scheduled EDR Contact: 04/08/02

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/02
Date of Next Scheduled EDR Contact: 05/06/02

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/29/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/07/02
Date of Next Scheduled EDR Contact: 04/08/02

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/02
Date of Next Scheduled EDR Contact: 04/22/02

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 02/14/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/07/02
Date of Next Scheduled EDR Contact: 04/08/02

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 12/14/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/02/02
Date of Next Scheduled EDR Contact: 04/01/02

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/26/02
Date of Next Scheduled EDR Contact: 05/27/02

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/01/01
Database Release Frequency: Annually

Date of Last EDR Contact: 02/12/02
Date of Next Scheduled EDR Contact: 05/13/02

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/11/02
Date of Next Scheduled EDR Contact: 06/10/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/01
Date of Next Scheduled EDR Contact: 03/25/02

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 01/22/02
Date of Next Scheduled EDR Contact: 04/22/02

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/01
Date of Next Scheduled EDR Contact: 03/25/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 01/14/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/01
Date of Next Scheduled EDR Contact: 03/25/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF NEW MEXICO ASTM STANDARD RECORDS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list.

Source: EPA

Telephone: 703-413-0223

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Made Active at EDR: N/A

Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A

Elapsed ASTM days: N/A

Date of Last EDR Contact: 01/29/02

SWF/LF: Solid Waste Facilities

Source: New Mexico Environment Department

Telephone: 505-827-0347

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/13/01

Date Made Active at EDR: 07/11/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/14/01

Elapsed ASTM days: 27

Date of Last EDR Contact: 03/12/02

LUST: Leaking Underground Storage Tank Priorization Database

Source: New Mexico Environment Department

Telephone: 505-827-0188

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/26/01

Date Made Active at EDR: 03/06/01

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 29

Date of Last EDR Contact: 02/05/02

UST: Listing of Underground Storage Tanks

Source: New Mexico Environment Department

Telephone: 505-827-0199

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/26/01

Date Made Active at EDR: 03/02/01

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 25

Date of Last EDR Contact: 02/05/02

STATE OF NEW MEXICO ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Storage Tanks List

Source: State Fire Marshal

Telephone: 505-827-3550

Aboveground tanks that have been inspected by the State Fire Marshal.

Date of Government Version: 02/01/00

Database Release Frequency: Varies

Date of Last EDR Contact: 01/04/02

Date of Next Scheduled EDR Contact: 04/01/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

DEANZA MOTEL
4301 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

TARGET PROPERTY COORDINATES

Latitude (North):	35.078999 - 35° 4' 44.4"
Longitude (West):	106.597099 - 106° 35' 49.6"
Universal Transverse Mercator:	Zone 13
UTM X (Meters):	354392.4
UTM Y (Meters):	3882772.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2435106-A5 ALBUQUERQUE EAST, NM
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General NNW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
BERNALILLO, NM

FEMA Flood
Electronic Data
Not Available

Flood Plain Panel at Target Property:

Not Reported

Additional Panels in search area:

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
ALBUQUERQUE EAST

NWI Electronic
Data Coverage
Not Available

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Location Relative to TP: 1 - 2 Miles SSE
Site Name: VETERANS ADMINISTRATION HOSPITAL
Site EPA ID Number: NM6360307270
Groundwater Flow Direction: Northeast
Inferred Depth to Water: 500 feet.
Hydraulic Connection: Detailed hydraulic connection information is not available.
Sole Source Aquifer: No information about a sole source aquifer is available
Data Quality: Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Cenozoic	Category: Continental Deposits
System:	Tertiary	
Series:	Pliocene	
Code:	Tpc (decoded above as Era, System & Series)	

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: MADUREZ

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	10 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.90
2	10 inches	22 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COURSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 8.40 Min: 7.90
3	22 inches	60 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COURSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 9.00 Min: 7.90

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinator soil types may appear within the general area of target property.

Soil Surface Textures: fine sandy loam
loamy sand
sandy loam

Surficial Soil Types: fine sandy loam
loamy sand
sandy loam

Shallow Soil Types: stratified

Deeper Soil Types: gravelly - loamy fine sand
loamy fine sand
sandy loam
stratified
gravelly - loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	350524106352201	1/2 - 1 Mile NNE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-----------------------------

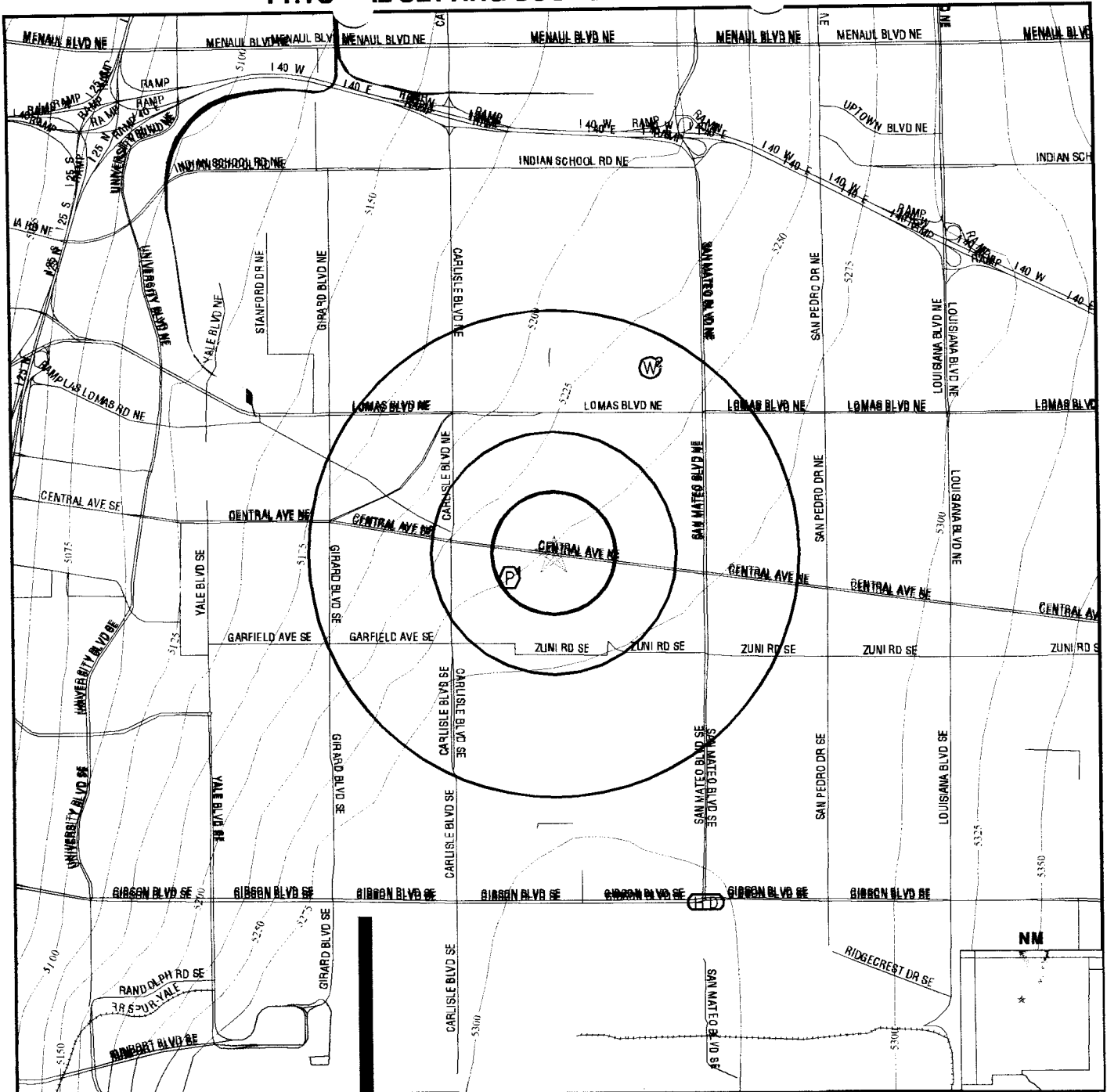
GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>1</u>	<u>NM3510701</u>	<u>1/8 - 1/4 Mile WSW</u>

Note: PWS System location is not always the same as well location.

PHYSICAL SETTING SOURCE MAP - 7637 .1s



- Major Roads
- Contour Lines
- Airports
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons

- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data



TARGET PROPERTY: DeAnza Motel
 ADDRESS: 4301 Central Avenue NE
 CITY/STATE/ZIP: Albuquerque NM 87108
 LAT/LONG: 35.0790 / 106.5971

CUSTOMER: E.C.I.
 CONTACT: David L. Millis
 INQUIRY #: 763589.1s
 DATE: April 16, 2002 8:11 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
WSW
1/8 - 1/4 Mile
Higher

FRDS PWS NM3510701

PWS ID: NM3510701 PWS Status: Not Reported
Date Initiated: Not Reported Date Deactivated: Not Reported
PWS Name: ALBUQUERQUE WATER SYSTEM
PO BOX 1293
ALBUQUERQUE, NM 87103

Treatment Objective: DISINFECTION
Treatment Process: GASEOUS CHLORINATION, POST
Source: Ground water

Addressee / Facility: Not Reported

Facility Latitude:	25 6 8.0000	Facility Longitude:	106 32 13.0000
Facility Latitude:	34 4 28.0000	Facility Longitude:	106 44 18.0000
Facility Latitude:	34 4 44.0000	Facility Longitude:	106 43 54.0000
Facility Latitude:	34 4 49.0000	Facility Longitude:	106 43 20.0000
Facility Latitude:	35 2 12.0000	Facility Longitude:	106 43 48.0000
Facility Latitude:	35 2 48.0000	Facility Longitude:	106 43 40.0000
Facility Latitude:	35 3 1.0000	Facility Longitude:	106 38 37.0000
Facility Latitude:	35 3 12.0000	Facility Longitude:	106 43 46.0000
Facility Latitude:	35 3 16.0000	Facility Longitude:	106 38 48.0000
Facility Latitude:	35 3 16.0000	Facility Longitude:	106 39 2.0000
Facility Latitude:	35 3 43.0000	Facility Longitude:	106 36 34.0000
Facility Latitude:	35 3 55.0000	Facility Longitude:	106 35 15.0000
Facility Latitude:	35 3 58.0000	Facility Longitude:	106 37 29.0000
Facility Latitude:	35 3 59.0000	Facility Longitude:	106 36 24.0000
Facility Latitude:	35 4 5.0000	Facility Longitude:	106 32 19.0000
Facility Latitude:	35 4 8.0000	Facility Longitude:	106 31 10.0000
Facility Latitude:	35 4 12.0000	Facility Longitude:	106 33 10.0000
Facility Latitude:	35 4 18.0000	Facility Longitude:	106 41 24.0000
Facility Latitude:	35 4 20.0000	Facility Longitude:	106 33 45.0000
Facility Latitude:	35 4 21.0000	Facility Longitude:	106 31 24.0000
Facility Latitude:	35 4 21.0000	Facility Longitude:	106 36 11.0000
Facility Latitude:	35 4 24.0000	Facility Longitude:	106 32 34.0000
Facility Latitude:	35 4 25.0000	Facility Longitude:	106 37 26.0000
Facility Latitude:	35 4 29.0000	Facility Longitude:	106 30 25.0000
Facility Latitude:	35 4 35.0000	Facility Longitude:	106 38 0.0000
Facility Latitude:	35 4 39.0000	Facility Longitude:	106 35 59.0000
Facility Latitude:	35 4 45.0000	Facility Longitude:	106 33 38.0000
Facility Latitude:	35 4 45.0000	Facility Longitude:	106 41 15.0000
Facility Latitude:	35 5 8.0000	Facility Longitude:	106 43 56.0000
Facility Latitude:	35 5 9.0000	Facility Longitude:	106 41 42.0000
Facility Latitude:	35 5 12.0000	Facility Longitude:	106 32 18.0000
Facility Latitude:	35 5 12.0000	Facility Longitude:	106 32 57.0000
Facility Latitude:	35 5 14.0000	Facility Longitude:	106 41 18.0000
Facility Latitude:	35 5 16.0000	Facility Longitude:	106 31 43.0000
Facility Latitude:	35 5 39.0000	Facility Longitude:	106 33 30.0000
Facility Latitude:	35 5 53.0000	Facility Longitude:	106 31 38.0000
Facility Latitude:	35 6 2.0000	Facility Longitude:	106 33 31.0000

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Facility Latitude:	35 6 6.0000	Facility Longitude:	106 41 16.0000
Facility Latitude:	35 6 15.0000	Facility Longitude:	106 35 0.0000
Facility Latitude:	35 6 28.0000	Facility Longitude:	106 33 48.0000
Facility Latitude:	35 6 28.0000	Facility Longitude:	106 41 15.0000
Facility Latitude:	35 6 30.0000	Facility Longitude:	106 40 43.0000
Facility Latitude:	35 6 35.0000	Facility Longitude:	105 41 50.0000
Facility Latitude:	35 6 40.0000	Facility Longitude:	106 34 27.0000
Facility Latitude:	35 6 41.0000	Facility Longitude:	106 40 6.0000
Facility Latitude:	35 6 42.0000	Facility Longitude:	106 42 29.0000
Facility Latitude:	35 6 46.0000	Facility Longitude:	106 44 0.0000
Facility Latitude:	35 6 46.0000	Facility Longitude:	106 44 33.0000
Facility Latitude:	35 6 48.0000	Facility Longitude:	106 36 26.0000
Facility Latitude:	35 6 53.0000	Facility Longitude:	106 40 30.0000
Facility Latitude:	35 6 57.0000	Facility Longitude:	106 41 9.0000
Facility Latitude:	35 7 11.0000	Facility Longitude:	106 40 47.0000
Facility Latitude:	35 7 12.0000	Facility Longitude:	106 32 31.0000
Facility Latitude:	35 7 12.0000	Facility Longitude:	106 33 39.0000
Facility Latitude:	35 7 20.0000	Facility Longitude:	106 33 4.0000
Facility Latitude:	35 7 29.0000	Facility Longitude:	106 34 7.0000
Facility Latitude:	35 7 41.0000	Facility Longitude:	106 36 16.0000
Facility Latitude:	35 7 44.0000	Facility Longitude:	106 33 35.0000
Facility Latitude:	35 7 49.0000	Facility Longitude:	106 32 35.0000
Facility Latitude:	35 7 49.0000	Facility Longitude:	106 40 7.0000
Facility Latitude:	35 7 52.0000	Facility Longitude:	106 34 21.0000
Facility Latitude:	35 7 53.0000	Facility Longitude:	106 32 56.0000
Facility Latitude:	35 8 3.0000	Facility Longitude:	106 35 12.0000
Facility Latitude:	35 8 5.0000	Facility Longitude:	106 35 48.0000
Facility Latitude:	35 8 5.0000	Facility Longitude:	106 40 26.0000
Facility Latitude:	35 8 13.0000	Facility Longitude:	106 32 41.0000
Facility Latitude:	35 8 14.0000	Facility Longitude:	106 34 7.0000
Facility Latitude:	35 8 15.0000	Facility Longitude:	106 34 38.0000
Facility Latitude:	35 8 16.0000	Facility Longitude:	106 33 13.0000
Facility Latitude:	35 8 21.0000	Facility Longitude:	106 31 48.0000
Facility Latitude:	35 8 21.0000	Facility Longitude:	106 32 10.0000
Facility Latitude:	35 8 23.0000	Facility Longitude:	106 39 50.0000
Facility Latitude:	35 8 24.0000	Facility Longitude:	106 39 2.0000
Facility Latitude:	35 8 52.0000	Facility Longitude:	106 32 20.0000
Facility Latitude:	35 9 12.0000	Facility Longitude:	106 43 41.0000
Facility Latitude:	35 9 16.0000	Facility Longitude:	106 31 51.0000
Facility Latitude:	35 9 19.0000	Facility Longitude:	106 42 51.0000
Facility Latitude:	35 9 33.0000	Facility Longitude:	106 31 56.0000
Facility Latitude:	35 9 35.0000	Facility Longitude:	106 43 43.0000
Facility Latitude:	35 10 0.0000	Facility Longitude:	106 43 45.0000
Facility Latitude:	35 10 7.0000	Facility Longitude:	106 34 39.0000
Facility Latitude:	35 10 12.0000	Facility Longitude:	106 33 35.0000
Facility Latitude:	35 10 24.0000	Facility Longitude:	106 32 12.0000
Facility Latitude:	35 10 24.0000	Facility Longitude:	106 34 19.0000
Facility Latitude:	35 10 31.0000	Facility Longitude:	106 33 16.0000
City Served:	Not Reported		
Treatment Class:	Treated	Population:	445000

PWS currently has or had major violation(s) or enforcement:

No

2
NNE
1/2 - 1 Mile
Lower

FED USGS 350524106352201

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type	County:	Bernalillo
Year Constructed:	Not Reported	State:	New Mexico
Altitude:	5240.00 ft.	Topographic Setting:	Pediment
Well Depth:	294.00 ft.	Prim. Use of Site:	Withdrawal of water
Depth to Water Table:	279.00 ft.	Prim. Use of Water:	Domestic
Date Measured:	02061956		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for BERNALILLO County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level ≥ 2 pCi/L and ≤ 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Zip Code: 87108

Number of sites tested: 20

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.435 pCi/L	85%	15%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.400 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones: Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration