LEVEL 1 ENVIRONMENTAL

SITE ASSESSMENT REPORT

PYROMID, INC.
3292 SOUTH HIGHWAY 97
REDMOND, OREGON

SRH
GROUP

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SITE ASSESSMENT REPORT

PYROMID, INC.
3292 SOUTH HIGHWAY 97
REDMOND, OREGON

JUNE 27, 1989

Prepared For:

Security Pacific Bank
P.O. Box 4049
Portland, Oregon

Prepared By:

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EXECUTIVE SUMMARY

SRH Environmental Management performed an Environmental Site Assessment of the property located at 3292 South Highway 97 in Redmond, Oregon to determine if there was evidence of a potential for significant environmental contamination. The assessment consisted of a walk-through inspection of the interior and exterior areas of the property, a magnetometer scan of exterior areas to identify evidence of buried metal debris, a review of pertinent records of local, state and federal agencies, historical reviews, interviews with present tenants and a review of aerial photographs of the subject property.

During the walk-through inspection, several areas indicating a potential for environmental contamination were observed. Two underground storage tanks were located in addition to several areas of stained soil. An unlabelled 55 gallon drum filled with an unknown liquid was located on the subject site.

A concrete lined sump containing an appreciable amount of unknown liquid, a large concrete pad and a fill pile containing asphalt, dirt and metal debris were observed on the subject property. These structures present potential sources of soil contamination and additional investigation is recommended to determine their impact on the subject site.

The results of this investigation represent a review of current conditions, based on available information and limited observations. It was concluded that there is a potential for environmental contamination. Recommendations are made for confirming whether significant contamination is present.

INTRODUCTION

A Level 1 Environmental Site Assessment determines whether there is a potential for significant environmental contamination based on readily available information about the site and a walk-through inspection. If this potential does exist, the Level 1 report indicates what additional activities are necessary to confirm evidence of significant environmental contamination.

This report presents the results of a Level 1 Environmental Site Assessment of the Pyromid property at 3292 South Highway 97 in Redmond, Oregon. SRH Environmental Management was retained by Security Pacific Bank to perform the assessment in order to determine if a potential for significant contamination exists for the subject property. Pyromid is a manufacturer of outdoor barbecue grills. The subject property covers an area of approximately 5 acres and is located on the east side of South Highway 97, south of Airport Way in Redmond, Oregon. Drawing 1 shows the location of the site. Drawing 2 is a site map of the subject property. Photos of the site are presented in Appendix B.

This assessment consisted of a visual and olfactory inspection of the site, an interview with Don Rohrer, Manager of Pyromid, Inc., and a review of the pertinent records of local, state and federal agencies. A magnetometer survey of the subject property was also conducted to locate evidence of buried metal items indicative of underground metal tanks or buried drums. A copy of the complete Scope of Services agreement for this investigation is presented in Appendix A.

The results of the investigations are described below.

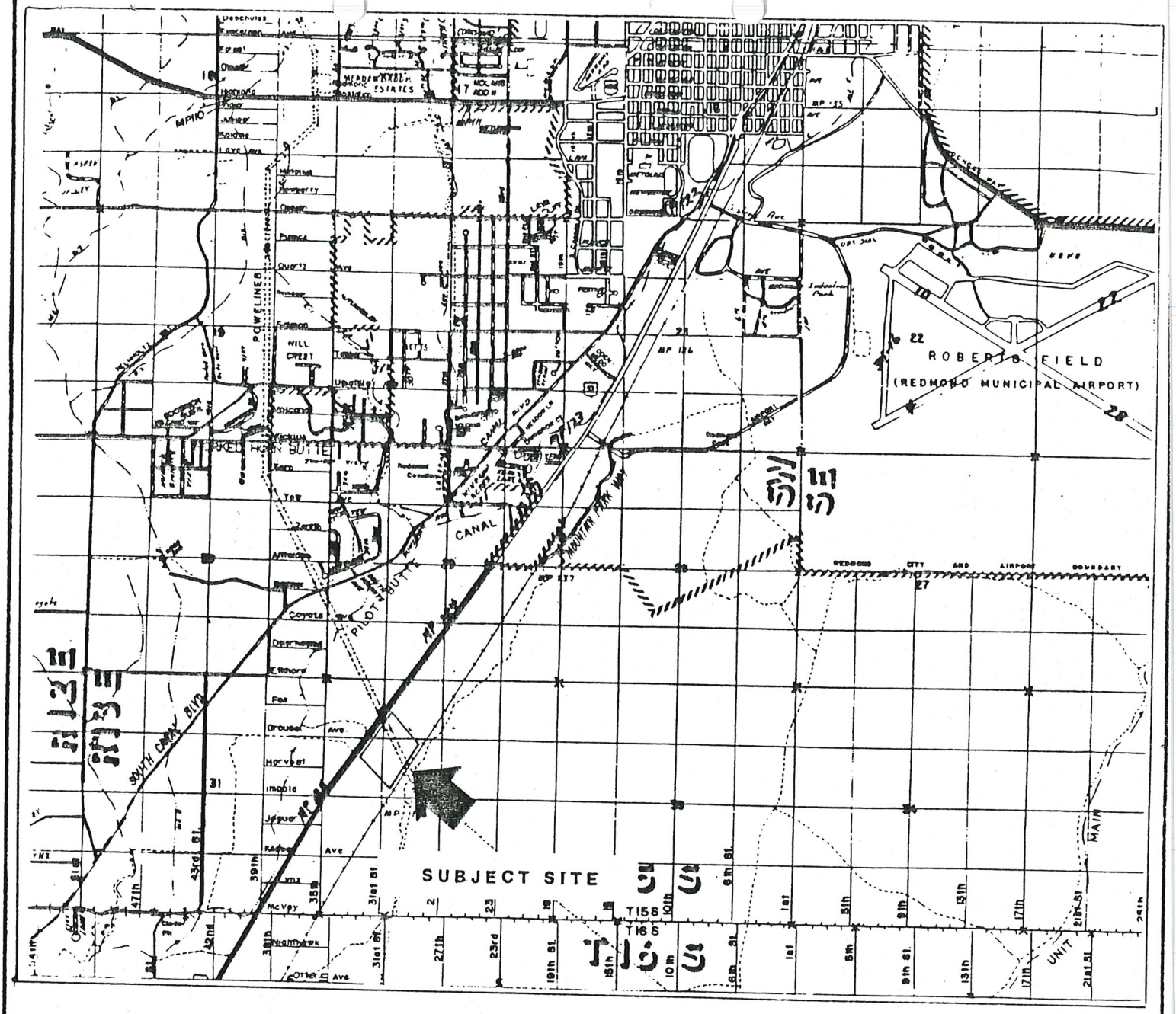
HISTORICAL REVIEW

Significance. An historical review of the subject property is conducted in order to ascertain whether evidence exists that prior usage may have contributed a potential risk for environmental impairment.

The review includes examination of aerial photographs taken over a period of years, chain-of-title records, and building and utility permits. Interviews with present and former tenants and owners are conducted, whenever possible, to obtain undocumented data.

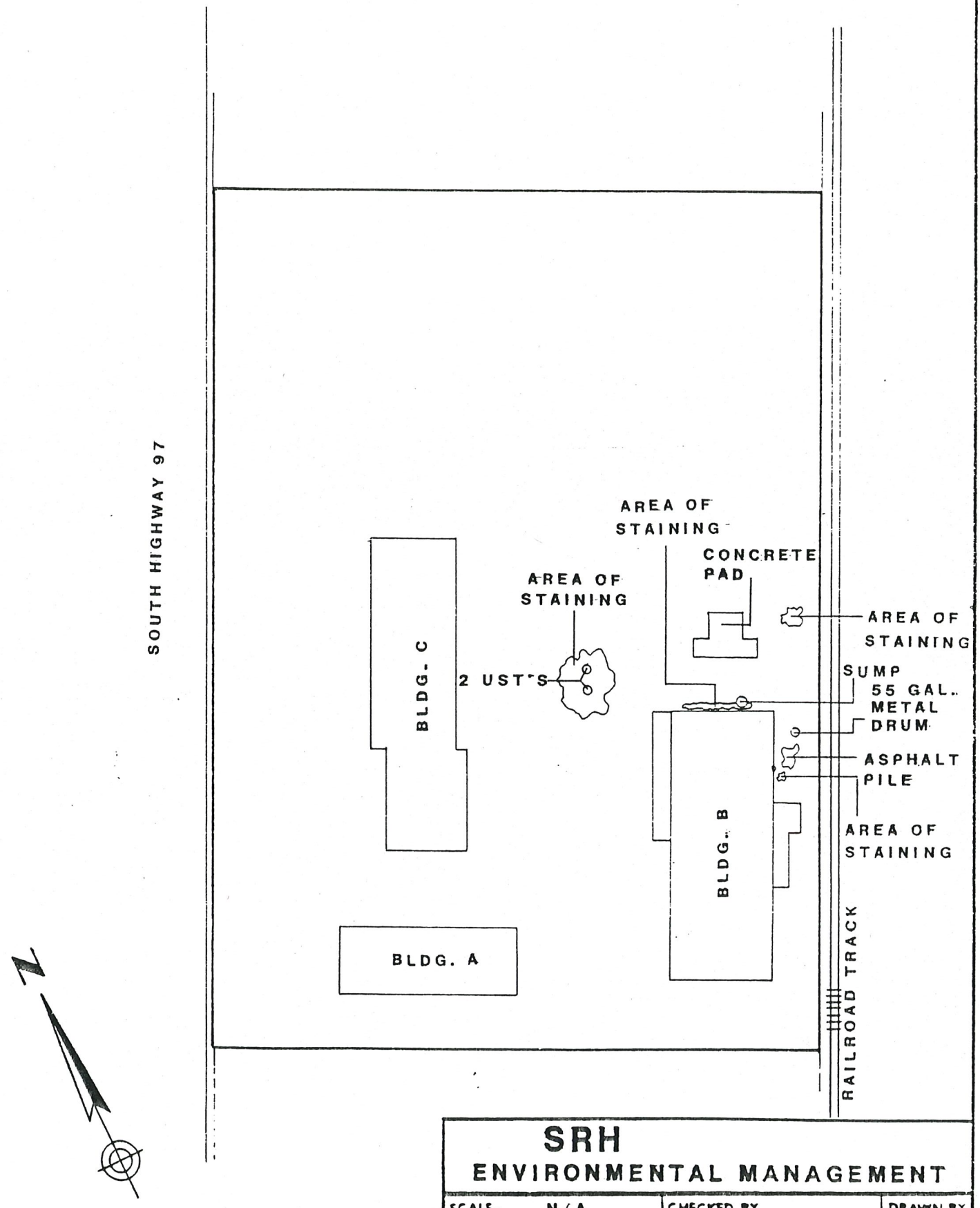
Review. Aerial photographs for the years 1984 and 1987 were reviewed. The current buildings were visible in both of the photos. The 1984 photo showed a disposal area located east of building B. Photographs of the subject site for earlier years were not available.

Chain-of-title records for the subject property were reviewed for the years 1965 to 1989. None of the previous property owners identified in this research were owners who, based upon the name listed in the title record, would be expected to have conducted activities with a significant potential for causing environmental impairment.



REDMOND , WASHINGTON

SRH ENVIRONMENTAL MANAGEMENT		
SCALE N/A	CHECKED BY JMC	DRAWN BY SMS
DATE 6/27/89		
SIZE	SITE LOCATION MAP	DRAWING NO. 1



SRH
ENVIRONMENTAL MANAGEMENT

SCALE N/A	CHECKED BY	DRAWN BY SMS
DATE 6/27/89		
SIZE	SITE MAP	DRAWING NO. 2

The Deschutes County Building Department was contacted regarding building, plumbing and sewer permits. Lori Lassley, Permit Clerk, reported that a permit for construction of a building was issued in 1978, with an additional permit being issued for remodeling in 1980. A septic tank installation permit was issued in 1975. No plumbing permits were found. Such records were not kept prior to 1975.

PROPERTY INSPECTION

General Description of Property

Significance. Specific observations of topography, vegetation, and proximity to thoroughfares and waterways are noted. Topographical features, such as marshes, swales, and heavy vegetation, can serve as concealment areas for improper disposal and storage of waste materials. Railroad tracks, roads, and waterways provide access to the subject property and opportunity for activities such as improper disposal or storage of materials that could contribute to environmental impairment of the property. Waterways can also serve as carriers of contaminants from extraneous sources to the subject site.

Observations. SRH performed the site inspection on June 21, 1989. The topography of the subject property was relatively flat with little relief. Burlington Northern Railroad tracks were observed running north to south along the eastern perimeter or the property.

The subject property consists of three buildings and graveled parking areas. Manufacturing, storage and office buildings covered approximately 50 percent of the property, with the remaining property being a parking area and undeveloped land.

Adjacent Properties

Significance. The condition of adjacent properties can pose a significant potential for environmental contamination on the subject property. Lateral migration of surface or subsurface contaminants from adjoining properties can create an environmental impairment to the subject property.

The general condition of adjacent properties as observable from public right of ways and the subject property is noted. Any activities conducive to creating an adverse environmental impact on the subject property are recorded. Observations of features, such as stained soil, storage areas, drums and underground storage tanks, are made.

Observation. South Highway 97 formed the western boundary of the property. To the east of the subject property was the Burlington Northern Railroad tracks. The property east of the railroad tracks and south of the subject property was bare, undeveloped land. Redmond Lumber Products, a lumber mill and retail distributer, was located to the north of the subject property.

As observable from the subject property and public right of ways, all adjacent properties appeared to be reasonably clean with no obvious signs of contamination.

Storage Areas

Significance. There can be a potential for contamination associated with storage areas due to the activities characteristic of such areas. The presence of existing facilities or evidence of former storage locations can provide insight to past and present activities on the property that could pose a potential for significant environmental impairment.

Storage areas and locations suggestive of storage areas, such as concrete or asphalt pads, covered or fenced areas, pits, ponds, or lagoons, are examined for evidence of leakage or spills. The specific characteristics of these storage areas are noted.

Observations. Several empty unlabelled 55 gallon metal drums on the subject property were used to store metal clippings generated from barbecue manufacturing operations. No staining was observed around the drums.

Three 55 gallon metal drums were located east of building B. The drums were not labelled, and two were empty. The third drum, according to Mr. Rohrer, Manager of Pyromid, belonged to Redmond Lumber Products. The unlabelled drum was filled with an unknown liquid. He stated that Redmond Lumber Products often stores items on Pyromid property. No staining was observed around the drum. Recommendations for characterizing the drum's contents are made in the recommendation section.

A large concrete pad located to the north of building B was observed. According to Mr. Rohrer, a large mixing apparatus formerly rested on the pad and was utilized by the prior occupants in the manufacture of vinyl plastics. It is possible that, through normal operation of the mixing apparatus, leakage and/or spillage of chemicals associated with the manufacture of vinyl plastics may have occurred. No staining was observed around the concrete pad. Recommendations for sampling of soil in this area are made in the recommendation section.

A fill area containing asphalt, dirt, and metal debris was located east of building B. No staining or odor was observed around the fill area. According to Mr. Rohrer, over several years, asphalt and dirt have been used to fill in a pit located in this area. The purpose of this pit is unknown. Due to past manufacturing processes and unknown disposal practices on the site, this fill area should be further evaluated to determine if its presence creates a potential for environmental contamination. Recommendations for further investigation are made in the recommendation section.

Waste Disposal Areas

Significance. Improper usage of waste disposal areas represents a potential for significant environmental impairment and would likely require additional investigation.

Designated areas of waste disposal, such as garbage cans or dumpsters, are examined since these can be sites of improper waste deposition. Areas of stained surfaces, stressed vegetation, discarded empty containers, and burned residue may also be indicative of waste disposal. Additionally, remote or obscured areas, conducive to dumping, are inspected.

Observations. One trash dumpster was located east of building C. Inspection of this disposal areas showed items, such as paper products and plastic wrapping, considered to be non-hazardous materials.

No other disposal areas were observed.

Potential Sources of Surface Contamination

Significance. It is necessary to be determine if sources of surface contamination pose a significant potential for environmental impairment.

Noted are runon areas, drainage ditches, outfalls, storage areas on adjacent properties, air emission fallout sources, and railroad tracks. These items serve as potential sources of contamination of the ground surface and, if present, may require additional investigation to determine their impact on the subject site.

Observations. Four areas of potential surface contamination were observed on the subject site. Stained soil was observed adjacent to the north side of building B. The source of the staining was not apparent. The second and third areas of staining were located north and east of building B, in the vicinity of overturned containers that appeared to contain waste oil. The fourth area of staining was located west of building B in an area where fill pipes of suspected underground storage tanks were observed. Recommendations for further investigation are made in the recommendation section.

Burlington Northern Railroad tracks were observed running north to south along the eastern perimeter or the property. The area around the railroad tracks appeared free of staining and debris.

An above ground oil storage tank for office heating, and an above ground propane storage tank were observed on the property. No staining or leakage was observed around the tanks.

No other potential exterior sources of surface contamination were observed.

Potential Sources of Subsurface Contamination

Significance. The presence of subsurface structures which can collect or contain liquid and sludge represents a source of contamination which poses a potential for environmental impact. These sources need to be evaluated to determine if their presence creates a significant potential for environmental contamination.

Noted is evidence of underground voids, above ground structures indicating subsurface activity, drains, sumps, clarifiers, wells, pits, ponds, lagoons, underground vaults, and underground storage tanks.

Observations. Two locked fill pipes labelled "fuel oil" and two vent pipes were observed west of building B. Significant staining was visible in the vicinity of the fill pipes, as discussed above. Recommendations for further investigation are made in the recommendation section.

A concrete-lined sump, approximately 4 feet in width and of unknown depth, was located north of building B. The structure was filled with an unknown, odorless liquid and was covered with a metal top. The specific function of the sump is unknown. According to Mr. Rohrer, the structure is presently not in use. This sump appears to be a component of the former vinyl manufacturing process. Recommendations for characterization of the liquid are made in the recommendation section.

Magnetometer Survey

Significance. A magnetometer is an instrument that can detect the presence of buried ferromagnetic items such as steel underground storage tanks, metal drums, and metal containers. A portable hand-held magnetometer is used to scan accessible portions of the exterior property. The magnetometer is set to a sensitivity which should allow detection of drum sized objects at a depth of approximately 10 feet.

Positive magnetometer readings indicative of large buried metallic objects represent possible disposal areas or the existence of items that indicate the potential for environmental impairment of the site. If a positive reading is noted from an unidentified source, additional investigation may be necessary to determine the source.

Observations. Exterior areas of the property were traversed on a grid of approximately 10 feet. Access to approximately 5 percent of the area was limited because of parked automobiles. Two areas of magnetometric activity, each approximately 3 feet by 6 feet, were detected in the vicinity of observed fill and vent pipes.

Underground Storage Tanks

Significance. Underground storage tanks (UST's) are recognized as a major potential source of environmental contamination. The presence of underground storage tanks represents a potential environmental liability. Contamination of soils may occur as a result of spills, overfills, or releases from the tank system. Such contamination would require cleanup, with the cleanup costs potentially being the responsibility of the property owner.

UST systems typically have one vent pipe and one fill pipe associated with each UST. These are usually visible in the vicinity of the UST and serve as one of the indicators that a UST is present. Other structures indicative of UST's are dispenser pumps and station pads.

Observations. Two vent pipes and two fill pipes indicative of UST's were located west of building B. Significant staining was visible in the vicinity. According to Mr. Rohrer, these UST's are presently not in use.

Overfill

Transformers

Significance. Generally, the presence of electrical transformers containing significant levels of polychlorinated biphenyls (PCB's) on or adjacent to property, poses a minimal potential for environmental contamination. However, the concentration of PCB's, and the condition of the transformer will affect the significance of that potential.

If transformers are on site, or within 100 feet of the subject site, the accessible areas around the transformer(s) and their exterior(s) are inspected. Identifying marks are recorded and the owner contacted to determine if the transformers dielectric fluid contains PCB's.

Observations. Nine pole mounted transformers were located on the subject site. The transformers were labelled as being owned by Pacific Power & Light Co. (PP&L). According to David Wilson of PP&L, the transformers were purchased in 1960, 1965, 1970, 1973, 1982 and 1984. Three were placed in service in 1973, three in 1976 and three in 1987. Transformers placed in service before 1976 have not been tested for the presence of polychlorinated biphenyls (PCB'S) in the dielectric fluid. Those placed in service in 1987 are labelled as not containing PCB's.

The Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCB's after 1979. There is potential for the dielectric fluid in transformers manufactured prior to that date to contain PCB's. A request can be made to PP&L to replace the transformers or test them for PCB content. The utility will determine whether the level of risk is sufficient to warrant performance of the requested work. According to Mr. Elder, a fee will be charged to the property owner for any testing done.

No leakage, staining, soil discoloration or stressed vegetation was observed on the ground surface around the transformers.

BUILDINGS AND STRUCTURES

General Description

Significance. A general description of buildings and structures on the property is given. The location, size, number of rooms and apparent usage is discussed. Observations on the general condition of the building, such as staining and cracks, are made. Construction features, such as ceiling and floor surfaces and lighting fixtures are noted. Features and anomalies that might contribute to environmental impairment are noted.

Observations. Buildings A and C were currently in use for the manufacture of outdoor barbecue grills, while building B is used for storage and office space. All buildings were accessible at the time of the inspection.

The buildings appeared to be well maintained and in good condition. Interior and exterior walls were of metal siding, and interior floor covering was concrete with the exception of linoleum in the office area. The lighting throughout was fluorescent. Gas heat was used in buildings A and C. The office area in building B was oil heated. According to Mr. Rohrer, heating fuel is stored in the above ground tank located south of building B.

Fluorescent light fixtures usually contain ballasts, and these may contain polychlorinated biphenyls (PCB's). The Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCB's after 1979. Ballasts manufactured prior to that date may contain PCB's.

Fluorescent light fixtures in good repair which contain PCB's do not ordinarily represent a significant environmental hazard. However, any leakage of fluid from such fixtures should be treated with extreme caution and should be cleaned up by qualified personnel.

Storage Areas

Significance. Floors of storage areas are examined for staining or rust rings which may indicate signs of former activities that could present a potential for contamination. Containers of chemicals are examined for content and usage. Trash or rubbish accumulation is noted.

Observations. The northern portion of building B was used as a storage area for metal clippings generated from barbecue grill manufacturing. No chemical storage was observed in this building.

A degreaser using trichloroethane as the solvent was located in building C. No waste solvent is generated from the degreaser. The trichloroethane readily volatilizes and is replaced when necessary. The waste sludge generated from the degreaser is stored in a 55 gallon metal drum. Mr. Rohrer mentioned that Perish League Oil Company was contracted for removal and disposal of the waste sludge.

A 55 gallon metal drum containing trichloroethane was stored in building C. No evidence of improper storage or leakage was observed. ok

A full, five gallon container of oil was stored in the tool room of building A. A full, 25 gallon drum of hydraulic oil and a 5 gallon container of motor oil were stored in building C. According to Mr. Rohrer, if excess oil is observed dripping from the machines, it is wiped up with paper towels and disposed of into the trash dumpster. ok

Seven quarts of paint used for silk screening the barbecue storage bags were observed. No evidence of spillage or improper storage was observed. o

When used, stored and disposed of in the manner for which they were intended, chemicals such as those observed on the subject site do not ordinarily represent a significant environmental impairment risk.

Waste Disposal Areas

Significance. Designated waste disposal areas and areas conducive to waste disposal are examined for stained surfaces, discarded empty containers, and indications of improper disposal. Restrooms, drains, exterior doors, and secluded closets are among the areas examined.

Observations. No interior waste disposal areas were observed.

Potential Sources of Surface Contamination

Significance. Examples of potential sources of surface contamination are drainage areas, pipe discharges, and air emission generators. Areas of evidence of potential surface contamination are noted.

Observations. No potential interior sources of surface contamination were observed.

Potential Sources of Subsurface Contamination

Significance. Examples of potential sources of subsurface contamination are underground storage tanks, drains, sumps, separators and clarifiers. Evidence of potential subsurface contamination sources, such as vent and fill pipes or surface slumping, are noted.

Observations. One floor drain was observed in building B. The drain was dry at the time of the inspection. No staining or odor was detected.

ENVIRONMENTAL RECORDS REVIEW

The State Fire Marshall's office list of emergency hazardous material responses for the last two years was reviewed. No record of an emergency response for hazardous materials to the subject property was found. Such records were not maintained by the State Fire Marshall prior to 1987.

The EPA's National Priority List of hazardous waste sites dated March 30, 1989, indicates no sites located within a one mile radius of the property. The EPA's April 14, 1989 CERCLIS list of potential hazardous waste sites under investigation reveals no sites within one-half mile of the subject site.

The DEQ Environmental Cleanup Division's March 9, 1989 proposed list of sites with known releases of hazardous substances reveals no sites located within one-half mile of the subject site.

DEQ records dated February 10, 1989 list no underground storage tanks under the name of the subject site or for the site address. The City of Redmond Fire Bureau does not keep UST files.

SUMMARY

SRH performed a Level 1 Environmental Site Assessment of the Pyromid, Inc. property located at 3292 South Highway 97, Redmond, Oregon. The assessment consisted of a walk-through inspection of the exterior and interior areas of the property on June 21, 1989, and a magnetometer scan of exterior areas to identify evidence of buried metallic objects indicative of underground storage tanks or buried metal drums. Historical interviews, as well as a search of the pertinent records of local, state, and federal agencies, were conducted.

Evidence of a potential for environmental contamination on the site was found during the physical inspection. This evidence consisted of two underground storage tanks, several visible areas of surface contamination, a concrete lined sump containing an unknown liquid, a 55 gallon, unlabelled metal drum filled with an unknown liquid, and a fill pile containing asphalt, dirt and metal debris.

CONCLUSION

The results of this investigation represent a review of current conditions, based on available information and limited observations, as described above. Based on the investigation, there is evidence that a potential exists for substantial environmental contamination of the subject property.

The evidence includes:

- Presence of two underground storage tanks.
- Four areas of heavy, oily surface contamination.
- A concrete lined sump containing an unknown liquid.
- Presence of unknown chemicals in a 55 gallon metal drum.
- Presence of a fill pile containing asphalt, dirt, and metal debris.

Sample cistern - or Pump out, Lake

RECOMMENDATIONS

Underground Storage Tanks

SRH recommends that an evaluation be completed to ascertain whether subsurface contamination exists as a result of releases, spills or over filling of the UST's.

Acceptable methods of evaluation include:

- Exploratory test pits or borings adjacent to the tanks.
- Decommissioning the tanks by removal.
- Decommissioning the tanks in place in accordance with local, state, and federal regulations in conjunction with soil borings and/or soil gas analysis.

The most applicable method or combination of methods selected will depend on the current and proposed uses of the property and tanks.

If future use of the UST's is anticipated, a comprehensive tank management program is strongly advised to achieve and maintain compliance with federal and state UST regulations. It is also recommended the tanks be registered with the appropriate agencies as required by law.

Stained Soils

Although isolated areas of oil stained soils do not necessarily present a significant source of contamination, such stains could be indicative of ongoing practices that contribute to further contamination. It is recommended that the nature of the contaminant be investigated and, if appropriate, based on that investigation, remedial action be taken.

Concrete Lined Sump/ Concrete Pad

This sump and concrete pad appear to have been components utilized by the former site tenant in the manufacturing of vinyl plastics. Their specific function in this process is currently unknown. However, because of the chemicals commonly used in the manufacturing of vinyl, the area around the pad and sump represent a potential source of subsurface contamination. SRH recommends designing and implementing a sampling plan for each of these locations to evaluate the presence of environmental contamination.

Unlabelled Drum

The unidentified liquids in the drums should be sampled and characterized prior to disposal. If these liquids are determined to be hazardous materials, they should be properly disposed of in accordance with all state and federal regulations. If these liquids are to be used for their intended purpose, they should be labelled and stored according to state and federal regulations.

Asphalt Pile

Previous manufacturing processes and unknown disposal methods indicate that this area could be a potential source of improper disposal. SRH recommends designing and implementing a sampling plan at this location to evaluate the presence of environmental contamination to the subject property exists.

APPENDIX A

SCOPE OF SERVICES AGREEMENT

SRH GROUP

SRH Environmental Management

Science/Engineering/Regulatory Affairs

SCOPE OF SERVICES

REAL PROPERTY ENVIRONMENTAL INSPECTION FOR SECURITY PACIFIC BANK

SRH is pleased to submit an estimate for completing a Level One environmental inspection of the property located at 3292 S. Hwy 97 in Redmond, Oregon. SRH appreciates the opportunity to accomplish this work and is prepared to begin work on the project.

The proposed scope of work is as follows:

1) Perform a walk-through inspection of the property to identify visual or olfactory evidence of potential contamination, and physical evidence of underground tanks or electrical equipment containing PCB's;

2) Perform a magnetometer scan of exterior property areas to locate underground storage tanks, buried drums or other buried metal debris;

3) If appropriate, collect samples of building materials, soil, water or other substances where laboratory analysis is required to determine the presence of hazardous substances;

4) Perform visual inspection of adjacent properties to identify uses or activities with the potential for environmental impairment of the subject property;

5) Interview current and/or past tenants, property owners or other parties to obtain information about current and past uses of the property, and any history of spills or other incidents which have the potential to result in environmental impairment;

6) Review records of the US Environmental Protection Agency, state environmental agency, local fire department or other state and local agencies regarding the history of spills, incidents, or regulatory investigations at or near the site;

7) Prepare a report describing investigatory activities and the information collected, and providing recommendations for any further investigation or remediation that is needed;

MEMBER ACEC

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iates, Inc.

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8) SRH will inspect readily accessible areas of the existing buildings on the site for the presence of friable potentially asbestos containing materials. SRH will sample suspected areas and submit materials to a laboratory for analysis where required

SRH will perform the site inspection within five business days from the time we receive authorization to proceed, and will provide a written report within one week after the inspection. (Completion of the report is subject to the availability of laboratory analysis results, if required.)

The cost of completing the work described above is: $1,750.00 plus expenses (to include travel and lodging). This estimate does not include the cost of any laboratory analysis. Laboratory analysis will be billed in addition, at whatever fee is charged by the lab plus 15% to cover our handling and processing expenses.

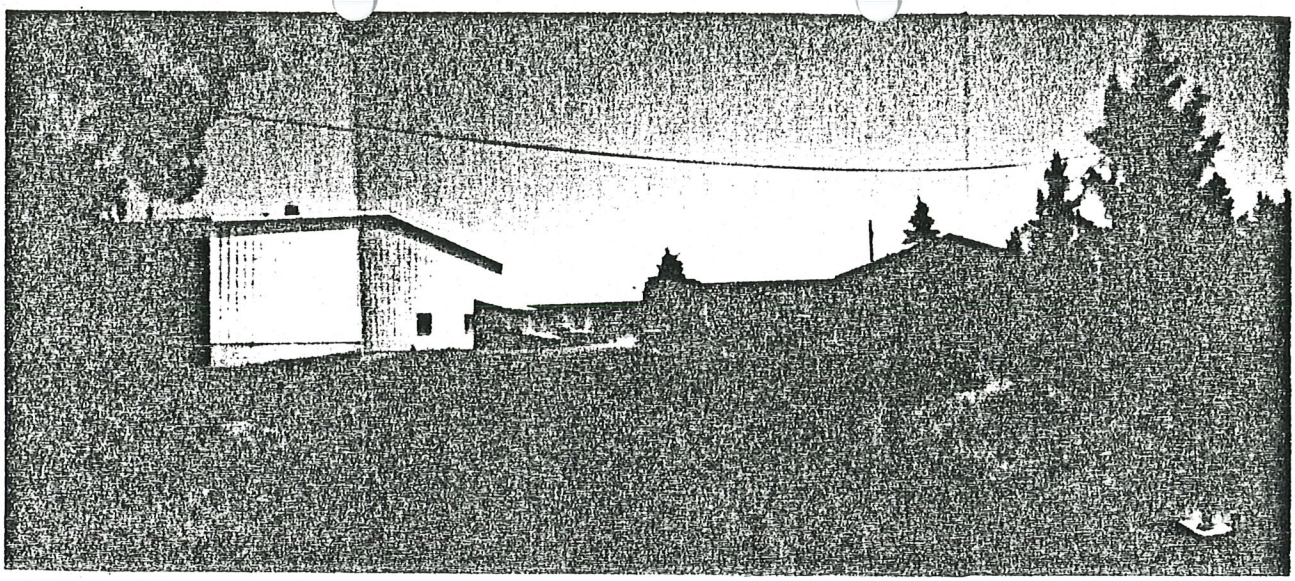
Your signature is necessary for us to begin.

ACCEPTED _____
SECURITY PACIFIC BANK
June 12, 1989

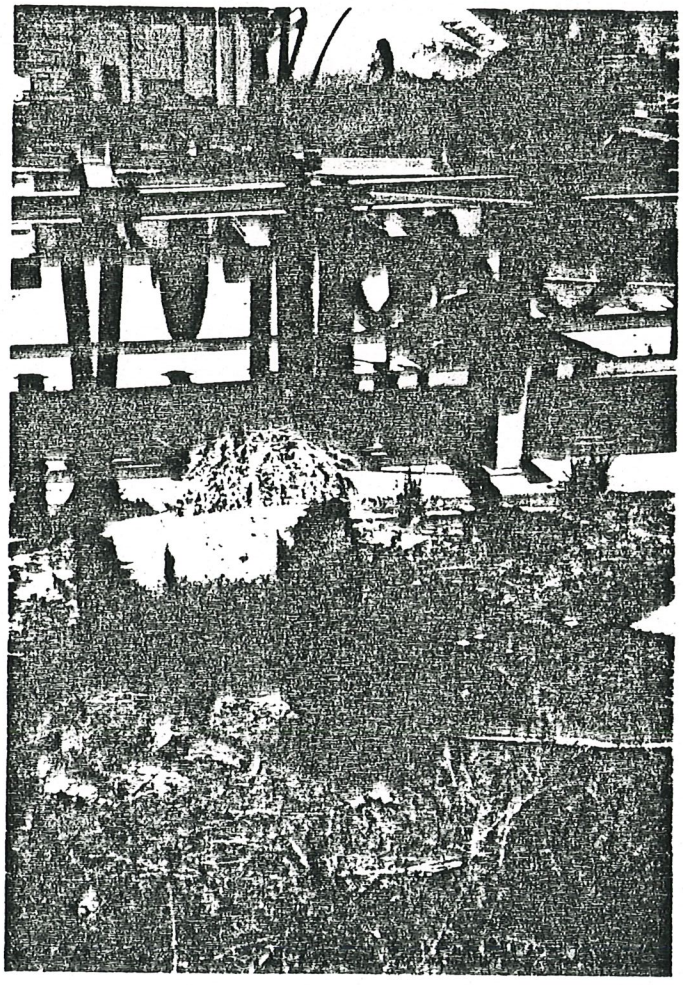
ACCEPTED _____
SRH ENVIRONMENTAL MANAGEMENT
June 12, 1989

APPENDIX B

PHOTOS OF SITE

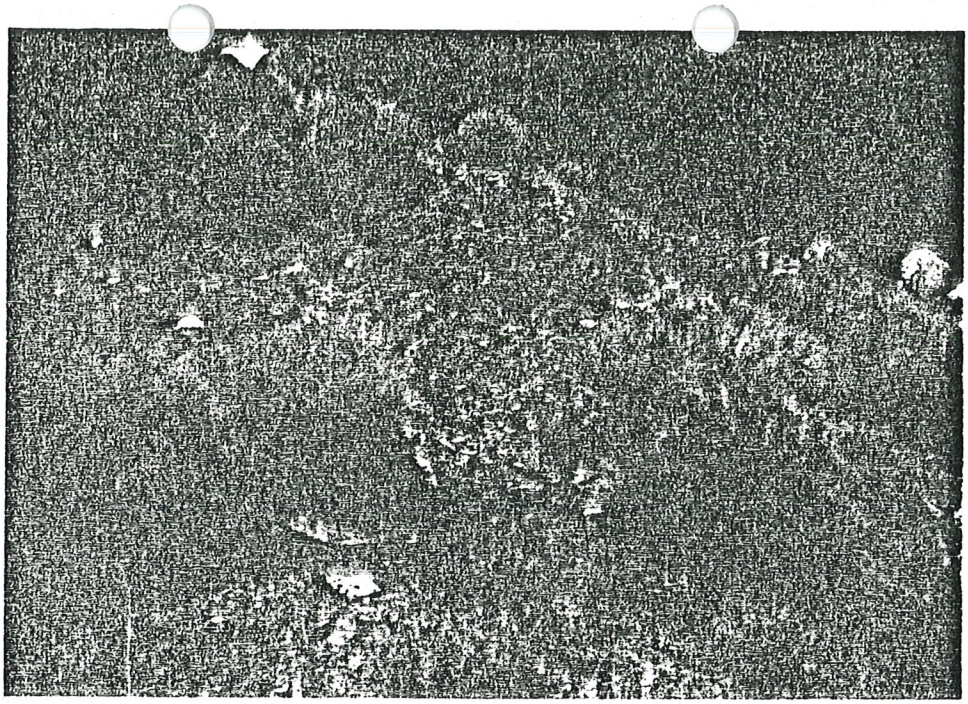


SUBJECT SITE

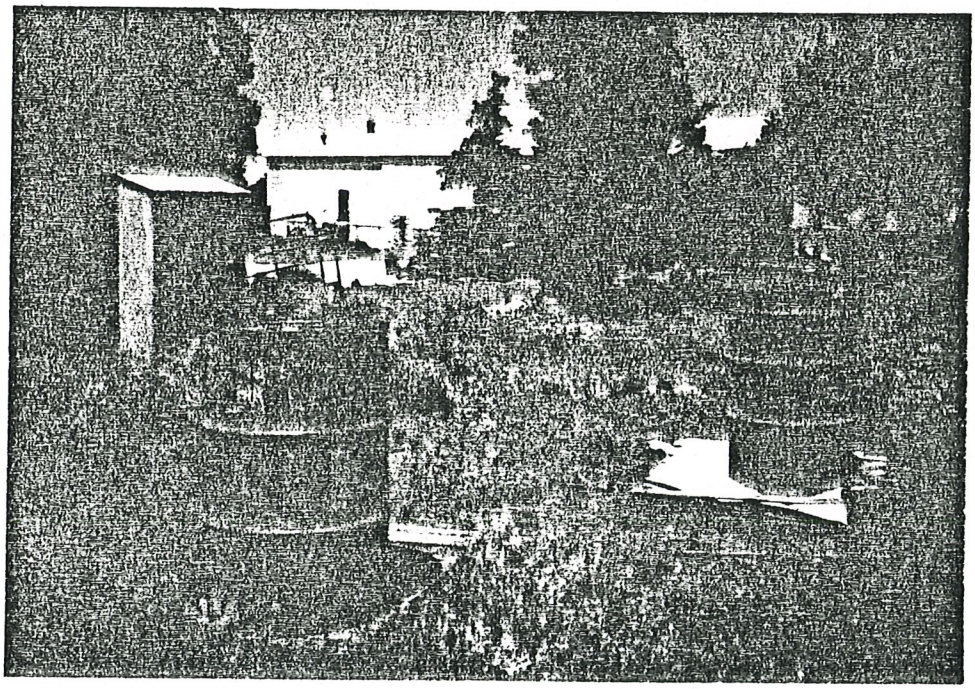


AREA OF STAINING

SRH Environmental Management

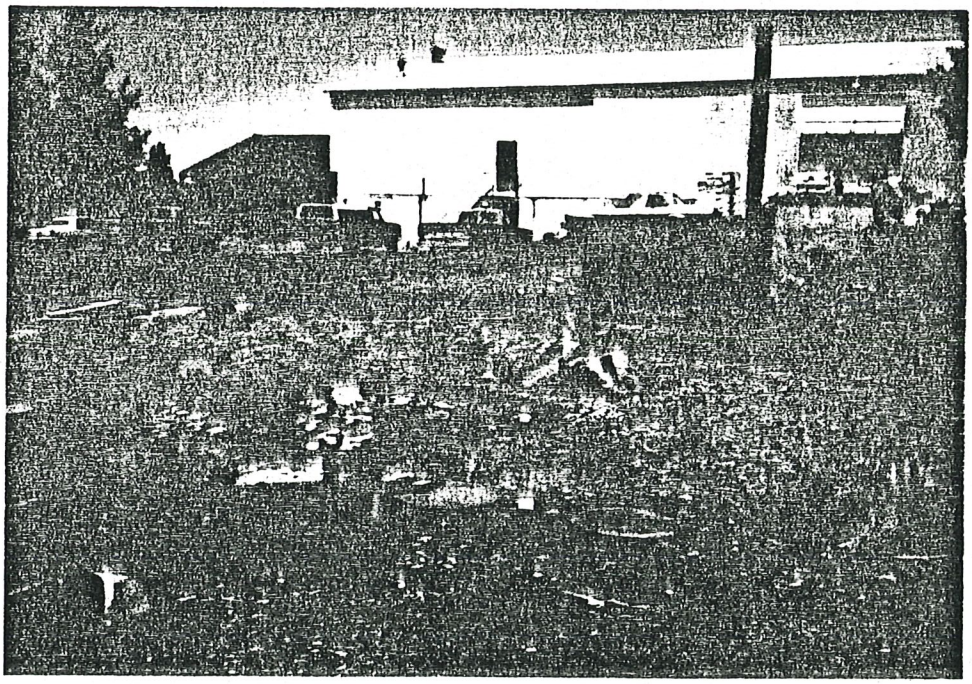


ASPHALT PILING
FILL AREA



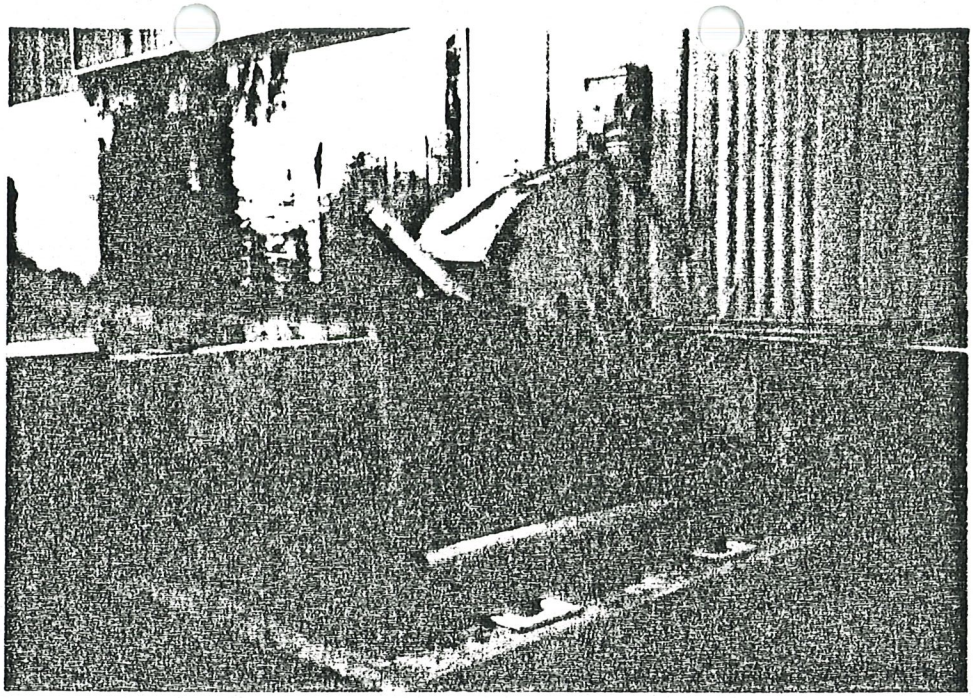
55 GALLON DRUMS

AREA OF STAINING

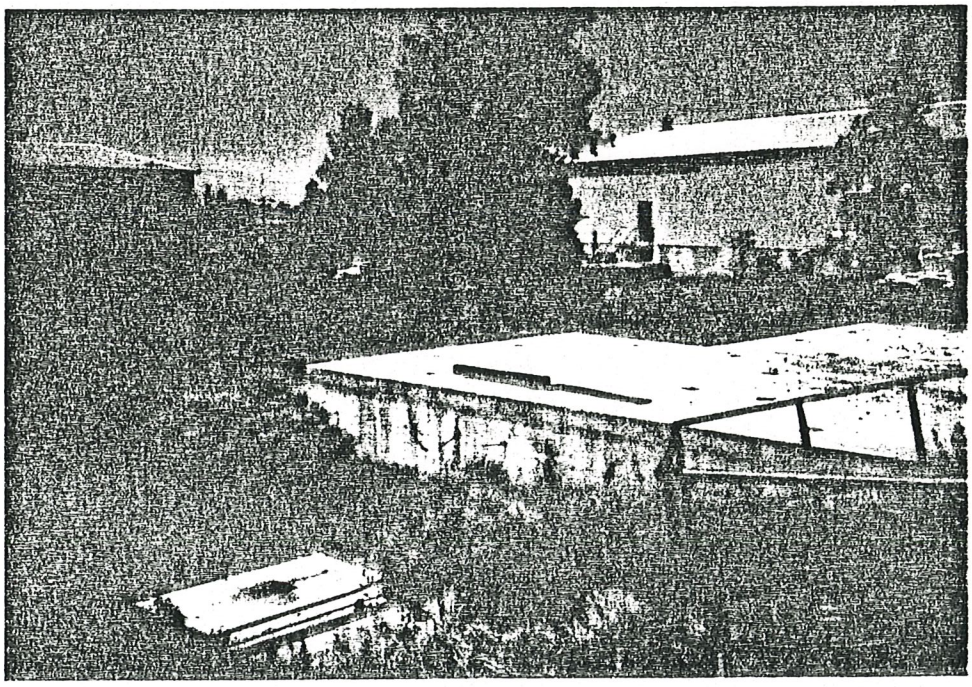


AREA OF STAINING AND UST'S

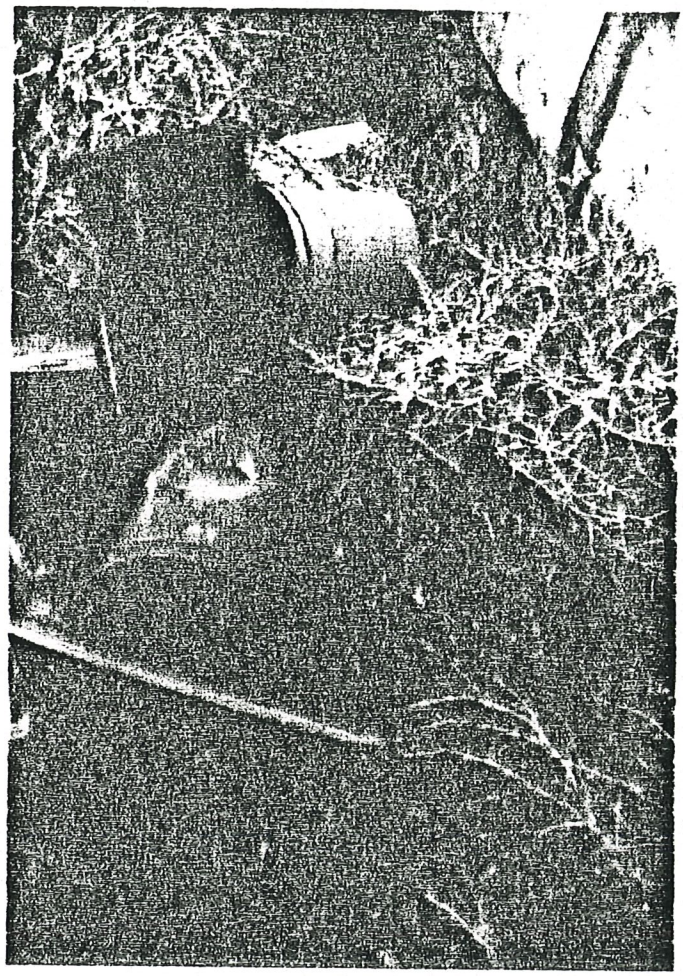
SRH Environmental Management



CONCRETE LINED SUMP WITH METAL TOP



CONCRETE PAD



AREA OF STAINING