INTRODUCTION

Situation Analysis
Deschutes Public Library (DPL) envisions a 115,000 square-foot regional Central Library in north Bend that will serve as an informational center, learning hub and gathering space serving the entire Deschutes County region. DPL performed an exhaustive search of available properties throughout the north end of Bend (a central location in the county) looking for an appropriate location to fulfill this vision. DPL eventually selected a property located on Hwy 20, across from the Cascade Village shopping center and just north of Bend Fire Station 305. The Property came into Bend’s Urban Growth Boundary in 2016 but has not yet been annexed into the city.

Figure 1: Subject Property

DPL entered into a Vacant Land Real Estate Agreement (Agreement) with the Gumpert Family Limited Partnership (Seller) to acquire the 12.75-acre parcel (Property) at 63405 Hwy 20 for $1.35 million. The agreement, executed on January 3, 2020, has a 180-day due diligence period to determine site feasibility and financial impacts.

Once under contract, DPL began to address the many due diligence issues prior to closing on the Property, ranging from existing zoning and City of Bend Comprehensive Plan designations on the Property, to off-site infrastructure implications such as street, water and sewer improvements. DPL engaged Brooks Resources, a respected real estate development company with over 50 years’ experience in Central Oregon to manage the due diligence activities and process.
Based on findings from the due diligence efforts, DPL staff and its board of directors will make a decision whether or not to move forward with the purchase.

**Project Goal & Team**
As DPL’s trusted advisor in this process, our goal was very clear: to provide coordination and support to address relevant due diligence items with the site and issue a recommendation to the DPL staff and board by the conclusion of the due diligence period.

To achieve this goal, Brooks Resources worked diligently with DPL staff, City of Bend staff, Oregon Department of Transportation (ODOT) staff, neighboring property owners, and a team of expert consultants.

Our consultant team consisted of Grant Hardgrave of HWA (civil engineer), Joe Bessman of Transight Consulting (transportation engineer) and Scott Wallace of Wallace Group (environmental analysis).

**Due Diligence Items**
Throughout this process, we have initiated research and conversations with relevant parties to assess and develop strategies for several due diligence items. The items reviewed in this report and summarized below include:
- Preliminary Title Review
- Land Use Review
- Site Review
- Infrastructure Assessment

In addition, we developed an initial development cost estimate to aid in the board’s decision on financial feasibility.

**Preliminary Title Review**
Western Title & Escrow prepared a Preliminary Report (Title Report) for the Property to provide an ALTA Owner’s policy in the amount of $1,350,000. Revision 6 of the Preliminary Report, with an Effective Date of April 10, 2020, is attached as Exhibit A. DPL will receive an updated Title Report at closing, which will reflect the status of all Exception Items. The Title Report identified five General Exceptions and ten Specific Items and Exceptions.

General Exceptions include items such as unknown taxes or assessments, facts, easements, and liens which are not shown by Public Records, encroachments, and any lien or right to lien for services furnished but not yet shown in public records. Although the risk associated with general exceptions is typically low, a property survey would provide assurance that most of these General Exceptions are not an issue for the Property. Additionally, a property survey would help eliminate risk with exception Items 8 and 9 below.
Specific Items and Exceptions include the following:

Item 6 – City liens. The Property appears to have no city services. Brooks Resources confirmed with Western Title and Escrow that an updated Title Report would be provided to DPL prior to closing and would include Western Title and Escrow confirming with the City of Bend that no city liens exist. DPL should review the updated Title Report prior to closing to confirm that no city liens exist.

Item 7 – Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Swalley Irrigation District. The Property appears to have no irrigation canals. Brooks Resources contacted Swalley Irrigation District via phone on May 27, 2020 and confirmed with Swalley Irrigation District that Item 7 exists only because the Property is located within the Swalley Irrigation District and that no regulations, levies, liens, or assessments exist for the Property.

Item 8 – Existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities. The Property appears to have no existing roads, railroads, irrigation ditches and canals, telephone, telegraph, or power transmission facilities.

Item 9 – Rights of the public to any portion of the Property lying within public roads streets or highways.

Item 10 – Limited access to and from the Property as set forth in a Deed recorded as instrument No. 97-281. In general, the deed restricts access from the Property directly to Highway 20.

DPL’s legal counsel raised significant concerns about this exception Item noting that the deed limits access to one access width of 25’ for “ordinary travel” and is not to be used “in connection with any commercial institution OR activity established or conducted on the adjoining property, which in any manner, caters to, invites, solicits from or is dependent up on the users of said highway.” The fact that this site will be used as a public library could run afoul of this limitation. While not commercial, DPL’s activity will solicit and be dependant upon highway users.

DPL’s current conceptual site plan for its Central Library project does not contemplate taking any access from Highway 20. The current site plan assumes access to the project will be from an extension of Britta Avenue, a public collector street. Given this design, this title exception should not create any undue burden on the project.

Item 11 – Western Title and Escrow has the necessary documents to issue title insurance predicated upon a conveyance from Gumpert Family Limited Partnership subject to the outcome of the Circuit Court Case reflected in earlier title report as Item 14. Western Title and Escrow deleted Item 14 on Title Report Revision 6. This exception establishes who holds the authority to sign and convey the deed and is more a condition to closing.
Item 12 – Intentionally Deleted.

Item 13 – A deed of trust with no dollar amount specified exists with the grantor being Gumpert Family Limited Partnership and the beneficiary being Raymond G. Gumpert, Jr. Per the Vacant Land Real Estate Agreement Section 21, Seller shall convey marketable title. DPL should confirm with Western Title and Escrow at closing that this deed of trust will not be a title exception on the deed once DPL closes.

Item 14 – Intentionally Deleted.

Item 15 – Intentionally Deleted.

Item 16 – Intentionally deleted.

Item 17 – If title is to be insured in the trustee(s) of a trust, Western Title and Escrow will require a copy of the Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860. No trust is anticipated to be involved with this closing.

Additional Requirements/Notes A-J should be reviewed by DPL.

In summary, we find that the Property can be delivered to DPL with acceptable title.

**LAND USE REVIEW & STRATEGIES**

**Zoning & Comprehensive Plan Designations**

The 12.75 acre triangular-shaped parcel is located within the OB Riley Subarea of the 2016 City of Bend Urban Growth Boundary expansion. The Property is currently zoned UA – Urbanizable Area, but has three separate Comprehensive Plan designations (see Figure 2): 3.33 acres of RM – Medium Density Residential in the southeast corner; 3.8 acres or RS – Standard Density Residential in the southwest corner, and; 5.55 acres of CG – General Commercial on the northern extent of the parcel. All three Comprehensive Plan designations will allow for a library: outright in the CG, and; a
conditional use in the RM and RS zones. The current UA zoning designation does not allow
development as a library. In order to re-zone the property to the Comprehensive Plan
designations, the property must first be part of an Area Plan or Master Plan and then annexed
into the City of Bend. Both options are discussed below.

City of Bend Area Plan
The OB Riley Subarea of the 2016 Urban Growth Boundary expansion is slated for a City of Bend
initiated Area Plan. The timing of this city effort is uncertain but is likely to be at least 3 years
out given other areas that are in line for area planning ahead of OB Riley (Southeast (currently
underway), Northeast (significantly accounted for through a privately initiated master plan),
and the North Triangle. If this fits with DPL’s schedule, then there could be significant cost
savings related to master planning as well as potential off-site infrastructure (streets and
sewer) that is currently either under construction or in the planning stages. On the downside,
DPL could lose some control of the planning and infrastructure process if the city initiates the
process. City area plans also begin with the assumption that the Comprehensive Plan
designations are correct as mapped, although the locations could be moved with agreement
between the owners and the city.

The Area Plan process would be a Type IV legislative procedure, with public meetings led by city
staff and consultants leading to public hearings before the city Planning Commission and
ultimately, City Council. After completion of the Area Plan, the property would still need to be
annexed into City limits and would be subject to an annexation agreement and fee.

Master Plan Application with Framework Plan
If DPL elects to proceed in advance of the City of Bend’s Area Planning efforts, then a master
plan encompassing at least 40 acres would be necessary. This would require coordination with
a neighboring property owner. However, it also presents a potential opportunity for cost
sharing in both consulting fees and city fees.

Through coordination with a neighboring property owner, the master plan would establish
zoning boundaries intended to implement the Comprehensive Plan as well as establishing key
street alignments within the master plan area. In addition, a Framework Plan will be required
for other properties within the OB Riley Subarea that are not a part of the master plan
application. The Framework Plan is intended to establish the locations of planned street
connections between properties as well as city sewer and water main extensions to and
through the properties.

Once a master plan or area plan has been completed, the Property will need to be annexed into
the City of Bend, at which point land use applications (site plan, design review) could be
submitted for development of the building itself.
SITE REVIEW

Draft Site Plan Review
In a meeting with DPL’s architect team from Henneberry Eddy Architects and G4 Architects on April 4, 2020, it was determined that the preferred Hwy 20 roundabout location and Robal Road alignment would adequately accommodate the proposed building footprint in its current design. The team discussed the potential opportunity to utilize the remaining portion of the Property north of the proposed Robal Road alignment for overflow event parking as needed (see Figure 3).

Figure 2: Central Library Site Plan

Site Conditions
We assessed the site to evaluate existing conditions in the following areas:

   Environmental Conditions: We contracted with Wallace Group, a local geotechnical and environmental engineering firm, to conduct a Level 1 Environmental Site Assessment (ESA) of the Property. The purpose of this study was to identify, to the extent feasible, any recognized environmental conditions and other environmental issues existing on the Property.

As noted in the summary table below (Figure 4) and the full report prepared by Wallace Group (see Exhibit B), there were no found recognized environmental conditions (RECs). Waste discarded on the Property include a former trailer and piles of transient debris. We recommend DPL request that the seller properly dispose of the solid waste prior to closing the real estate transaction.
Topographic Conditions: HWA developed a mass grading plan to create a buildable site in order to assess the potential extent of re-grading efforts (Exhibit C). For purposes of this analysis, it was assumed that the rough building pad would be at an elevation of 3,512.5 feet, which is about 2 feet higher than the Robal/Hwy 20 intersection. This fits the topography well and provides a nice aesthetic with the building just above the highway. Additionally, the site access from Britta works well with the assumed building pad elevation.

In order to deliver a buildable pad and parking lot, this analysis shows excavating, crushing and processing 18,000 cubic yards of native material and construction of engineered fill utilizing processed material of 35,800 cubic yards.

Geotechnical Analysis: It was determined and discussed with DPL that a Geotechnical analysis is premature during the due diligence process. Due to the physical testing/drilling

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*Recognized Environmental Condition

This Executive Summary Table may not be solely relied upon. It is intended for introductory and reference purposes only. A thorough review of the body of the report is necessary to fully understand the conclusions and recommendations contained herein.

Figure 3: Level 1 Environmental Site Assessment Summary
needed for analysis, it would be prudent to finalize the building foundation locations and drill in those locations during site prep stage of construction.

INFRASTRUCTURE ASSESSMENT

We utilized the expertise of our consultant team of HWA and Transight Consulting in evaluating the availability of key public infrastructure necessary to serve the intended use:

Water & Sewer
In order to confirm the availability of City sewer and water service to the Property, an application was made by consulting engineer Grant Hardgrave of HWA for a Sewer and Water Analysis (SWA). The City’s analysis for the proposed 6-acre development site was based on an assumed sewage generation rate of 427 gpd/acre and a water demand of 4,000 gpd/acre. On May 1, 2020 the City of Bend issued a Utility Availability Memo (SWA20-0930) indicating that there is sewer capacity to serve the proposed development and an available fire flow of 3,500 gpm (see Exhibit D).

There is an existing gravity sewer manhole near the southwest corner of the Property within Britta Street. In accordance with City policy, the Property would need to be annexed into the City and the public sewer main would need to be constructed “to and through” in conjunction with the extension of Britta Street. The topography is such that only the south half of the sewer main extension would be a gravity line and the north half up to Robal Road would be a pressure sewer main. The City’s SWA did not require any other mitigation measures or off-site public improvements in order to provide sewer service. It should be noted that the proposed library will require a private, on-site sewage lift station.

There is an existing 8-inch water main near the southwest corner of the Property within Britta Street and an existing 12-inch water main near the southeast corner of the property within Jamison Street. As with the sewer, the 8-inch public water main would need to be constructed “to and through” in conjunction with the extension of Britta Street. Additionally, the City would require construction of a 12-inch water main from Jamison to Britta in order to loop the system. The City’s SWA did not require any other mitigation measures or off-site public improvements in order to provide the estimated fire flow of 3,500 gpm.

In summary, the results of the City’s analysis demonstrate adequate sewer and water system capacity for the central library facility from the existing sewer and water stubs at the north terminus of Britta Street. This is significant in that it doesn’t tie the central library project to the extension of the City’s North Interceptor Project, which could cause considerable delays and expense to an expedited start of construction of the central library facility. It should be noted, however, that the city’s SWA will only “reserve” capacity for the facility for six months from the date of issuance.
Dry Utilities
HWA has confirmed that dry utilities including power, telephone/data, and natural gas are stubbed out and available at the northern terminus of Britta Street. Estimated costs for extending these utilities to and through the site are included in the preliminary cost projections.

Transportation
There are five critical transportation issues for the Property: 1) the alignment of the future Robal Road extension; 2) the completion of the US 20/Robal Road improvements; 3) Britta/Robal Connection; 4) the dedication of right of way and construction of Jamison Street along the south property line; and 5) transportation improvements and system development charges. Each of these is addressed below.

Robal Road Alignment: The City’s Transportation System Plan provides a sweeping alignment of Robal Road into Britta Road. This alignment provides ODOT the interim ability to connect the Deschutes County Safety Campus to the highway while allowing ODOT to close the right-in, right-out, left-out connection that the campus is reliant on today. However, this does not provide the more beneficial connection of OB Riley Road to the “Golden Triangle” area, and leaves the retail uses east of US 20 reliant on the highway system for access.

Following our team’s discussions with ODOT and City staff, ODOT is now working on a realignment of the US 20/Robal Road roundabout concept that will prioritize the east-west connection to OB Riley, reconnecting to Britta with a “T” intersection as identified within the library concepts. The ability to realign this layout will be limited by shifting the roundabout in ways that do not impact Powell Development, as they will be funding the roundabout. The revised roundabout concepts should be complete in draft form within the next month and available for review, but with the design-build process ODOT is pursuing the final design may not be available until 2021.

The City is moving forward with a Transportation System Plan amendment that will revise the functional classification maps. This amendment will be combined with a separate amendment being proposed by Powell Development that is scheduled for hearings in June. Through these efforts, we believe that this issue has been resolved to the library’s benefit to the extent possible.

US 20/Robal Road Roundabout: Powell Development is currently working with the City and ODOT to negotiate a package of improvements to mitigate the planned development of their retail center. The agreement is currently being structured that they would fully pay to have ODOT design and construct the US 20/Robal Road multilane roundabout, which has an anticipated cost of approximately $6M. Based on the on-going discussions it appears that an agreement is very likely between the various parties. We anticipate that the roundabout will be completed along with the adjacent highway improvements in 2022.

When the roundabout is built it will only include a stub for the future Robal Road extension toward OB Riley Road that will only extend as far as the pedestrian crosswalks. It will be
required that future development complete the roundabout splitter island and extend the road west. There has been no discussions of latecomer payments or other types of reimbursement.

**Britta Road/Robal Road Connection:** Preliminary layouts provided by HWA show a ¾ street improvement for Britta Road extending along the western property boundary and connecting as a “T” into a future east-west extension of Robal Road (See Exhibit E). ODOT is concerned that the proximity of this intersection to the roundabout could create queuing issues that would force ODOT to restrict turning movements.

This issue will need to be resolved as part of a more detailed transportation assessment when more specific plans are known and when trip rates for an expanded Central Library can be properly established. The requirements at this intersection will depend on surrounding development plans and how much regional traffic reroutes to OB Riley Road.

**Jamison Street:** This street currently serves as a frontage road extending northward from Empire Avenue to the southeast corner of the Property. A direct access point to Highway 20 intended to provide access to the Deschutes County Sheriff’s Office and Bend Fire Department facilities is located to the south of the subject property. ODOT is highly motivated to close this access point. A partial width (40-feet) right of way for Jamison Street exists along the south boundary of the property, adjacent to the north Bend Fire Station. While this right of way is sufficient to accommodate a frontage road cross section, the City of Bend has indicated that it is not willing to accept less than a 60-foot wide right of way on the section of Jamison that runs east-west between Britta and Highway 20. This would require an additional 20-feet of right-of-way dedication along the south boundary of the Property with development, thus reducing the usable area but providing potential on-street parking. We recommend that any site plan application should propose to not dedicate 20 feet of street right-of-way along the southern property line. Whether the City accepts that proposal or not, we recommend that the responsibility for construction of any street improvements in the adjacent right-of-way (for Jamison Street) be negotiated with the City of Bend.

**Transportation System Improvements:** When site plan entitlements are pursued through a master planning process, an assessment of the surrounding transportation system will be required. This surrounding area has been extensively studied over the past 20 years and the issues and solutions are now generally agreed on with agencies. Our expectation is that the construction of Britta Road, extension of Robal Road, and the payment of transportation system development charges (SDCs) will be viewed as regional mitigation. Agencies may also require some type of supplemental payment toward the future intersection improvements at OB Riley Road/Robal Road, so that these costs are not entirely placed on the neighboring property owner’s development.

**Transportation SDC:** The City of Bend charges approximately $8,000 per weekday evening peak hour trip to fund systemwide improvements. The adopted fee schedule does not have a specific SDC fee for a library, and the planned gathering/event space is not a typical
library use. The standard ITE manual contains some data on libraries, but this shows a trip rate that is higher than an equivalent shopping center. Transight Consulting has strongly recommended identifying other similar sites to survey once the COVID closures are fully lifted and normal conditions resume. Otherwise it is likely that the City will assess the site using other available categories that could grossly overcharge DPL.

**PRELIMINARY COST PROJECTIONS**

Based on information available at this time, a preliminary cost projection was prepared for the development of the Property to a “shovel ready” condition. This approach allows DPL to compare the Property to other “for sale” properties on an equal basis, often measured by cost per square foot. A shovel ready condition would include obtaining master plan approval, construction of access roads on the Property, grading the site to create a buildable pad and the cost of land. Once these components are complete, the Property would be ready for a site plan application to build the Central Library.

Obtaining master plan approval typically includes a professional team working with the City of Bend. Significant costs usually include City of Bend fees and other professional fees (engineering, surveying, geotechnical engineering, transportation engineering, etc.). The estimated cost of obtaining master plan approval is $391,200, which includes a 20% contingency.

Significant costs to construct the contemplated roads typically include City of Bend fees, professional fees (primarily engineering), infrastructure construction, and utility connections. The estimated cost of completing the infrastructure improvements is $2,310,142, which includes a 20% contingency, and is based on the design depicted in Exhibit F.

Site grading includes clearing and grading the site. The estimated cost of site grading is $741,240, which includes a 20% contingency.

A 20% contingency was utilized as part of the preliminary cost projections and appears reasonable given the risk associated with obtaining land use approval, construction costs, and timing of improvements.

Including the land purchase at $1,350,000, total estimated costs to provide a shovel ready site are $4,792,582. The Property is approximately 12.75 acres. The preferred road alignment plan utilizes about 1.95 acres for roads. The net usable property is therefore approximately 10.8 acres, separated by Robal Road. Based on the total estimated costs, the per square foot cost to obtain the Property in a shovel ready state is $10.12 per net usable square foot. Based on input from commercial brokers in Bend, the price for comparable shovel ready properties in the area range from $15 to $25 per square foot depending on location, parcel size and other factors.
If DPL determines that the portion of the Property north of the anticipated Robal Road is not required for parking, DPL could potentially create a separate legal lot that would be suitable for future development or sold.

Please note that these estimates are preliminary, based on conceptual plans, and are subject to change over time. For the detailed Preliminary Cost Projections and the HWA Site Work Construction Cost Estimate, please see Exhibit G.

**CONCLUSION**

In summary, we have found that the Property can be delivered to DPL with acceptable title, that there is a reasonable path forward to gain master plan approval and annexation of the site into the city limits, that there are no observed environmental issues associated with the site, that access to water and sewer infrastructure appears to be reasonable and available with existing offsite infrastructure, that there is reason to believe that the alignment of on-site streets will accommodate the preliminary site plan, and that the total acquisition and development costs are below the current market value of comparable properties.

Based on our investigations into each of the due diligence items for the Property and estimated development costs, we conclude that the site would serve DPL’s needs for developing the Central Library.
LIST OF EXHIBITS:

Exhibit A – Western Title & Escrow Preliminary Title Report (Revision 6)

Exhibit B – Level 1 Environmental Site Assessment (ESA)

Exhibit C – Mass Grading Plan for Property

Exhibit D – City of Bend Utility Availability Memo (SWA20-0930)

Exhibit E – Proposed Road Alignments

Exhibit F – Conceptual Design of Street Improvements

Exhibit G – Preliminary Cost Projections
PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Western Title & Escrow Company hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

[Signature]
PRELIMINARY REPORT

ESCROW OFFICER: Lori D. Welsh
lori.welsh@westerntitle.com
541-330-1201

TITLE OFFICER: Tyler Friesen
Email: titleofficersupport@westerntitle.com

TO: Western Title & Escrow Company
360 SW Bond Street, Suite 100
Bend, OR 97702

ESCROW LICENSE NO.: 870700109

OWNER/SELLER: Gumpert Family Limited Partnership, Raymond G. Gumpert, Jr., Donna Rae Rustand, Estate and Amy E. Lum

BUYER/BORROWER: Deschutes Public Library District

PROPERTY ADDRESS: 63405 Hwy 20, Bend, OR 97701

EFFECTIVE DATE: April 10, 2020, 05:00 PM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

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2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Gumpert Family Limited Partnership as to an undivided 50% interest

Raymond G. Gumpert Jr., as to 1/3 of an undivided 50% interest

Erik Runstand, as Trustee of the Donna Runstand Trust dated March 29, 2017 as to 1/3 of an undivided 50% interest

Amy E. Lum, as to 1/3 of an undivided 50% interest

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF DESCHUTES, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
EXHIBIT "A"
Legal Description

The East Half of the Northeast quarter lying Westerly of the Bend-Sisters Highway (U.S. 20), of Section 17, Township 17 South, Range 12 East of the Willamette Meridian, Deschutes County, Oregon
AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, of the City of Bend. (Please contact the Title Department for a City Lien Search within 30 days of closing)

7. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Swalley Irrigation District.

8. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.

9. Rights of the public to any portion of the Land lying within public roads streets or highways.

10. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed including the specific restrictions on uses put thereupon:

   Grantor:   Ted Sprague, Opal Sprague, Raymond G. Gumpert and Lois M. Gumpert
   Grantee:   State of Oregon by and through its State Highway Commission
   Recording Date:   May 15, 1951
   Recording No.:   97-281
11. The Company has on file the documents necessary for issuance of title insurance predicated upon a conveyance from the limited partnership named below.

Name: Gumpert Family Limited Partnership, a limited partnership

Raymond G. Gumpert, Jr. is authorized to sign as General Partner of the Gumpert Family Limited Partnership on this transaction.

Subject to the outcome of the Circuit Court Case reflected in Exception 14, below.

The Oregon Corporation Commission records show that as of January 8, 2020, Gumpert Family Limited Partnership is an active Oregon limited partnership and is currently in good standing.

12. [Intentionally Deleted]

13. A deed of trust to secure an indebtedness in the amount shown below,

No dollar amount specified
Dated: May 1, 2018
Trustor/Grantor: Gumpert Family Limited Partnership
Trustee: Western Title and Escrow
Beneficiary: Raymond G. Gumpert, Jr.
Recording Date: May 4, 2018
Recording No.: 2018-17895
(includes additional property)

14. [Intentionally Deleted]

15. [Intentionally Deleted]

16. [Intentionally Deleted]

17. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860.

Donna Runstand Trust

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

ADDITIONAL REQUIREMENTS/NOTES:

A. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

C. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
D.  Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:  2019-2020  
Amount:  $3,198.58  
Levy Code:  1017  
Account No.:  168512  
Map No.:  171217A000200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

E.  Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:  Deschutes Public Library District

F.  If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

a)  The rights of tenants holding under unrecorded leases or tenancies
b)  Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days.  The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
c)  Any facts which would be disclosed by an accurate survey of the Land

G.  THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

H.  Note:  No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

I.  Note:  This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

J.  Note:  Recording charge per document for:

Deschutes County - $93.00 for the first page, $5.00 for each additional page

E-recording fee is an additional $5.00 per document

Send Recording Packages to:
Western Title & Escrow Company
Attention: Recording
360 SW Bond, Suite 100
Bend, OR 97702
Email: desrecording@westerntitle.com
The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Easements, or claims of easement, not shown by the Public Records; reservations or possession thereof.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land of existing improvements located on adjoining land.

5. Any lien for services, labor or material herebefore or heretofore furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys’ fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.

2006 AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Easements, or claims of easement, not shown by the Public Records; reservations or possession thereof.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land of existing improvements located on adjoining land.

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2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.

- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**
[http://www.fbi.gov](http://www.fbi.gov)

**Internet Crime Complaint Center:**
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

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Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.
For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

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By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice’s effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.
Accessing and Correcting Information; Contact Us

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
12.75-ACRE PARCEL
63405 U.S. HIGHWAY 20
BEND, OREGON

Wallace Group Project No. 11306 (1)

April 15, 2020

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A Report Prepared for:

Ms. Denise Senner, Business Services Manager  
Deschutes Public Library  
507 NW Wall Street  
Bend, Oregon 97703

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
12.75-ACRE PARCEL  
63405 U.S. HIGHWAY 20  
BEND, OREGON

Wallace Group Project No. 11306 (1)

Prepared by:

Shane M. Cochran, R.G.  
Project Geologist

R. Scott Wallace, R.G.  
President/Principal Geologist

THE WALLACE GROUP, INC.  
62915 NE 18th Street, Suite 1  
Bend, Oregon 97701
**EXECUTIVE SUMMARY TABLE**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**
12.75-ACRE PARCEL
63405 U.S. HIGHWAY 20
BEND, OREGON
WALLACE GROUP PROJECT NO. 11306 (1)
APRIL 15, 2020

<table>
<thead>
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<th>Report Section</th>
<th>Report Heading</th>
<th>Recommended Action(s)</th>
<th>Have REC*/Potential REC* Been Addressed?</th>
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<tr>
<td>8.1.2</td>
<td>Conditional REC*</td>
<td>None</td>
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<tr>
<td>8.1.3</td>
<td>Historical REC*</td>
<td>None</td>
<td></td>
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<tr>
<td>8.1.4</td>
<td>Federal and State Agency Records</td>
<td>None</td>
<td></td>
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<tr>
<td>8.1.5</td>
<td>On-Site Chemical Storage</td>
<td>None</td>
<td></td>
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<tr>
<td>8.1.6</td>
<td>ASTs and USTs</td>
<td>None</td>
<td></td>
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<tr>
<td>8.1.7</td>
<td>Wells, Septic Systems, Stormwater and Wastewater Discharge</td>
<td>None</td>
<td></td>
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<td>8.1.8</td>
<td>Solid Waste</td>
<td>On-site waste should be collected and disposed of at an approved waste facility prior to a sales transaction.</td>
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<td>8.1.9</td>
<td>Asbestos-Containing Materials</td>
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<tr>
<td>8.1.10</td>
<td>PCBs</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>8.1.11</td>
<td>Vapor Intrusion</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>8.1.12</td>
<td>Lead-Based Paint</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>8.1.13</td>
<td>Residual Pesticides/Herbicides</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

*Recognized Environmental Condition

This Executive Summary Table may not be solely relied upon. It is intended for introductory and reference purposes only. A thorough review of the body of the report is necessary to fully understand the conclusions and recommendations contained herein.
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APPENDICES
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B. EDR Certified Sanborn Map Report (March 25, 2020) and EDR Aerial Photo Decade Package (March 25, 2020)
C. ASTM E1527-13 User and Owner/Occupant Questionnaires
1.0 EXECUTIVE SUMMARY

This Phase I environmental site assessment (ESA) was conducted for a 12.75-acre parcel located at 63405 U.S. Highway 20 in Bend, Oregon. (See Figure 1, Vicinity Map). According to Deschutes County records, the subject site is owned by Raymond Gumpert Jr., et al, is zoned urbanizable area, and is located outside the Bend city limits but within the urban growth boundary.

Deschutes Public Library (Client), commissioned Wallace Group to perform the work as part of the Client’s due diligence process in general accordance with the American Society of Testing and Materials International (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

SITE HISTORY
The site has reportedly been in the Gumpert family for approximately 74 years. Circa 1950, the realignment of U.S. Highway 20 to its current location split the subject site from its original 80-acre parcel. The site was, and remains, undeveloped with no improvements. Based on our historical review, there does not appear to have been any regulatory cleanup or environmental enforcement actions associated with the site.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS
A Controlled Recognized Environmental Condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that remains in-place subject to the implementation of required controls and is addressed to the satisfaction of the applicable regulatory agency. Based on Wallace Group’s evaluation for this Phase I ESA, no CRECs were identified with respect to the subject site.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS
A Historical Recognized Environmental Condition (HREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that remains in-place and has been addressed to the satisfaction of the applicable regulatory agency without implementing controls. Based on Wallace Group’s evaluation for this Phase I ESA, no HRECs were identified with respect to the subject site.
FEDERAL AND STATE AGENCY RECORDS
Wallace Group conducted a regulatory-database search for the subject property and surrounding areas within the various search radii specified by ASTM standards. There were 11 surrounding properties identified within the ASTM search parameters; the properties are listed on multiple state agency databases as having documented releases of hazardous substances and/or petroleum products, undertaken or completed environmental remediation, storing or using hazardous materials and/or petroleum products during day-to-day operations, and maintaining environmental permits and/or registration for business purposes. Based on the proximity of the listed properties to the site, the available regulatory information reviewed, the geologic and hydrogeologic conditions underlying the area, investigative actions taken, and the cleanup activities and regulatory oversight (where applicable) conducted to-date, the listed nearby sites do not appear to represent a recognized environmental condition (REC) with respect to the subject property at this time.

ON-SITE CHEMICAL STORAGE
Wallace Group personnel did not observe on-site chemical storage. Based on these observations, on-site chemical storage does not appear to represent a REC with respect to the site at this time.

STORAGE TANKS
There was no surface evidence to suggest the presence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) at the site. Based on these observations, ASTs and USTs do not appear to represent a REC with respect to the site at this time.

WELLS, SEPTIC SYSTEMS, STORMWATER, AND WASTEWATER DISCHARGE
Wallace Group personnel did not observe on-site wells, septic systems, stormwater or industrial wastewater discharge features during our site visit. Based on these observations, wells, septic systems, stormwater or industrial wastewater discharge do not appear to represent a REC with respect to the site at this time.

SOLID WASTE DISPOSAL
Wallace Group personnel observed solid waste discarded on-site (i.e., a former trailer) and piles of transient debris. Based on these findings, on-site solid waste disposal appears inert and does not appear to represent a REC with respect to the site at this time. However, on-site waste should be collected and disposed of at an approved waste facility prior to completing this real estate transaction.
ASBESTOS-CONTAINING MATERIALS
There were no on-site structural improvements at the time of our site visit. Based on these observations, ACMs do not appear to be present at the site, and do not represent a REC with respect to the site at this time.

PCBS
Wallace Group observed one pole-mounted transformer along the site’s east boundary. The transformer is owned and maintained by a regional utility company (PacifiCorp) and appeared to be in good condition with no visible indication of leaks or damage. Based on these observations, it does not appear that PCBs represent the potential for a REC with respect to the subject property.

VAPOR INTRUSION
The Deschutes County project site falls within the U.S. EPA Zone 3 designation for Radon levels. This designation correlates to a predicted average indoor radon screening level of less than 2 pCi/L, which is below the U.S. EPA action level of 4 pCi/L. Based on the historical information regarding site and adjacent land use, and the geologic conditions underlying the site (shallow basalt bedrock with regional groundwater depths exceeding 110 feet bgs), there does not appear to be a risk to human health or the environment because of hazardous radon and vapor intrusion onto the site at this time.

LEAD PAINT
Based on the structurally undeveloped nature of the site, lead paint does not appear to represent a REC at the site.

RESIDUAL PESTICIDE AND/OR HERBICIDE
Based on historical information reviewed for this assessment, the site was and remains undeveloped high desert rangeland. There is no information to indicate that pesticides or herbicides have been used at the site. As such, residual pesticides and/or herbicides do not appear to represent a potential REC at the site.

FINDINGS AND RECOMMENDATIONS
We have performed this Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13, for the 12.75-acre parcel, located at 63405 U.S. Highway 20 in Bend, Oregon. The site is currently owned by Raymond Gumpert Jr., et al.
The findings of this environmental assessment did not disclose the presence of RECs; however, the discarded debris and transient debris should be collected and disposed of accordingly.
2.0 INTRODUCTION

This report documents the methodology and findings of a Phase I environmental site assessment (ESA) for a 12.75-acre parcel located at 63405 U.S. Highway 20 in Bend, Oregon (Figure 1). Deschutes Public Library (Client), commissioned Wallace Group to perform the work in general accordance with the American Society of Testing and Materials International (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Environmental Professional Statement: We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the “all appropriate inquiries” in general conformance with the standards and practices set forth in 40 CFR Part 312.

Under the ASTM E 1527-13 Phase I ESA standard, the viability of a Phase I ESA has been established as 180 days (approximately six months), following the earliest date listed below and prior to transfer of the subject property.

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<td>Date of Interview(s) of Past and Present Owners and Occupants Identified in Section 10 of ASTM 1527-13</td>
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<td>Date of Government Record Review</td>
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<td>Date of Visual Inspection of Subject and Adjoining Properties</td>
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2.1 PURPOSE

The purpose of the work described in this report was to identify, to the extent feasible, recognized environmental conditions and other environmental issues existing at the subject property in general accordance with ASTM E 1527-13. A recognized environmental condition (REC) is defined as, “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of
a future release to the environment.” De minimis conditions, conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not RECs or controlled RECs.

2.2 DETAILED SCOPE OF SERVICES
This Phase I ESA generally follows the methodology set forth in ASTM E 1527-13. The scope of work implemented for the Phase I ESA and report format include the following:

Section 2, Introduction, includes a discussion of the purpose/reason for performing the Phase I ESA; additional services requested by the Client (e.g., an evaluation of business environmental risk factors associated with the property); significant assumptions (e.g., property boundaries if not marked in the field); limitations, exceptions, and special terms and conditions (e.g., contractual); and user reliance parameters. This section also includes Wallace Group’s “environmental professional” statement.

Section 3, Site Description, is a compilation of information concerning the site location, legal description (if available), current and proposed use of the subject site, ownership, and adjoining property use.

Section 4, Records Review, is a compilation of Wallace Group’s review of several databases available from federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject site; and for off-site facilities within the search distance specified in the ASTM standard. Records provided by the Client are summarized and copies of relevant documents are included in the appendices of this report. Interviews and telephone conversations conducted by Wallace Group with regulatory agency representatives may be included in Section 4 if applicable to a specific investigation file. Physical setting sources (including topography, soil and groundwater conditions) are also summarized in this section, as is Client-provided information (i.e., title records, environmental liens, specialized knowledge, valuation reduction for environmental issues, and owner, property manager, and occupant information). Other interviews with people knowledgeable about the subject site (including the Client) are included in Section 7.

Section 5, Historical Use of the Property and Adjoining Properties, summarizes the history of the subject site and adjoining properties. This site history is based on various sources, which may include a review of aerial photographs, Sanborn Fire Insurance Maps, city or suburban directories, historical topographic maps, building department records, and results of previous site assessments.
Section 6, **Site Reconnaissance**, describes Wallace Group’s observations recorded during the site reconnaissance.

Section 7, **Interviews**, is a summary of telephone and personal interviews conducted with “Key Site Managers” that may include the owner/manager of the property, occupants/tenants, local government officials, and the Client. Additional interview sources may be contacted if “Key Site Managers” are not available prior to production of this report and may include adjacent landowners and people with historical knowledge of the area.

Section 8, **Evaluation**, is a presentation of findings and opinions regarding the information in Sections 3 through 7 and presents our conclusions regarding the presence of recognized environmental conditions connected with the subject site.

Section 9, **References**, includes pertinent references related to documentation provided in this Phase I ESA report.

Supporting documentation is included in the appendices of this report.

### 2.3 ADDITIONAL SERVICES

This Phase I ESA **does not** incorporate non-scope considerations, such as **physical testing** for asbestos-containing materials (ACMs), radon, lead-based paint, lead in drinking water, mold, and indoor air quality. Excluded Phase I ESA non-scope considerations also include wetland assessments (e.g., identification, determinations, or delineations), cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, and high voltage power lines.

This Phase I ESA **includes** the following non-scope considerations: records review of stormwater system regulatory compliance, mapped wetlands, radon gas, and the **potential for** lead-based paint and ACMs at the site.

### 2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made regarding the scope of work for this Phase I ESA.

### 2.5 LIMITATIONS & EXCEPTIONS

This work was performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Wallace Group’s profession practicing in the same locality, under similar conditions, and at the date the services are provided. Wallace Group’s conclusions, opinions, and recommendations are based on limited observations and data. It is possible that conditions could vary between or beyond the data evaluated. Wallace Group
makes no other representation, guarantee, or warranty, expressed or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This report may be used only by the Client and only for the purposes stated for this specific engagement. Environmental issues and regulations can change with time, and this report is based on the conditions observed at the time of site visit, the data that were reviewed, and ASTM standards at the time the report was prepared. Our findings remain valid until September 21, 2020, or such time that site conditions change, and/or new environmental sites are identified that could impact the project area. Should conditions change, and/or new environmental sites be identified that could impact the project area, the findings of this report should be updated.

Wallace Group offers various levels of investigative and engineering services to suit the varying needs of different clients. Judgments leading to conclusions and recommendations are generally made with incomplete knowledge of the subsurface conditions present due to the limitations of data from field studies. Although risk can never be eliminated, more detailed and extensive studies yield more information, which may help understand and manage the level of risk. Since detailed study and analysis involve greater expense, our clients participate in determining levels of service that provide adequate information for their purposes at acceptable levels of risk. Acceptance of this report will indicate that the Client has reviewed the document and has determined that they do not need or want a greater level of service than the scope of work provided.

Wallace Group assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury that results from pre-existing hazardous materials being encountered or present on the subject site, or from the discovery of such hazardous materials. Nothing contained in this report should be construed or interpreted as requiring Wallace Group to assume the status of an owner, operator, or generator, or person who arranges for disposal, transport, storage or treatment of hazardous materials within the meaning of any governmental statute, regulation or order. The Client is solely responsible for directing notification of all governmental agencies, and the public at large, of the existence, release, treatment or disposal of any hazardous materials observed at the site, either before or during performance of Wallace Group's services. The Client is also responsible for directing all arrangements to lawfully store, treat, recycle, dispose, or otherwise handle hazardous materials.
2.6 ENVIRONMENTAL PROFESSIONAL STATEMENT OF QUALIFICATIONS

Mr. Shane M. Cochran, R.G., project professional for this Phase I ESA report, has been the lead investigator and/or author or reviewer responsible for over 300 Phase I and Phase II ESAs performed in Oregon over his 11-year professional career. He earned a Bachelor of Science degree in environmental geology and is a registered geologist in Oregon. Mr. Cochran meets the criteria for an environmental professional as defined by §312.10 of 40 CFR 312.

Mr. Scott Wallace, R.G., principal professional for this Phase I ESA report, has been the principal investigator/author, or senior reviewer responsible for over 1,000 Phase I and Phase II ESAs performed in Oregon, Washington, British Columbia, Nevada, and Utah over his 32-year professional career. He holds Bachelor of Science and Master of Science degrees, is currently a registered geologist and water right examiner in Oregon, and is a licensed geologist, hydrogeologist, and engineering geologist in Washington. Mr. Wallace meets the criteria for an environmental professional as defined by §312.10 of 40 CFR 312.

2.7 SPECIAL TERMS & CONDITIONS

No special terms or conditions in addition to those discussed previously, were agreed to by the Client and Wallace Group.


3.0 SITE DESCRIPTION

This section describes the site and its condition at the time of the Phase I ESA. The site location is shown on Figure 1, Vicinity Map.

3.1 LOCATION AND LEGAL DESCRIPTIONS

Site Address: 63405 U.S. Highway 20  
City: Bend  
County: Deschutes  
Size: 12.75 acres  
Tax Lot (TL): 171217 A0 00200  
TRS: T17S, R12E, W.M., SE ¼ of NE ¼ of Section 17, Willamette Meridian  
USGS Quad Map: Bend, Oregon 1962 (photo revised 1981)

3.2 CURRENT OWNERSHIP AND USE OF THE PROPERTY

According to information provided by the online Deschutes County Property Information (DIAL), the current property owner is Raymond Gumpert Jr., et al. The property is located outside the Bend city limits, but is within the urban growth boundary, and is zoned urbanizable area (UA).

3.3 DESCRIPTION OF STRUCTURES/IMPROVEMENTS

The site was structurally undeveloped with no site improvements during our site visit. Adjacent site improvements include paved public roads. Site features are illustrated on Figure 2.

3.4 CURRENT USES OF ADJOINING PROPERTIES

To the north are U.S. Highway 20 and a rural residence zoned mixed employment (ME). To the east are U.S. Highway 20 and an undeveloped parcel zoned ME. To the south is a Bend Fire Department station zoned public facility (PF). The properties to the west are rural residences zoned UA.
4.0 RECORDS REVIEW

A key component of the Phase I ESA is a regulatory agency record review for references to industrial activity, environmental permits, spills, fines, complaints, and other indications that a recognized environmental condition relative to the subject site may exist. Federal and state governments have developed legislation within the past 25 years relating to environmental issues. Because of this legislation, regulations that govern the storage, handling, control and disposal of hazardous materials have been promulgated. Numerous agencies collect and disseminate information for use in evaluating potential environmental conditions.

Wallace Group reviewed information from several environmental databases obtained through Environmental Data Resources, Inc. (EDR) to evaluate whether activities on or near the subject site have the potential to create a recognized environmental condition on the site. EDR reviews databases compiled by federal, state, and local governmental agencies. The complete list of databases reviewed by EDR is provided in their regulatory report, which is included as Appendix A of this report.

It should be noted that this information is reported as Wallace Group received it from EDR, which, in turn, reports information as it is provided in various governmental databases. It is not possible or within the authorized scope of work for either Wallace Group or EDR to verify the accuracy or completeness of all the information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

The following agencies, companies, and individuals were contacted for records concerning the subject property:

- U.S. Environmental Protection Agency (U.S. EPA): National Priority List (NPL), Delisted NPL, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Superfund Enterprise Management System (SEMS), Corrective Action Cleanup Enforcement (CORRACTS), Land Use Control Information System (LUCIS), Emergency Response Notification System (ERNS), and Resource Conservation and Recovery Act (RCRA) databases, National Wetland Inventory (NWI);
- Oregon Department of Environmental Quality (DEQ): Underground Storage Tank (UST) facilities, Leaking USTs, Aboveground Storage Tank (AST) facilities, Institutional Control and/or Engineering Control Registries (INST/ENG), Underground Injection Control (UIC) Program, Confirmed Releases List (CRL), Environmental Cleanup Site Information (ECSI) database, Brownfields database, and Solid Waste Active Disposal Permits database;
• State Fire Agencies; and
• Oregon Water Resources Department, Well Logs.

Information obtained from these sources is presented in Sections 4.1 through 4.2.

4.1 FEDERAL ASTM STANDARD RECORDS

4.1.1 Superfund National Priority List (NPL)
Under Section 105 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the EPA established an NPL of Superfund sites. Inclusion on the NPL reflects a significant risk to public health and the environment and indicates a Federal Priority to remediate the site. This database is provided by the EPA and searched to identify records of NPL sites located on or within an approximate 1.0-mile search radius of the subject site. There were no NPL facilities listed within 1.0 mile of the subject site.

4.1.2 Superfund Delisted NPL
Under Section 300.425(e) of the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), an NPL site can be deleted from the NPL list if no further response actions are required. This database is provided by the EPA and searched to identify records of delisted NPL sites located on or within an approximate 1.0-mile search radius of the subject site. There were no delisted NPL facilities listed within 1.0 mile of the subject site.

4.1.3 Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List
The CERCLIS list contains sites that are either proposed to be or are on the NPL of Superfund sites and sites that are in the screening and assessment phase for possible inclusion on the NPL. This database is provided by EPA and was searched for records of facilities located on or within an approximate 0.5-mile search radius of the subject site. There were no Federal CERCLIS facilities located within 0.5 mile of the subject site.

4.1.4 Federal Superfund Enterprise Management System (SEMS) Archived Site Inventory
The SEMS Archived Site Inventory contains sites that the EPA has determined to be complete in their assessment and a no further action (NFA) determination is planned. An NFA determination documents EPA-approval for the remedial work performed and that the property is suitable for redevelopment in accordance with applicable land-use criteria. This database is provided by EPA and was searched for records of facilities located on or within an
approximate 0.5-mile search radius of the subject site. There were no SEMS facilities located within 0.5 mile of the subject site.

4.1.5 Federal CORRACTS
The Corrective Action Report (CORRACTS) developed by U.S. EPA identifies hazardous waste handlers with RCRA corrective action activity. There were no CORRACTS facilities listed within 1.0 mile of the site.

4.1.6 Federal RCRA List
The RCRA list identifies facilities that have obtained identification numbers from the U.S. EPA, which designates these businesses as generators, transporters, or storers/disposers of hazardous waste. Obtaining an identification number does not mean that hazardous materials have been improperly handled at these facilities.

RCRA large quantity generators (LQGs) generate over 2,200 pounds of hazardous waste per month; generate or have onsite more than 2.2 pounds of acute hazardous waste per month; or generate more than 220 pounds of spill cleanup debris containing acute hazardous waste. Small quantity generators (SQGs) generate between 220 and 2,200 pounds of hazardous waste per month. Very small quantity generators (VSQG) generate 2.2 pounds or less of acute hazardous waste and less than 220 pounds of hazardous waste per month. The generator's list was reviewed for the site and a 0.25-mile radius, and the Treatment, Storage, and Disposal (TSD) list was reviewed for facilities within 0.5 mile of the site. There were no LQG, SQG, VSQG or TSD facilities identified within their respective search radii.

4.1.7 Federal Institutional Control and/or Engineering Control Registries
The U.S. Land Use Control Information System (LUCIS) database is a listing for facilities recorded as having federal institutional and/or engineering (Inst/Eng) controls associated with contamination of hazardous wastes, petroleum products, and other hazardous substances. This database was reviewed for facilities on or within 0.5 mile of the site. There were no federal facilities recorded as having Inst/Eng controls within the search radius.

4.1.8 Federal CORRACTS
The Corrective Action Report (CORRACTS) developed by U.S. EPA identifies hazardous waste handlers with RCRA corrective action activity. There were no CORRACTS facilities listed within 1.0 mile of the site.
4.1.9 Federal Emergency Response Notification (ERNS) System
The ERNS database records and stores information on reported releases of oil and hazardous substances for the target property. The database was checked for records of emergency responses for the subject site. No listings were found for the site.

4.1.10 National Wetlands Inventory (NWI) Geodatabase
The NWI maps and digitizes wetlands to illustrate the distribution of wetlands across the nation, with the goal to protect wildlife species and their habitats. The geodatabase was reviewed for the target property. There were no on-site mapped wetlands.

4.2 OREGON STATE RECORDS
The following summarizes the information obtained from the State of Oregon. Specified search distances are those identified in the ASTM E 1527-13 standard.

4.2.1 Environmental Cleanup Site Information System (ECSI)
The ECSI system includes facilities entered into the Department of Environmental Quality (DEQ) database pursuant to the site discovery requirements of ORS 466.560. The list includes facilities where there has been a confirmed release of hazardous substances, facilities where investigation or cleanup has been initiated, and facilities suspected of a release of hazardous substances. The search radius for facilities listed in this database is 1.0 mile. There were six ECSI facilities identified within the search radius:

- Central Waste Oil Haulers, 20475 Brandis Ct., 0.5-mile SE;
- Ace Auto, 63545 N. HWY 97, 0.6-mile ENE;
- Myrmo & Sons, Inc., 20420 Empire Ave., 0.7-mile S;
- Northgate Auto, 20405 Empire Ave., 0.8-mile S;
- Prime Equipment, 63176 S. HWY 97, 0.8-mile S; and
- Jack Robinson & Sons, 63055 OB Riley Rd., 0.8-mile S.

Based on information generated as part of this record review, the ECSI-listed facilities have either been issued a no further action (NFA) determination by the DEQ or remain listed for further assessment. A DEQ NFA determination documents DEQ-approval for the remedial work performed and that the property is suitable for redevelopment in accordance with applicable land-use criteria.
4.2.2  **Summary of Confirmed Release List (CRL)**  
The CRL database is a listing by DEQ of facilities that are contaminated with hazardous wastes, petroleum products, and other hazardous substances. This database was reviewed for facilities within 1.0 mile of the site. There were no CRL facilities listed within the search radius.

4.2.3  **Leaking Underground Storage Tank (LUST) Incident Reports**  
This DEQ database is a listing of below-ground releases from underground petroleum storage tank systems or reportable surface spills. The list also includes aboveground releases to water which result in a sheen. The search radius for facilities listed in this database is 0.5 mile. There were three LUST facilities identified within the search radius. The listed LUST facilities have reportedly completed cleanup.

4.2.4  **Registered Underground Storage Tank (UST) List**  
This DEQ database lists facilities with registered USTs in operation and decommissioned USTs. The search radius for facilities listed in this database is 0.25 mile. There was one UST facility identified within the search radius:

- OSP-Bend, 63319 Jamison St., 0.2-mile SSE.

DEQ’s database did not include violation or incident records with respect to the listed UST facility.

4.2.5  **Registered Aboveground Storage Tank (AST) List**  
This database is maintained by the Oregon State Fire Marshal and lists facilities with registered ASTs in operation. The search radius for facilities listed in this database is 0.25 mile. There was one AST facility identified within the search radius:

- Deschutes County Sheriff’s Office, 63360 Britta St., 0.2-mile S.

The Deschutes County Sheriff’s facility stores motor oil in unreported quantities.

4.2.6  **State Institutional Control and/or Engineering Control Registries**  
The state Inst/Eng control database is a listing by DEQ for ESCI facilities recorded as having such controls associated with contamination of hazardous wastes, petroleum products, and other hazardous substances. This database was reviewed for facilities on or within 0.5 mile of the site. There were no state facilities recorded as having Inst/Eng controls within the search radius.
4.2.7  **State Landfill and/or Solid Waste Disposal Site Lists**
DEQ maintains a list of permitted landfills and transfer stations. No permitted solid waste disposal facilities were located within 0.5 mile of the subject site.

4.2.8  **Underground Injection Control (UIC) Program**
This DEQ database lists facilities with registered stormwater UICs in operation. The database was reviewed for the target property. The subject site was not listed in the UIC database.

4.2.9  **Brownfield Site List**
This DEQ database lists state and tribal facilities that have undergone Brownfield redevelopment within a 0.5-mile radius of the site. There were no Brownfield facilities identified within the search radius.

4.2.10  **Orphan Sites**
EDR maintains a listing of Orphan (unmappable) sites, which cannot be mapped due to inaccurate or incomplete information. Orphan sites reside in the respective search radius of the applicable program, list or database. There was one Orphan site listed in the EDR report:
- Millican Store, Bend-Burns HWY 20, Databases: LUST and UST.

Based on the limited information provided, the unmapped facility appears to have registered three USTs for decommissioning and completed cleanup related to a LUST. Millican is located on U.S. Highway 20, approximately 30 miles east of the subject site.

4.2.11  **Oregon Water Resources Department**
The Oregon Water Resources Department (OWRD) maintains records of well logs installed in the state of Oregon. The Department's well log records are extensive; however, they do not necessarily reflect the actual number of water wells within the state. The OWRD database was queried for water wells located within an approximate 1.0-mile radius of the subject site. This search revealed 100 water wells with completed depths ranging from 130 to 850 feet below ground surface (bgs). Static water levels reportedly range from 110 to 749 feet bgs.

Based on this well data and our knowledge of regional hydrogeologic conditions in the upper Deschutes Basin, groundwater near the site typically occurs in relatively deep basalt flows and interbedded weathered zones and pyroclastic deposits. Regional groundwater flow is to the northeast (Gannett, et al., 2001). The depth to groundwater in the vicinity combined with the type of materials underlying the site (multi-layered basaltic bedrock), suggests that
groundwater is an unlikely media for potential contaminant migration in the event of a surface or near-surface release.

4.2.12 Oregon State Fire Marshal
According to the State Fire Marshal’s searchable online database of emergency responses to hazardous materials incidents, there was no response records associated with the site address.

4.3 PHYSICAL SETTING SOURCE
The site is located at the western margin of the High Lava Plains Physiographic Province of Central Oregon. This region is characterized by semi-arid high desert vegetation along the eastern foothills of the High Cascade Mountain Range. Annual precipitation in the Bend area is approximately ten inches, most of which falls in the form of snow during the winter months. The site is located approximately 1.5 miles east of the Deschutes River. The site and surrounding areas are comprised of relatively thin volcanic soils overlying Pliocene age basalt flows from Newberry volcano (Sherrod et al., 2004). The site elevation from north to south ranges from 3,505 to 3,525 feet above mean sea level (msl).

4.4 AVAILABLE RADON DATA
Radon is a radioactive gas, which occurs naturally in the environment and cannot be seen, smelled, or tasted. The human health effect associated with prolonged exposure to elevated levels of radon is an increased risk of lung cancer. The U.S. EPA and U.S. Centers for Disease Control are concerned about the increased risk of lung cancer developing in individuals exposed to above-average levels of radon in their homes or offices. To address these concerns, the U.S. EPA conducted a radon survey and presented the results for all counties of the United States in 1990.

U.S. EPA’s map of Radon Zones assigns each of the counties in the United States to one of three zones. The zone designations were determined by assessing five factors that are known to be important indicators of radon potential: indoor radon measurements, geology, aerial radioactivity surveys, soil parameters, and foundation types.

The U.S. EPA’s map of Radon Zones was search for Deschutes County, which falls within the U.S. EPA Zone 3 designation for Radon levels. This designation correlates to a predicted average indoor radon screening level of less than 2 picocuries per liter (pCi/L), which is below the U.S. EPA action level of 4 pCi/L.
4.5 VAPOR INTRUSION

Based on the historical information regarding site and adjacent land use and the geologic conditions underlying the site (basalt bedrock with local groundwater depths exceeding 110 feet bgs), there does not appear to be a risk to human health or the environment from hazardous vapor intrusion at or onto the site.

4.6 USER PROVIDED INFORMATION

Wallace Group’s “User” contact was Ms. Denise Senner. Ms. Senner represents the User of this Phase I ESA report. Ms. Senner’s responses to the User Questionnaire are shown in bold (Appendix C).

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No.**

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**

3. As a “user” of this Phase I ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **No.**

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **Price is higher than what the County lists as Real Market Value, but we feel the price reflects the absence of land available and seems fair in relation to what is currently on the market throughout Bend.**

5. Are you aware of commonly known or reasonably ascertainable information about the site that would help Wallace Group identify conditions indicative of releases or threatened releases? For example, as the User:

   - Do you know the past uses of the property? **Vacant land.**
   - Do you know of specific chemicals that are present or once were present at the property? **No.**
   - Do you know of spills or other chemical releases that have taken place at the property? **No.**
Do you know of environmental cleanups that have taken place at the property?  
No.

6. As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there obvious indicators that point to the presence or likely presence of contamination at the property?  **There looks to be an illegal dumping area in the center of the property, close to the Robal and HWY 20 intersection. Also, several homeless campsites have been noted.**
5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The following information regarding past and current uses of the site and adjoining properties was obtained from various public and private sources. Information available through these sources is usually incomplete but may provide a general overview of the site's historical uses.

5.1 SANBORN FIRE INSURANCE MAPS
Sanborn Maps were drawn by the Sanborn Fire Insurance Company to assist in underwriting properties from the late 1800s to the mid-1900s. For certain time intervals, the maps show much detail of buildings, improvements, and land uses. The coverage of this resource is typically limited to older districts in established towns and cities. There were no Sanborn Maps available for review (Appendix B).

5.2 HISTORICAL AERIAL PHOTOGRAPHS
A review of historical aerial photography may indicate past activities at a property not documented by other means or observed during a property visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Available aerial photographs providing coverage of the site were obtained from EDR (Appendix B). The following is a tabulation of the aerial photographs reviewed:

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<tr>
<th>Date</th>
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The results of aerial photography review are presented below:

1938  The subject site appears as undeveloped high desert range land. An irrigation ditch is present, east of the site. O.B. Riley Road and/or U.S. Highway 20 is present west of the site. The surrounding properties south appear as rural residences and irrigated pastureland.

1943  Areas north of the site appear cleared of vegetation. There are no other appreciable changes to the site or surrounding areas compared to the 1938 photograph.

1951  East portions of the site and areas east and south of the site appear cleared of vegetation. There are no other appreciable changes to the site or surrounding areas compared to the 1943 photograph.

1959  U.S. Highway 20 has been realigned, adjacent north and east of the site. There are no other appreciable changes to the site or surrounding areas compared to the 1951 photograph.

1968  There is an irrigation ditch north of the site aligned east-west. There are no other appreciable changes to the site or surrounding areas compared to the 1959 photograph.

1973  The irrigation ditch north of the site is no longer apparent. Rural residential development has encroached upon the site from the south and west. There are no other appreciable changes to the site or surrounding areas compared to the 1968 photograph.

1980  The Cascade Village Mall is present southeast of the site. There are no other appreciable changes to the site or surrounding areas compared to the 1973 photograph.

1982  There are no appreciable changes to the site or surrounding areas compared to the 1980 photograph.

1990  The photograph resolution is poor; however, there are no discernable changes to the site or surrounding areas compared to the 1982 photograph.

1994  The photograph resolution is poor; however, there are no discernable changes to the site or surrounding areas compared to the 1990 photograph.

2000  The Cascade Village Mall has expanded development to the north. Robal Road is present, east of the site. A driving range is present east of the site. There is commercial development south of the site (e.g., Bend Fire Station, Sheriff’s Office, Deschutes County Jail). There are no other appreciable changes to the site or surrounding areas compared to the 1994 photograph.

2005  The Bend Fire Station training structure is present, adjacent south of the site. There is residential development south of the site. The property east of the site appears grubbed and graded. There are no other appreciable changes to the site or surrounding areas compared to the 2000 photography.
2009 A trailer or equipment appears parked in the north-central portion of the site. There is ongoing residential development southwest of the site. There are no other appreciable changes to the site or surrounding areas compared to the 2005 photography.

2012 There are no appreciable changes to the site or surrounding areas compared to the 2009 photography.

2016 There are no appreciable changes to the site or surrounding areas compared to the 2012 photography.

**NOTE:** Aerial photographs only provide information on indications of land use and no conclusions can be drawn from the photographs alone.

5.3 **CHAIN-OF-TITLE REPORT**

A chain-of-title was not provided for review within the time frame of this project.

5.4 **PREVIOUS ASSESSMENTS**

No previous assessments were provided for review as part of this Phase I ESA.
6.0 SITE RECONNAISSANCE

Wallace Group’s assessment activities included a site reconnaissance. This section summarizes the observations and findings from our site visit.

6.1 METHODOLOGY AND LIMITING CONDITIONS
A site visit was conducted on March 23, 2020, by Wallace Group environmental staff. The purpose of the site visit was to look for obvious visual indications of historical or current operations that may have resulted in possible soil and/or groundwater contamination. The site visit included a visual evaluation of the grounds for indications of hazardous-waste storage, use, and disposal areas, storm drainage, and underground and aboveground storage tank locations. Refer to Figure 2, Site Map, for locations of features referenced in this section.

6.2 GENERAL SITE SETTING
The subject site is located approximately three miles north of downtown Bend, Oregon. The site lies along the west side of U.S. Highway 20. Near-surface soils consist of volcanic silty-sand with varying amounts of basaltic gravel, cobble and boulders, less than ten feet thick. The near-surface soils are underlain by cinder and multiple flows of hard, basaltic bedrock that extend laterally across the site to depths of several hundred feet below surface grade.

6.3 SITE OBSERVATIONS
Site observations made during our reconnaissance activities are described in Sections 6.3.1 through 6.3.10. Photographs of site features and surrounding areas observed during our site visit are included for reference on Figure 2 and Figures 3a-3e.

6.3.1 Descriptions of Structures, Roads and On-Site Improvements
The site is structurally undeveloped with no on-site improvements (Figure 3a). Adjacent off-site improvements include U.S. Highway 20 along the site’s east boundary and NW Britta Street which terminates at the southwest portion of the site (Figure 2).

6.3.2 On-Site Chemical Storage
Wallace Group personnel did not observe on-site chemical storage at the time of our site visit.

6.3.3 Storage Tanks (ASTs and USTs)
There was no surface evidence to suggest the presence of ASTs or USTs at the site.
6.3.4 Land Conditions
As referenced in section 6.3.1, the site is undeveloped. The site is vegetated with Ponderosa Pine, Western Juniper, wax currant, native bunch grass, sage and rabbit brush, and has undulating-hummocky topography. Dirt pathways transect the central portion of the site and can be accessed from the intersection of U.S. Highway 20 and Robal Road (Figure 3c). A burned area was observed along the site’s west boundary (Figure 3d). The area adjacent west of the burned area was devoid of vegetation and exhibited disturbed soil (Figure 3e). Across the site were transient camps and a pile of burned debris (Figures 3b and 3c). At the southwest portion of the site, we observed a pile of what appeared to be pond-dredge spoils on the adjacent property. The spoils runoff flowed onto the site (Figure 3e).

6.3.5 Wells, Septic Systems, Stormwater and Wastewater Discharge
Wallace Group personnel did not observe surface evidence of water wells, septic systems, stormwater or wastewater discharge structures.

6.3.6 Indications of Solid Waste Disposal
Wallace Group personnel observed discarded debris near the central portion of the site along several dirt pathways consisting of empty propane canisters, wood, food containers, clothing, and a fiberglass shower insert (Figure 3d). Transient debris was also observed, scattered across the site and consisting of clothing and food containers (Figure 3a). The debris appeared inert.

6.3.7 Potential Presence of Asbestos-Containing Materials (ACMs)
There were no on-site structural improvements at the time of our site visit. Based on these observations, ACMs do not appear to be present at the site.

6.3.8 PCBs
Some older electrical equipment, such as transformers and capacitors, occasionally contain cooling oil with PCBs. Wallace Group observed one pole-mounted transformer located at the site’s east boundary with no indications of damage or leaks (Figures 2 and 3b).

6.3.9 Lead Paint
Wallace Group personnel did not observe on-site structural improvements during our site visit. Therefore, there does not appear to be a potential for lead-based paint surfaces at the site.
6.3.10 Residual Pesticide and/or Herbicide Potential

Based on historical information reviewed for this assessment, the site was and remains undeveloped high desert rangeland. There is no information to indicate that pesticides or herbicides have been used at the site.
7.0 INTERVIEWS

7.1 INTERVIEWS WITH KEY SITE MANAGER/OWNER/OCCUPANT

On April 10, 2020, Mr. Ray Gumpert, owner, was interviewed by the Wallace Group. Mr. Gumpert’s family purchased 80-acres approximately 74 years ago which included the subject site. The subject site has been in Mr. Gumpert’s family since then. Circa 1950, U.S. Highway 20 split the subject site from the remaining 68-acres. The neighbors to the adjacent west, the Brownriggs, were responsible for the disturbed soil. The Brownrigg’s children-built dirt jumps and berms for motorized bikes. They have since leveled the jumps and berms. The burned area adjacent to the disturbed soil was reportedly due to a transient fire approximately one month ago that was put out by the fire department. The discarded debris near the center of the site originated from an overturned camper that was destroyed. Mr. Gumpert has not performed any site improvements. He is aware of the transient camps and their debris. He has hauled off transient debris in the past and has informed law enforcement of this issue. Mr. Gumpert was not aware of any environmental issues or unresolved regulatory enforcement actions related to the project site.

On March 26, 2020, Wallace Group received an ASTM E1527-13 Owner/Occupant Questionnaire, completed by Mr. Gumpert (Appendix C).

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On [date], Wallace Group received an ASTM E1527-13 Owner/Occupant Questionnaire, completed by Mr. Gumpert (Appendix C).
8.0 EVALUATION

The following sections describe Wallace Group’s findings and provide general background information about the subject site. This evaluation includes our professional opinion about recognized environmental conditions, historical and potential RECs, and de minimis quantities, as applicable to the subject site. The following conclusions are based on Wallace Group’s knowledge of the subject property from our site observations and information gathered during our review. These conclusions are subject to the limitations presented in Section 2.5 and may change if additional information becomes available. Wallace Group performed this Phase I ESA of the subject site in general conformance with the scope and limitations of ASTM E 1527-13.

8.1 FINDINGS

8.1.1 Site History

The site has reportedly been in the Gumpert family for approximately 74 years. Circa 1950, the realignment of U.S. Highway 20 to its current location split the subject site from its original 80-acre parcel. The site was, and remains, undeveloped with no improvements. Based on our historical review, there does not appear to have been any regulatory cleanup or environmental enforcement actions associated with the site.

8.1.2 Controlled Recognized Environmental Conditions (CREC)

A CREC is a controlled REC resulting from a past release of hazardous substances or petroleum products that remains in-place subject to the implementation of required controls and is addressed to the satisfaction of the applicable regulatory agency. Based on Wallace Group’s evaluation for this Phase I ESA, no CRECs were identified with respect to the subject site.

8.1.3 Historical Recognized Environmental Conditions (HREC)

A HREC is a historical REC resulting from a past release of hazardous substances or petroleum products that remains in-place and has been addressed to the satisfaction of the applicable regulatory agency without implementing controls. Based on Wallace Group’s evaluation for this Phase I ESA, no HRECs were identified with respect to the subject site.

8.1.4 Federal and State Agency Records

Wallace Group conducted a regulatory-database search for the subject property and surrounding areas within the various search radii specified by ASTM standards. There were 11 surrounding properties identified within the ASTM search parameters; the properties are listed on multiple state agency databases as having documented releases of hazardous substances
and/or petroleum products, undertaken or completed environmental remediation, storing or using hazardous materials and/or petroleum products during day-to-day operations, and maintaining environmental permits and/or registration for business purposes. Based on the proximity of the listed properties to the site, the available regulatory information reviewed, the geologic and hydrogeologic conditions underlying the area, investigative actions taken, and the cleanup activities and regulatory oversight (where applicable) conducted to-date, the listed nearby sites do not appear to represent a REC with respect to the subject property at this time.

8.1.5 On-site Chemical Storage
Wallace Group personnel did not observe on-site chemical storage. Based on these observations, on-site chemical storage does not appear to represent a REC with respect to the site at this time.

8.1.6 Storage Tanks (ASTs and USTs)
There was no surface evidence to suggest the presence of ASTs or USTs at the site. Based on these observations, ASTs and USTs do not appear to represent a REC with respect to the site at this time.

8.1.7 Wells, Septic Systems, Stormwater and Wastewater Discharge
Wallace Group personnel did not observe on-site wells, septic systems, stormwater or industrial wastewater discharge features during our site visit. Based on these observations, wells, septic systems, stormwater or industrial wastewater discharge do not appear to represent a REC with respect to the site at this time.

8.1.8 Solid Waste Disposal
Wallace Group personnel observed solid waste discarded on-site (i.e., a former trailer) and piles of transient debris. Based on these findings, on-site solid waste disposal appears inert and does not appear to represent a REC with respect to the site at this time. However, on-site waste should be collected and disposed of at an approved waste facility prior to completing this real estate transaction.

8.1.9 ACMs
There were no on-site structural improvements at the time of our site visit. Based on these observations, ACMs do not appear to be present at the site, and do not represent a REC with respect to the site at this time.
8.1.10 PCBs
Wallace Group observed one pole-mounted transformer along the site’s east boundary. The transformer is owned and maintained by a regional utility company (PacifiCorp) and appeared to be in good condition with no visible indication of leaks or damage. Based on these observations, it does not appear that PCBs represent the potential for a REC with respect to the subject property.

8.1.11 Vapor Intrusion
The Deschutes County project site falls within the U.S. EPA Zone 3 designation for Radon levels. This designation correlates to a predicted average indoor radon screening level of less than 2 pCi/L, which is below the U.S. EPA action level of 4 pCi/L. Based on the historical information regarding site and adjacent land use, and the geologic conditions underlying the site (shallow basalt bedrock with regional groundwater depths exceeding 110 feet bgs), there does not appear to be a risk to human health or the environment because of hazardous radon and vapor intrusion onto the site at this time.

8.1.12 Lead-Based Paint
Based on the structurally undeveloped nature of the site, lead paint does not appear to represent a REC at the site.

8.1.13 Residual Pesticide and/or Herbicide
Based on historical information reviewed for this assessment, the site was and remains undeveloped high desert rangeland. There is no information to indicate that pesticides or herbicides have been used at the site. As such, residual pesticides and/or herbicides do not appear to represent a potential REC at the site.

8.2 DEVIATIONS AND ADDITIONAL SERVICES
There were no deviations, deletions, or additional services to the originally authorized Phase I ESA scope of services between the Client and Wallace Group.

8.3 CONCLUSIONS
We have performed this Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13, for the 12.75-acre parcel, located at 63405 U.S. Highway 20 in Bend, Oregon. The site is currently owned by Raymond Gumpert Jr., et al. Any exceptions to, or deletions from, this practice are described above in Section 8.2 above.
The findings of this environmental assessment did not disclose the presence of RECs; however, the discarded debris and transient debris should be collected and disposed of accordingly.

8.4 DATA GAPS
Wallace Group has not identified data gaps associated with the evaluation of this property for this Phase I ESA.
9.0 REFERENCES


Environmental Data Resources, Inc. (EDR), March 25, 2020. *Aerial Photo Decade Package, 12.75-Acre Parcel, 63405 HWY 20, Bend, OR 97701*. Inquiry No. 6022579.3.


10.0 PROFESSIONAL AUTHENTICITY

This report has been authored and reviewed by the undersigned. This report is void if the original seal(s) and signature(s) are not included.

Shane M. Cochran, R.G.
Project Geologist

R. Scott Wallace, R.G.
President/Principal Geologist
FIGURES
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PROJECT SITE

VICINITY MAP
12.75-ACRE PARCEL
63405 U.S. HIGHWAY 20
BEND, OREGON
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View looking north across the common site setting.

Typical on-site transient debris.
Pole-mounted transformer along the site's east boundary.

Typical on-site transient camp.
Pile of burned debris and/or ash adjacent to transient camp.

On-site dirt paths with access from the intersection at Robal Road and U.S. HWY 20.
Discarded debris along the dirt path.

Burned area along the site's west boundary.
Disturbed soil along the site's west boundary.

What appears to be pond dredge runoff at the southwest portion of the site.
12.75-Acre Parcel
63405 HWY 20
Bend, OR  97701

Inquiry Number: 6022579.4s
March 25, 2020

EDR FIRST REPORT

A Search of ASTM E1527-13 §8.2.1 Databases
Table of Contents

This report includes a search of reasonably available environmental records to assist the professional in compliance with Section 8.2.1 Standard Federal, State, and Tribal Environmental Record Source of ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Additional environmental records sources may be available for your property.

Target Site: 63405 HWY 20
BEND, OR  97701

Site Location

| Longitude: 121.307854 | Degrees (Decimal) | Easting: 635435.1 |
| Latitude: 44.103376 | Degrees (Min/Sec) | Northing: 4884530.5 |
| Elevation: 3512 ft. above sea level | UTM Zone: Zone 10 |

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## Search Summary

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**BEND, OR 97701**

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## Search Summary

**TARGET SITE:** 63405 HWY 20  
BEND, OR 97701

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## Sites Sorted by Distance

**TARGET PROPERTY ADDRESS:**
63405 HWY 20  
BEND, OR  97701

Click on Map ID to see full detail.

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<td>LUST</td>
<td>Lower</td>
<td>1769, 0.335, ESE</td>
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TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

State- and tribal - equivalent CERCLIS

ECSI: Environmental Cleanup Site Information System

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State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

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## Sites Sorted by Database

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### State and tribal registered storage tank lists

UST: Underground Storage Tank Database

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AST: Aboveground Storage Tanks

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Black Rings Represent Qtr. Mile Radius

- Target Property (Latitude: 44.103376 Longitude: 121.307854)
- High or Equal Elevation Sites
- Low Elevation Sites
- National Priority List Sites

EDR First Report
### Mapped Sites Summary

Target Property: 63405 HWY 20  
BEND, OR 97701

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**NAME:** DESCHUTES COUNTY SHE  
**ADDRESS:** 63360 BRITTA ST  
BEND, OR 97703

*Click here for full text details*

#### LUST, UST

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**NAME:** OSP - BEND  
**ADDRESS:** 63319 JAMISON STREET  
BEND, OR 97701

*Click here for full text details*

#### LUST

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**NAME:** U-HAUL CENTER OF BEN  
**ADDRESS:** 63370 N HWY 97  
BEND, OR 97701

*Click here for full text details*
### Mapped Sites Summary

**Target Property:** 63405 HWY 20  
BEND, OR 97701

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## Mapped Sites Summary

**Target Property:** 63405 HWY 20  
BEND, OR 97701

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**Name:** CENTRAL WASTE OIL HA  
**Address:** 20475 BRANDIS CT  
BEND, OR 97701  
DESHUTES  

- Size: Approx. 0.1 ac.  
- State ID Number: 3885  
- Investigation: No Further Action

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**Name:** ACE AUTO - TIRE IRON  
**Address:** 63545 N HWY. 97  
BEND, OR 97701

- Click here for full text details

**ECSI**  
State ID Number: 4982  
Investigation: Suspect

### ECSI

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**Name:** MYRMO & SONS INC  
**Address:** 20420 EMPIRE AVE  
BEND, OR 97701  
DESHUTES

- Click here for full text details

**ECSI**  
- Continued on next page -
## Mapped Sites Summary

**Target Property:** 63405 HWY 20  
BEND, OR 97701

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BEND, OR 97701  
DESHUTES |
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BEND, OR 97701) |
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Click here for full text details

ECSI
Size: 3.06 acres
State ID Number: 4233
Investigation: No Further Action
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12.75-Acre Parcel
63405 HWY 20
Bend, OR 97701

Inquiry Number: 6022579.1
March 25, 2020
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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

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<td>Project</td>
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**UNMAPPED PROPERTY**

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

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12.75-Acre Parcel
63405 HWY 20
Bend, OR 97701

Inquiry Number: 6022579.3
March 25, 2020
Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

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<th>Year</th>
<th>Scale</th>
<th>Details</th>
<th>Source</th>
</tr>
</thead>
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<td>Flight Year: 2016</td>
<td>USDA/NAIP</td>
</tr>
<tr>
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</tr>
<tr>
<td>2005</td>
<td>1&quot;=500'</td>
<td>Flight Year: 2005</td>
<td>USDA/NAIP</td>
</tr>
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<td>1980</td>
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<td>Flight Date: August 02, 1980</td>
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<tr>
<td>1973</td>
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<td>USGS</td>
</tr>
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<td>Flight Date: May 06, 1968</td>
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<td>1959</td>
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<td>Flight Date: June 18, 1959</td>
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<td>1951</td>
<td>1&quot;=500'</td>
<td>Flight Date: July 30, 1951</td>
<td>USDA</td>
</tr>
<tr>
<td>1943</td>
<td>1&quot;=500'</td>
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</tr>
<tr>
<td>1938</td>
<td>1&quot;=500'</td>
<td>Flight Date: June 20, 1938</td>
<td>USDA</td>
</tr>
</tbody>
</table>

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APPENDIX C
USER QUESTIONNAIRE
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Compatible with ASTM Standard E-1527-13

The Wallace Group, Inc.
62915 NE 18th Street, Suite 1, Bend, OR
97701 541.382.4707, fax 541.383.8118

Only the client ("user") needs to respond to the following questions:

User Name: Deschutes Public Library Date: March 25, 2020
Site Address: 63405 Hwy 20 Bend OR

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

   No.

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

   No

3. As the user of this Phase I Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   No.

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

   Price is higher than what the County lists as Real Market Value, but we feel the price reflects the absence of land available and seems Fair in relation to what is currently on the market throughout Bend.
5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

- Do you know the past uses of the property? **Vacant Land**

- Do you know of specific chemicals that are present or once were present at the property? **No**

- Do you know of spills or other chemical releases that have taken place at the property? **No**

- Do you know of any environmental cleanups that have taken place at the property? **No**

6. As the user of this Phase 1 ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **There looks to be an illegal dumping area in the center of the property, close to the Robel and Hwy 20 intersection. Also several homeless campsites have been noted.**
OWNER/OCCUPANT INTERVIEW QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT
Compatible with ASTM Standard E-1527-13
The Wallace Group, Inc.
62915 NE 18th Street, Suite 1, Bend, OR 97701
(541) 382-4707, fax (541) 383-8118

Site Name: _______________________________________________________________________

Site Address: _____________________________________________________________________

Site Tax Lot #(s): __________________________________________________________________

Note: This questionnaire can cover multiple parcels if the answers below are specific to the parcel in question.

Date: ___________________________________________________________________________

Interviewer(s):

Interviewee: __________________________ _____________________________

Interviewee Phone #: __________________________ _____________________________

Site Association: __________________________________________________________________

Years Associated: __________________________________________________________________

Current Owner: Gumpert Family Ltd Partnership; Raymond G. Gumpert, Jr.; Erik Rustand, Personal Representative of the Estate of Donna Rae Rustand; Amy E. Lum

Please answer the following questions to the best of your knowledge.

1. Was the property or adjoining property ever used for industrial purposes (e.g. manufacturing) or as a gas station, dry cleaners, waste treatment, processing facility, motor repair facility, photo lab, commercial printing facility, junkyard/disposal/recycling/landfill? No If yes, please list the activity, hazardous substances used, and approximate dates when the activity occurred.
Prior Land Use, Hazardous Substances Used, and Dates:   None

Prior Owners and Dates regardless of previous land use:
Raymond G. Gumpert and Lois M. Gumpert since approx. 1947

Existing or prior structures used for what purposes and duration:
   n/a

2. Do any of the following documents exist for the site or any portion of the site? If so, can you provide Wallace Group with a copy?   None

   □ Environmental site assessment reports
   □ Environmental compliance audit reports
   □ Environmental permits
   □ Underground Storage Tank registration
   □ Underground Injection System registration
   □ Material Safety Data Sheets
   □ Community Right-To-Know Plan
   □ Safety plans: preparedness and prevention plans; spill prevention; countermeasure; and control plans, etc.
   □ Reports regarding hydrogeologic conditions on the property or surrounding area;
   □ Correspondence from any government agency relating to past or current violations of environmental laws regarding the property or relating to environmental liens encumbering the property
   □ Hazardous waste generator notices or reports
   □ Geotechnical studies
   □ Risk assessments
   □ Recorded Activity and Use Limitations (AULs)
3. Have you ever observed evidence of or do you have prior knowledge of any of the following items being used, stored, discarded, dumped above grade, buried, or burned onsite? Circle all that apply and indicate amount and approximate dates.  

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>QUANTITY</th>
<th>DATE(S) OBSERVED</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above ground storage tank (AST)*</td>
<td></td>
<td>Size:</td>
<td></td>
</tr>
<tr>
<td>Automotive batteries</td>
<td></td>
<td>Contents:</td>
<td></td>
</tr>
<tr>
<td>Industrial batteries</td>
<td></td>
<td>Condition:</td>
<td></td>
</tr>
<tr>
<td>Pesticides (&gt;5 gallon)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paints (&gt; 5 gallon)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemicals/Hazardous Substances (&gt; 5-gallon liquid)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemicals/Hazardous Substances (dry sacks, containers, etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial drums (typically 55 gallons)</td>
<td></td>
<td>Contents:</td>
<td></td>
</tr>
<tr>
<td>Transformer or other equipment that may contain PCBs (e.g. hydraulic equipment) *</td>
<td></td>
<td>Installation date:</td>
<td></td>
</tr>
<tr>
<td>Underground storage tank*</td>
<td></td>
<td>Size:</td>
<td></td>
</tr>
<tr>
<td>Unknown materials you suspect may be hazardous substances</td>
<td></td>
<td>Describe:</td>
<td></td>
</tr>
</tbody>
</table>

*Please provide records if available.

4. What method(s) is used to contain spills of hazardous waste?

   n/a

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

5. What method(s) is used to dispose of hazardous waste?

   n/a

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

6. Are there any permits for handling, use, storage, or disposal of hazardous waste?

   n/a

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
7. Have you observed evidence of, or have prior knowledge of, the following onsite?  No

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>QUANTITY</th>
<th>DATE(S) OBSERVED</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment Maintenance Areas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accidental spills or releases of chemicals or petroleum products</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Possible asbestos containing materials (e.g. pipe, building, etc.)</td>
<td></td>
<td></td>
<td>Describe material:</td>
</tr>
<tr>
<td>Fill dirt originating from an unknown or contaminated site?</td>
<td></td>
<td></td>
<td>Source:</td>
</tr>
<tr>
<td>Pits, ponds, or lagoons associated with waste treatment or waste disposal?</td>
<td></td>
<td></td>
<td>Location:</td>
</tr>
<tr>
<td>Stained soil or odiferous soil? (e.g. oily black)</td>
<td></td>
<td></td>
<td>Location:</td>
</tr>
<tr>
<td>Sumps or dry wells* Underground Injection Control (UIC)</td>
<td>Purpose:</td>
<td>Size:</td>
<td>DEQ UIC registration #:</td>
</tr>
<tr>
<td>Vent pipes, fill pipes, access ways to a fill pipe protruding from the ground or adjacent to a structure onsite?</td>
<td></td>
<td></td>
<td>Location:</td>
</tr>
<tr>
<td>Heating and cooling systems (include fuel source)</td>
<td></td>
<td></td>
<td>Source:</td>
</tr>
<tr>
<td>Flooring, drains, walls that are stained or emitting a foul odor (do NOT include water damage)?</td>
<td></td>
<td></td>
<td>Location:</td>
</tr>
</tbody>
</table>

*Please provide records if available.
8. Is the property served by a private well or non-public water system? If so, please answer the following:  No  n/a
   
a. Was the well used for domestic (D), agricultural irrigation (I), or monitoring (M) purposes? Are the wells currently operational and if not, when were they last used? When was the well drilled? How deep is the well? What is the approximate discharge rate?

<table>
<thead>
<tr>
<th>Well No.</th>
<th>Type</th>
<th>Operating?</th>
<th>Last Used</th>
<th>Date Drilled</th>
<th>Depth</th>
<th>Discharge Rate</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   b. Have the wells been sampled for contaminants that exceed applicable requirements for the designated use (e.g. Drinking Water Standards)? If so, please provide the dates and copies of well records.

   c. Has the well or water system been designated by any governmental environmental/health agency as contaminated?

9. Is there an oil/gas well or oil/gas vent located onsite? If so, please indicate the location. Please supply any documents available.  No  n/a

10. Is the property or has the property to your knowledge been previously served by a septic system? If so, please indicate the location of the tank and leach lines (if applicable) and list any hazardous materials disposed.  No  n/a

11. Does the property discharge waste water onto or adjacent to the property and into a storm water sewer system or a sanitary sewer system? If so, please describe location, piping flow, quantity discharged, and water quality.  No  n/a
12. Do you have knowledge of the following with respect to the property? Circle and explain all that apply.  

No  n/a

a. Environmental clean-up, ongoing or pending.

b. Environmental liens

c. Governmental notifications regarding any possible past or present violations of environmental laws.

d. Past, threatened, pending lawsuits or administrative proceedings relevant to a release of a hazardous substance or petroleum product, in, on, or from the property.

e. Prior environmental assessment that indicated the presence of hazardous substances, petroleum hydrocarbons, contaminants, or recommended further assessment.

f. Deed Restrictions

g. Citizen complaints regarding activities onsite

AGRICULTURAL SITES:

13. What crops and/or livestock have been grown onsite, currently and in the past?  None

<table>
<thead>
<tr>
<th>CROP</th>
<th>DATE</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
</tr>
</tbody>
</table>

If crops are present or have been grown, please answer questions 14 through 16 below:
14. Have pesticides been applied to fields or other portions of the site? If so, please answer the following questions:

a. List the names of pesticides (includes herbicides, fungicides, insecticides, rodenticide) used and dates applied.

<table>
<thead>
<tr>
<th>PESTICIDE AND BRAND NAME</th>
<th>DATE</th>
<th>CROP OR ANIMAL USE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b. Have you been notified of any violation of environmental law with respect to application or storage of pesticides?

___________________________________________________
___________________________________________________
___________________________________________________


c. Location of pesticide mixing areas, if any (past or present)?

___________________________________________________
___________________________________________________
___________________________________________________


d. Method of pesticide application?

___________________________________________________
___________________________________________________
___________________________________________________

15. Have fertilizers been applied to the site? What type and method of application?

___________________________________________________
___________________________________________________
___________________________________________________

16. Are there any buried pipelines for irrigation or other purposes onsite? If so, what materials is the piping constructed of? Asbestos-containing material, PVC, other? Describe the location of buried piping.

___________________________________________________
___________________________________________________
___________________________________________________
17. Are there other environmental issues you would like to describe? None

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________
### Elevations Table

<table>
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<tr>
<th>Number</th>
<th>Minimum Elevation</th>
<th>Maximum Elevation</th>
</tr>
</thead>
<tbody>
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<td>-9.000</td>
</tr>
<tr>
<td>2</td>
<td>-9.000</td>
<td>-8.000</td>
</tr>
<tr>
<td>3</td>
<td>-8.000</td>
<td>-7.000</td>
</tr>
<tr>
<td>4</td>
<td>-7.000</td>
<td>-6.000</td>
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<tr>
<td>15</td>
<td>4.000</td>
<td>5.000</td>
</tr>
<tr>
<td>16</td>
<td>5.000</td>
<td>6.000</td>
</tr>
</tbody>
</table>

---

**Proposed Right-Of-Way**

- Cut (Export) Volume: 18,020 CU. YD.
- Fill (Import) Volume: 17,925 CU. YD.
- Net Cut (Export) Volume: 95 CU. YD.

**Note:** Earthwork volumes compare existing grade to top of finish grade. Contours depict top of finish grade.

**Pad Elevation:** 3512.5'
Exhibit D - City of Bend Utility Availability Memo (SWA20-0930)

CITY OF BEND ENGINEERING DIVISION
UTILITY AVAILABILITY MEMO – BASIC CERTIFICATE
SWA 20-0930

Date: April 8, 2020
Project Site: 63405 Hwy 20
Tax Lot 171217A000200
Contact: Grant Hardgrave, HWA
grant@hwa-inc.org
541-389-9351

PROJECT PROPOSAL

This property is located at 63405 HWY 20 north of Jamison St. and the property is approximately 12.68 acres in size. Six acres of the tax lot will be the developed area.

The property is currently outside of the City of Bend limits and is in the Urban Growth Boundary. The property has a compressive zoning of Residential Standard Density (RS), Residential Medium Density (RM), and Commercial General (CG). The property is currently vacant. The proposed development includes a library facility. The proposed subdivision is shown in the figure below:

![Figure 1: Proposed Site plan](image-url)
Summary of Proposed Flow Rates: The proposed rates are calculated for a Library Facility. Any future change of use beyond this calculation will require a new Sewer and Water Analysis.
Sewer: 1.78 gpm
Water: 16.67 gpm

MODELING LOCATIONS

Figure 2: Sewer and Water Modeling Locations

SEWER ANALYSIS

Flow Rate:
Library:
1.78 gpm = 6 acres at 427 gpad*

*Collection System Master Plan Rates

Existing Conditions:
- The property is not currently served by City of Bend sewer
- There is a 4-inch PVC pressure main located south of the property within Jamison St.
- There is an 8-inch PVC gravity main located south of the property in Britta St.
Results:
The analysis was performed for conduit capacity, manhole freeboard, and pump station capacity. Flow was modeled at downstream manhole CMH010609. See Figure 2 above. The sewer system has sufficient capacity for the proposal.

Anticipated Mitigations:
Below are the anticipated mitigation requirements for the proposed site development. These points of mitigation can be modified upon the filing and review of the land use application, as there may be components that change or that were discussed in the burden of proof and may not have been brought to the City’s attention. The site development is anticipated to have the following mitigation requirements:

**Mitigation 1:** The development must extend the 8-inch PVC gravity main under the future extension of Britta St. The gravity main must be extended to and through the development. The main must be extended at minimum grade and must meet City of Bend standards. The new sewer mains must be extended under dedicated City of Bend right of way or within a 20-foot sewer easement centered over the main. Final alignments of the sewer main and locations of manholes will be determined with the Infrastructure plans based on final review by City Engineering. All main extensions must be done through a Tier 3 right of way (Infrastructure) permit.

**Mitigation 2:** The development must extend a lateral that meets City of Bend standards to the property. The Engineer of Record will determine the size and location of the lateral and will determine the pumping system required. All lateral extensions must be done through a Right of Way permit.

**Mitigation 3:** The development must be annexed into the City to be serviced by City sewer. The City will not permit the site to utilize a septic sewer system being adjacent to a City main.

**WATER ANALYSIS**

**Flow Rate:**
Library:

16.67 gpm = 6 acres at 4000 gpad*

*Water System Master Plan Flow Rate

**Existing Conditions:**
- The property is not currently served by City of Bend water.
- There is a 12-inch ductile iron main located south of the property within Jamison St.
- There is an 8-inch ductile iron main located south of the property within Britta St.
- All water mains are located within Pressure Zone 6.
Results:
The analysis was performed for system hydraulics, fire flow, hydrant requirements, and service availability. System and fire flow data were modeled at hydrant WFH003254.

<table>
<thead>
<tr>
<th>Location</th>
<th>Main Diameter</th>
<th>Elevation (ft)</th>
<th>Est. Static Pressure (psi)</th>
<th>Est. Residual Pressure (psi)</th>
<th>Est. Flow Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydrant WFH003254</td>
<td>6-Inch Ductile Iron</td>
<td>3514</td>
<td>70.58</td>
<td>48.43</td>
<td>3500+ gpm</td>
</tr>
<tr>
<td>(Pressure Zone 6)</td>
<td>(Pressure Zone 6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>System (Jct-5317)</td>
<td>12-Inch Ductile Iron</td>
<td>3510</td>
<td>72.31</td>
<td>53.44</td>
<td>3500+ gpm</td>
</tr>
<tr>
<td></td>
<td>(Pressure Zone 6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Operational water pressure service rates are between 40 to 90 psi. Less than 40 psi may require a private booster pump. Greater than 90 psi may require a private pressure reducing valve. Both items are required to be shown on a plumbing permit.
2. Maximum water flow rates are estimated at 20 psi residual. Flow rates greater than this should not be used for design or for fire code. Estimates are based on City modeling data and should not be used for detailed designs. The applicant is recommended to perform a hydrant flow test at the site for precise information.

Anticipated Mitigations:
Below are the anticipated mitigation requirements for the proposed site development. These points of mitigation can be modified upon the filing and review of the land use application, as there may be components that change or that were discussed in the burden of proof and may not have been brought to the City’s attention. The site development is anticipated to have the following mitigation requirements:

**Mitigation 1:** The development must extend the 8-inch ductile iron main located in Britta St. under the future Britta St. right of way. The water mains must be extended within the City of Bend right of way when possible. If the water main is not located within the right of way then a 20 foot water easement centered over the main needs to be provided. The development must loop the water mains within the development when possible to reduce the number of dead-end mains within the system. Final alignment of the water mains and the locations of waterline appurtenances locations, such as valves, and fire hydrants will be finalized with the infrastructure plans based on final review by the Fire Marshall and City Engineer. All the water main extensions must be done through a Tier 3 Right of Way (infrastructure) permit.

**Mitigation 2:** The development must extend 12-inch ductile iron water main in Jamison St. and loop it with the water main in Britta St. The main must be extended for looping and redundancy purposes. If the water main is not located within the right of way then a 20 foot water easement centered over the main needs to be provided. Final alignment of the water main and the locations of waterline appurtenances locations, such as valves, and fire hydrants will be finalized with the infrastructure plans based on final review by the Fire Marshall and City Engineer. All the water main extensions must be done through a Tier 3 right of way (infrastructure) permit.

**Mitigation 3:** Each tax lot must be served by a water lateral that meets City of Bend standards. A 1-inch lateral is the minimum size required. The size and location of the laterals will be determined by the engineer of record.

**Mitigation 4:** If a fire sprinkler line is needed for the development, a separate service tap shall be installed from the watermain. The domestic water service and a fire hydrant shall not be on the same service tap from the main. The fire service line must be constructed under a Tier
3 right of way (infrastructure) permit with the FDC being no further than 100 feet from a hydrant or as otherwise approved by the Fire Marshall.

**Mitigation 5:** During the building permit review, the development must provide a fixture count for the building, including the proposed development. The size of the meter will be verified by the City to determine that the water meter will sufficiently serve the building. If the water meter is determined not to be large enough the development will be required to upsize the water and/or water lateral.

**DURATION OF APPROVAL**

It is the responsibility of the applicant or land owner to verify the size and location of all laterals serving the property(ies).

This approval is valid for six (6) months from date of signature. If a land use application is not submitted within 6 months of the date of signature, this approval shall be considered void.

**WRITTEN BY:**
Evan Malone, Engineering Associate
emalone@bendoregon.gov
(541) 388-5525

**APPROVED BY:**

\[Signature\]  
DATE: 5/1/2020

Dustin Elmore, PE, Assistant City Engineer
Chris Henningsen, PE, Principle Engineer on behalf of Dustin Elmore
Exhibit E - Proposed Road Alignments
## Exhibit G
### Preliminary Cost Projections

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Master Plan</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>utility Connections</td>
<td>175,000</td>
<td>Estimate</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>151,000</td>
<td>Estimate</td>
</tr>
<tr>
<td>Contingency</td>
<td>65,200</td>
<td>Contingency</td>
</tr>
<tr>
<td><strong>Total Estimated Master Plan Cost</strong></td>
<td>391,200</td>
<td></td>
</tr>
<tr>
<td><strong>Infrastructure Improvements</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Fees</td>
<td>50,000</td>
<td>Estimate</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>365,984</td>
<td>Estimate</td>
</tr>
<tr>
<td>Civil Road and Utility Construction</td>
<td>1,186,835</td>
<td>Per HWA Engineer Estimate</td>
</tr>
<tr>
<td>Civil Road and Utility Construction</td>
<td>247,300</td>
<td>Per HWA Engineer Estimate</td>
</tr>
<tr>
<td>Offsite Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potential transportation improvements beyond Britta and Robal</td>
<td>-</td>
<td>Negotiated during Master Plan</td>
</tr>
<tr>
<td>Utility Connections</td>
<td>75,000</td>
<td>Estimate</td>
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<tr>
<td>Contingency</td>
<td>385,024</td>
<td>Contingency</td>
</tr>
<tr>
<td><strong>Total Estimated Infrastructure Improvements Cost</strong></td>
<td>2,310,142</td>
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</tr>
<tr>
<td><strong>Site Grading</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grading</td>
<td>617,700</td>
<td>Per HWA Engineer Estimate</td>
</tr>
<tr>
<td>Contingency</td>
<td>123,540</td>
<td>Contingency</td>
</tr>
<tr>
<td><strong>Total Estimated Site Grading Cost</strong></td>
<td>741,240</td>
<td></td>
</tr>
<tr>
<td><strong>Total Estimated Improvement Costs</strong></td>
<td>3,442,582</td>
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</tr>
<tr>
<td><strong>Land Cost</strong></td>
<td>1,350,000</td>
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</tr>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td>4,792,582</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross Acres</th>
<th>Net Acres</th>
<th>$/sf</th>
<th>$/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>12.75</td>
<td>10.80</td>
<td>8.63</td>
<td>10.19</td>
</tr>
</tbody>
</table>

Gross Acres 12.75 $8.63 per sf
Net Acres 10.80 $10.19 per sf
**Description of Work**

Extensions of Britta Street and Robal Road per City of Bend "Major Collector" Roadway Standards

Emergency access road access the south boundary of the site (30' pavement width)

Clearing and mass grading of the 6-acre library site

---

**Britta Street and Robal Road**

**1 General Requirements**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Mobilization / Demobilization</td>
<td>1</td>
<td>LS</td>
<td>$15,000</td>
</tr>
<tr>
<td>b. Erosion Control / Tree Protection</td>
<td>1</td>
<td>LS</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

**General Requirements Subtotal** $20,000

**2 Sanitary Sewer Improvements**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. 8” ASTM D3034 PVC Gravity Sewer Main</td>
<td>94</td>
<td>LF</td>
<td>$100</td>
</tr>
<tr>
<td>b. 3” CL-200 PVC Pressure Sewer</td>
<td>610</td>
<td>LF</td>
<td>$60</td>
</tr>
<tr>
<td>c. 48” Sanitary Sewer Manhole</td>
<td>2</td>
<td>EA</td>
<td>$5,000</td>
</tr>
<tr>
<td>d. 2” Pressure Sewer Service Lateral</td>
<td>2</td>
<td>EA</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

**Sewer Subtotal** $60,000

**3 Storm Drainage Improvements**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. 8” ASTM D3034 PVC Storm Drain</td>
<td>380</td>
<td>LF</td>
<td>$100</td>
</tr>
<tr>
<td>b. Curb Inlet Catch Basin</td>
<td>10</td>
<td>EA</td>
<td>$3,500</td>
</tr>
<tr>
<td>c. Sedimentation Manhole</td>
<td>5</td>
<td>EA</td>
<td>$5,000</td>
</tr>
<tr>
<td>d. Drywell Assembly</td>
<td>5</td>
<td>EA</td>
<td>$10,000</td>
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</tbody>
</table>

**Storm Drain Subtotal** $148,000

**4 Water Improvements**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. 8” CL52 DI Water Main</td>
<td>730</td>
<td>LF</td>
<td>$90</td>
</tr>
<tr>
<td>b. 6” CL52 DI Hydrant Lateral</td>
<td>38</td>
<td>LF</td>
<td>$75</td>
</tr>
<tr>
<td>c. Fire Hydrant Assembly</td>
<td>2</td>
<td>LF</td>
<td>$6,000</td>
</tr>
<tr>
<td>d. Fire Service Lateral</td>
<td>2</td>
<td>EA</td>
<td>$2,000</td>
</tr>
<tr>
<td>e. Domestic Water Service Assembly</td>
<td>2</td>
<td>EA</td>
<td>$2,000</td>
</tr>
<tr>
<td>f. Chlorinate and Test</td>
<td>1</td>
<td>LS</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**Water Subtotal** $91,050

**5 Grading & Paving Improvements**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Tree Removal / Clearing &amp; Grubbing</td>
<td>1.7</td>
<td>AC</td>
<td>$7,000</td>
</tr>
<tr>
<td>b. HMAC Pavement (6” thkn. on 8” Aggregate Base)</td>
<td>6,430</td>
<td>SY</td>
<td>$40</td>
</tr>
<tr>
<td>c. PCC Sidewalks (4” thkn. on 4” Aggregate Base)</td>
<td>8,160</td>
<td>SF</td>
<td>$6</td>
</tr>
<tr>
<td>d. 14” Concrete Curb (6” Reveal)</td>
<td>2,065</td>
<td>LF</td>
<td>$25</td>
</tr>
<tr>
<td>e. Excavation and Crushing/Processing of Native Material</td>
<td>17,800</td>
<td>CY</td>
<td>$22</td>
</tr>
<tr>
<td>f. ADA Curb Ramps</td>
<td>12</td>
<td>EA</td>
<td>$2,000</td>
</tr>
<tr>
<td>g. Signage and Striping</td>
<td>1</td>
<td>LS</td>
<td>$10,000</td>
</tr>
<tr>
<td>h. Landscaping (Irrigation &amp; Street Trees)</td>
<td>1</td>
<td>LS</td>
<td>$25,000</td>
</tr>
</tbody>
</table>

**Grading & Paving Subtotal** $820,285

**6 Franchise Utilities**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Shared Utility Trench</td>
<td>900</td>
<td>LF</td>
<td>$35</td>
</tr>
<tr>
<td>b. Precast Transformer Vault</td>
<td>4</td>
<td>EA</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**Franchise Utility Subtotal** $47,500

**Britta and Robal Total** $1,186,835

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*Deschutes Public Library*

*Site Work Construction Cost Estimate*

*May 21, 2020*

---

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62930 O.B. Riley Road #100 - Bend, OR 97703

541-389-9351
## Emergency Access Road

### Storm Drainage Improvements

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>8&quot; ASTM D3034 PVC Storm Drain</td>
<td>16 LF</td>
<td></td>
<td>$100</td>
<td>$1,600</td>
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<tr>
<td>Double Grate Catch Basin</td>
<td>2 EA</td>
<td></td>
<td>$2,500</td>
<td>$5,000</td>
</tr>
<tr>
<td>Sedimentation Manhole</td>
<td>2 EA</td>
<td></td>
<td>$5,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Drywell Assembly</td>
<td>2 EA</td>
<td></td>
<td>$10,000</td>
<td>$20,000</td>
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</table>

**Storm Drain Subtotal** $36,600

### Water Improvements

<table>
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<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>12&quot; CL52 DI Water Main</td>
<td>645 LF</td>
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<td>$120</td>
<td>$77,400</td>
</tr>
<tr>
<td>6&quot; CL52 DI Hydrant Lateral</td>
<td>22 LF</td>
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<td>$75</td>
<td>$1,650</td>
</tr>
<tr>
<td>Fire Hydrant Assembly</td>
<td>1 LF</td>
<td></td>
<td>$6,000</td>
<td>$6,000</td>
</tr>
<tr>
<td>Connection to Existing Water Main</td>
<td>2 EA</td>
<td></td>
<td>$3,000</td>
<td>$6,000</td>
</tr>
<tr>
<td>Chlorinate and Test</td>
<td>1 LS</td>
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<td>$2,500</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

**Water Subtotal** $93,550

### Grading & Paving Improvements

<table>
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<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Removal / Clearing &amp; Grubbing</td>
<td>0.9 AC</td>
<td></td>
<td>$7,000</td>
<td>$6,300</td>
</tr>
<tr>
<td>HMAC Pavement (4&quot; thkn. on 6&quot; Aggregate Base)</td>
<td>2,280 SY</td>
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<td>$35</td>
<td>$79,800</td>
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<tr>
<td>12&quot; Concrete Curb (6&quot; Reveal)</td>
<td>1,350 LF</td>
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<td>$23</td>
<td>$31,050</td>
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</tbody>
</table>

**Grading & Paving Subtotal** $117,150

**Emergency Access Road Total** $247,300

### Clearing and Grading

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Removal / Clearing &amp; Grubbing</td>
<td>6.1 AC</td>
<td></td>
<td>$7,000</td>
<td>$42,700</td>
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<tr>
<td>Excavation and Crushing/Processing of Native Material</td>
<td>18,000 CY</td>
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<td>$396,000</td>
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<tr>
<td>Construction of Engineered Fill Using Processed Material</td>
<td>35,800 CY</td>
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<td>$5</td>
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</table>

**Clearing & Grading Total** $617,700

**Britta and Robal** $1,186,835

**Emergency Access Road** $247,300

**Clearing and Grading** $617,700

**Total** $2,051,835

---

*Unit of Measure Abbreviations*

- **EA** - Each
- **LS** - Lump Sum
- **LF** - Lineal Feet
- **SF** - Square Feet
- **SY** - Square Yards
- **CY** - Cubic Yards

---

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541-389-9351