



Phase I

Environmental Site Assessment Report

7225 BRADBURN BOULEVARD
WESTMINSTER, COLORADO 80030



Prepared for:

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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
COMMERCIAL BUILDING
7225 BRADBURN BOULEVARD
WESTMINSTER, COLORADO 80030**

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION3

2.0 SITE DESCRIPTION7

3.0 PHYSICAL SETTING8

4.0 RECORDS REVIEW10

5.0 HISTORICAL INFORMATION REVIEW.....14

6.0 INTERVIEWS 21

7.0 SITE RECONNAISSANCE22

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS.....24

9.0 RECOMMENDATIONS AND CONCLUSIONS 27

10.0 LIMITATIONS..... 28

Appendices:

Appendix A: Figures – Site and Surrounding Properties Map

Appendix B: EDR Report

Appendix C: Photographic Documentation

Appendix D: Historical Topographical, Aerial, Sanborn Maps, City Directory

Appendix E: Other Reports

Appendix F: Resume & Certification

Appendix G: Asbestos Survey

EXECUTIVE SUMMARY

Strategic Environmental Management, LLC (SEM) has performed a Phase I Environmental Site Assessment (“ESA”) of the Commercial Building located at 7225 Bradburn Boulevard, Adams County, Westminster, Colorado (the “Subject Property”). SEM was authorized to perform this work on February 16, 2017 by Ms. Heather Ruddy, Program Planner with the City of Westminster. The ESA was performed in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13. This ESA has been performed by an environmental professional (see Declaration in Appendix F) as described in the ASTM standard and 40 C.F.R. Section 312.10.

The Subject Property is located at 7225 Bradburn Boulevard, Westminster, Colorado, a retail-commercial and residential area. As shown on Figures 1 and 2 in Appendix A, the Subject Property consists of a rectangular shaped parcel of land totaling .64 acres. The property has been improved with a single-story, 1,296 square foot, wood frame and sided commercial building with a crawl space and a 2,100 square foot wood frame, slab-on-grade, three-car garage. Asphalt-singles are on both of the buildings. The original building, now identified as Unit B was 720 square feet, had interior metal walls and was built in 1970. A 576 square foot addition was constructed in 2005 on the south side of the original building and is identified as Unit A. The garage was built in 2000 and is being used for storage. The remainder of the property is made up of broken-up asphalt driveways and parking areas with a mixture of unpaved earthen areas on the east and north sides of the Subject Property. The west and south sides have overgrown weedy areas with some grass. The site has been occupied by the South Westminster Arts Group (SWAG) since 2015 but is currently vacant.

The legal description for the property is described in detail in Appendix A. The following is a summary of the findings of this ESA of the Subject Property:

SEM has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-13. This assessment has revealed no evidence of RECs in connection with the Subject Property.

A de minimis condition is a condition that generally does not present a threat to human 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. This assessment has revealed no evidence of de minimis conditions.

An historical recognized environmental condition (HREC) refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment and/or remediation of any contaminants to below the most restrictive (generally residential) cleanup target concentrations or regulatory closure with no formal or implied restricted uses. The assessment has revealed no evidence of HRECs in connection with the Property except for the following:

- The Subject Property was used as a gasoline station known as Westminster U-Pump-It during the 1980's. Three underground storage tanks were removed and a release was reported. Contaminated soil was removed from the site and subsequent testing resulted in the OPS issuing No Further Action letters for the site. Subsequent Phase II investigations also proved that no contamination was onsite and as a result, this release on the Subject Property qualifies as a Historical Recognized Environmental Condition ("HREC") for the Subject Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

The ASTM Standard was designed solely to meet the requirements of the USEPA's All Appropriate Inquiries (AAI) to permit the potential purchaser to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. It is possible for there to be business environmental risks (BERs) related to ASTM scope considerations that do not meet the definition of a REC. This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

Recommendations and Conclusions

Based on the information provided in this report, SEM recommends that No Further Action is required at the Subject Property.

1.0 INTRODUCTION

Purpose of the Assessment:

Strategic Environmental Management, LLC (SEM) has performed a Phase I Environmental Site Assessment (“ESA”) of the Commercial Building located at 7225 Bradburn Boulevard, Adams County, Westminster, Colorado (the “Subject Property”). SEM was authorized to perform this work on February 16, 2017 by Ms. Heather Ruddy, Program Planner with the City of Westminster. The ESA was performed in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-13. This ESA has been performed by an environmental professional (see Declaration in Appendix F) as described in the ASTM standard and 40 C.F.R. Section 312.10. Any exceptions to, or deletions from, this practice are described Section 1.0 of this report. The location of the Subject Property and surrounding properties is shown on Figures 1 and 2 in Appendix A.

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

The term 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.”

The term CREC is defined as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

The term HREC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

The term de minimis condition is defined as “a condition that generally does not present a threat to human 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. Conditions determined to be de minimis are not RECs nor CRECs.”

The term Business Environmental Risk (BER) is used to describe environmental risks from ASTM scope considerations that do not rise to the level of a REC, but which SEM is of the opinion should be brought to the attention of Client, and environmental risks associated ASTM non-scope considerations addressed during this assessment.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required.

Special Terms and Reliance:

It is SEM's understanding that this report is to be used and distributed exclusively for purposes connected with a financial transaction involving the Subject Property. This report of findings was prepared for the exclusive use of the City of Westminster and associates. The contents of this report may not be copied, provided or otherwise communicated to any party other than those associated with the City of Westminster without the express written consent of SEM.

Significant Assumptions:

The following assumptions are made by SEM in this report. SEM relied on information derived from secondary sources including governmental agencies, the Client (User), designated representatives of the Client (User), property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, SEM has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the Client, designated representatives of the Client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. SEM assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data, are assumed based on contours depicted on the United States Geological Survey topographic maps. SEM assumes the property has been correctly and accurately identified by the Client (User), designated representative of the Client (User), property contact, property owner, and property owner's representatives. SEM assumes that the Client (User), Client representatives, Client Legal Counsel, designated representatives of the Client, Key Site Manager, property contact, property owner, property owner representatives, and property brokers, used good faith in answering questions and in obtaining information for the subject property as defined in 10.8 of the ASTM E 1527-13 practice. This would also include obtaining those helpful documents from previous owners, operators, tenants, brokers, financial institutions etc. SEM also assumes the Client will designate appropriate and knowledgeable people for performance of the Phase I Environmental Assessment including Key Site Managers.

Limiting Conditions and Exceptions to the ASTM Standard:

Review of historical research information was limited to available intervals. De minimus conditions are not listed in the Recommendations section of the report. The report format does not exactly follow the ASTM recommended format in that it provides a review of ASTM Non Scope Considerations including, asbestos, lead-based paint, radon, wetlands and mold.

Scope of Work:

The scope-of-work for this investigation was consistent with the American Society for Testing and Materials (ASTM) Practice E 1527-13 and was designed to meet the objective above by performing the following tasks:

- Environmental Records Review;
- Site Reconnaissance; and
- Interviews.

Each of these tasks is more specifically described in greater detail below.

Task 1: Records Review

SEM examined reasonably available records in an effort to evaluate current and historic activities that suggest the potential for recognized environmental conditions at the site. The specific items implemented under this task were as follows:

- Review databases of federal, state and/or local agencies to identify past and current activities at the site, to the extent possible, with respect to the generation, treatment, storage, disposal and/or release of hazardous substances and/or petroleum products;
- Review and summarize of at least one of the following readily available sources: historic topographic maps, aerial photographs, fire insurance maps, city directories and/or other historic data of the site to identify previous uses; and
- Review of available federal, state and/or local publications regarding hydrogeology.

Task 2: Site Reconnaissance

SEM conducted a site reconnaissance of the property in an effort to identify recognized environmental conditions as indicated by:

- Stressed vegetation;
- Stained or disturbed soils and/or pavement;
- Sheen or iridescence on surface water;
- Unusual odors;
- Unusual corrosion;
- Drums and containers;
- Storage tanks;
- Pits, ponds, lagoons, pools, drains and sumps;
- Landfilling;
- Spills or releases;
- Storage, treatment and/or disposal of hazardous substances and/or petroleum products;
- Wastes generated at the subject site and associated waste disposal practices;
- Oil, gas or water wells;

- Heating system(s) and cesspools;
- Hydraulic lifts;
- Parts washers; and
- PCB-containing devices.

SEM performed a visual reconnaissance of adjacent properties and observed for similar obvious concerns referenced above. Additionally, the general surrounding area land usage was observed to the extent identified while accessing the Subject Property.

While an asbestos and lead based paint survey that includes sampling and analysis of suspect asbestos-containing materials is beyond the scope of a standard Phase I ESA the owner had commissioned an asbestos survey so that the structure could be demolished. A copy of this report is included in Appendix G.

Task 3: Interviews

SEM contacted current owners and readily available knowledgeable persons in an effort to obtain information indicating recognized environmental conditions in connection with past operations at the Subject Property.

Appendices

All of the Appendices to this report are incorporated herein and shall be considered a part of this report.

2.0 SITE DESCRIPTION

Subject Property:

The Subject Property is located at 7225 Bradburn Boulevard, Westminster, Colorado, a retail-commercial and residential area. As shown on Figures 1 and 2 in Appendix A, the Subject Property consists of a rectangular shaped parcel of land totaling .64 acres. The property has been improved with a single-story, 1,296 square foot, wood frame and sided commercial building with a crawl space and a 2,100 square foot wood frame, slab-on-grade, three-car garage. Asphalt-singles are on both of the buildings. The original building, now identified as Unit B was 720 square feet, had interior metal walls and was built in 1970. A 576 square foot addition was constructed in 2005 on the south side of the original building and is identified as Unit A. The garage was built in 2000 and is being used for storage. The remainder of the property is made up of broken-up asphalt driveways and parking areas with a mixture of unpaved earthen areas on the east and north sides of the Subject Property. The west and south sides have overgrown weedy areas with some grass. The site has been occupied by the South Westminster Arts Group (SWAG) since 2015 but is currently vacant.

Adjoining and Surrounding Properties (to the extent identified):

North – The Subject Property is bounded to the north by a commercial lot occupied by Larrys Automotive, a car and transmission repair shop. See ESA Photo # 18.

South – A residential property located at 7215 Bradburn borders the Subject Property to the south. No apparent RECs were observed to the south of the Subject Property. See ESA Photos #20 and 21.

East – The Subject Property is bounded to the east by Bradburn Boulevard followed a commercial plumbing business called Urban Plumbing located at 7212 Bradburn. See ESA Photo # 19.

West – The Subject Property is bordered to the west by open space owned by the City of Westminster. No apparent RECs were observed directly to the west of the Subject Property. See ESA Photos # 22, 23 and 24.

3.0 PHYSICAL SETTING

General Topographic Setting:

The elevation of the Subject Property is approximately 5,323 feet above mean sea level and the surface is relatively flat. The topography described in the EDR report indicates that, in general, the site is relatively flat with the gradient in the general area appearing to slope from the east to west and north to south. Storm water flow is routed via sheet flow over the hardscapes across the property to the west and then via a backyard rip-rap swale that directs the water to the south west into the vacant property on the west side of the adjacent lot.

Surface Water:

The nearest surface water in the vicinity of the Subject Property is Little Dry Creek located roughly an eighth of a mile to the south west. No surface water is located on the Subject Property.

Soils:

The overall geology for the Subject Property as defined by P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994). Based on this information the underlying geology consists of the following:

Era: Mesozoic

System: Cretaceous

Series: Navarro Group

Code: uK4 (decoded above as Era, System & Series)

Cenozoic Category: Stratified Sequence

Information for soil in this area was obtained from the US Department of Agriculture. The dominant soil type in the area is the Ulm loam. This material consists of a silty clay/ loam mixture with slow infiltration rates that is well drained with layers impeding downward movement of water. Depth to the water table in the area has been determined to be approximately 32 feet based on the June 8, 2011 engineering report prepared by SEM for the Subject Property. Copies of the engineering report can be found in Appendix E.

Geology /Hydrology:

According to the USEPA Ground Water Handbook, Vol. 1 Ground Water and Contamination, September 1990, the water table typically conforms to surface topography. This means that the direction of flow for shallow ground water is generally from higher elevations to lower elevations. Localized flow direction, however, may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells.

In addition, EDR has developed a special system called the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites in the area of the Subject Property. This information indicates that the groundwater flow direction from a point 1/8 of a mile northeast of the Subject Property is in a south east direction. An additional well located 1/4 of a mile east of the Subject Property has the flow in a south east direction.

4.0 RECORD REVIEW

Environmental Records Review:

Environmental records from the State of Colorado and the United States Environmental Protection Agency (EPA) were obtained for SEM by Environmental Data Resources (EDR); the state and federal databases and minimum search radii requirements of American Society for Testing and Materials (ASTM) Practice E 1527-13 were satisfied. While the EDR report details are in Appendix B for a copy of the following standard environmental records sources were reviewed for the minimum search distance identified:

STANDARD ENVIRONMENTAL RECORD SOURCE	SEARCH DISTANCE	NO. OF SITES
Federal NPL site list	1.0 mile	0
Federal Delisted NPL site list	0.5 mile	0
Federal CERCLIS - SEMS list	0.5 mile	0
Federal CERCLIS NFRAP site list	0.5 mile	0
Federal RCRA CORRACTS facility list	1.0 mile	0
Federal RCRA non-CORRACTS TSD facilities list	0.5 mile	0
Federal RCRA generators list	Subject/adjoining	2
Federal institutional control/engineering control registries	Subject	0
Federal ERNS list	Subject	0
State and tribal NPL equivalent	1.0 mile	0
State and tribal CERCLIS equivalent	0.5 mile	0
State and tribal landfill and/or solid waste disposal site lists	0.5 mile	0
State and tribal leaking storage tank lists	0.5 mile	12
State and local registered storage tank lists	Subject/adjoining	1
State and tribal Historic Auto Stations, MGPs and Dry Cleaners, Asbestos	Subject	2
State and tribal voluntary cleanup sites	0.5 mile	1
State and tribal Brownfield sites	0.5 mile	4

Subject Property:

The subject site, known at the time as Westminster U-Pump-It was owned by Peerless Tyre and was listed in the LUST and UST databases in this ESA investigation. A review of the files at the State of Colorado's Department of Oil & Public Safety (OPS) indicated that the facility contained three underground storage tanks; two 12,000 gallon and one 4,000 gallon gasoline tanks. As indicated in the reports in Appendix E, three Leaking Underground Storage Tanks ("LUST") were removed on October 15, 1990. The tanks were observed to be in good to poor condition with two of the tanks having ¼ to ½ inch holes in them. In January 1991, an excavation to a depth of 30 feet resulted in 600 cubic yards of contaminated soil being removed from the site and taken to the Denver Arapahoe Landfill. Later in December 1995 and again in July 1997, the State of Colorado issued No Further Action letters for the site. Subsequent Phase II investigations involving the installation of five temporary groundwater monitoring wells were conducted by SEM and copies of the reports are in Appendix E. The report concluded "This investigation has revealed a detection of diesel fuel in the groundwater at the north west corner of the Site. While the Site has evidence of low concentrations of DRO in the shallow soils, the cause of the groundwater contamination is more than likely from an up-gradient source. As there is no State cleanup standard for DRO and the concentration is relatively low it is not likely that any groundwater remediation will be required. Furthermore, since the Site is not the cause of the contamination, an application to the State could be made to achieve a No Further Action designation for the Site." As a result, this site qualifies as a Historical Recognized Environmental Condition (HREC).

Surrounding Properties:

Regulatory database information for Federal and State facility listings, as well as reasonably ascertainable and useful local government information, was requested from Environmental Data Resources (EDR) for the Subject Property and facilities within the search radii suggested by the ASTM standard practice.

Leaking Underground Storage Tanks

While ASTM only requires reviewing the registered storage tank database for the Subject Property and adjoining properties, the database search provided by EDR looked at a 0.5 mile radius to cover mapping errors. The list of Leaking Underground Storage Tank Incident Reports (LUST) contains an inventory of reported leaking underground storage tank incidents. A review of the list provided by EDR dated September 22, 2016 indicates that there are 11 sites within 1/2 mile of the Subject Property. While the Subject Property was not identified on the list, it has been reviewed above.

The closest site is the Parks Shop, located at 3950 W. 72rd Avenue, approximately 270 feet south east of the Subject Property. This site is down gradient of the Subject Property. The Colorado Storage Tank Information System (COSTIS) information indicates that a release was recorded in May 1992 (Event # 507). A review of the records at the Division of Oil & Public Safety (OPS) produced an April 26, 1994 report prepared by Delta Environmental Consultants notifying the

Colorado Division of Oil & Public Safety (OPS) that after three USTs were removed and subsequent groundwater monitoring indicated no exceedances of BTEX and as a result, a No Further Action (NFA) letter was issued by the OPS on May 17, 1994. As a result this site is not considered to be REC. A copy of the engineering report, COSTIS report and NFA letter can be found in Appendix E.

The next closest site is the Westminster Fire Department, located at 3948 W. 73rd Avenue, approximately 431 feet north east of the Subject Property. This site is cross gradient of the Subject Property. The COSTIS report indicates that a release was recorded in July 1994 (Event # 5495). A review of the records at OPS produced a March 1994 Underground Storage Tank Removal Assessment report prepared by Brad Van Renterghem, Environmental Geologist indicated that a 4,000 gallon UST was removed and subsequent soil testing indicated no exceedances of BTEX. As a result, a No Further Action (NFA) letter was issued by the OPS on February 1, 1995. As a result this site is not considered to be REC. A copy of the engineering report, COSTIS report and NFA letter can be found in Appendix E.

The remaining 9 LUST sites identified, all are either cross or down gradient and all the LUST violations have been “Closed” at each location. Accordingly, these sites are not considered RECs.

Underground and Above Ground Storage Tanks

A review of the list of Underground Storage Tanks (UST) and Above Ground Storage Tanks (AST) provided by EDR dated December 9, 2016 indicates that there are 8 tanks; 7 USTs and 1 AST within 1/2 mile of the Subject Property. All the USTs are either cross or down gradient of the Subject Property. The two up gradient USTs are identified at the Westminster Fire Department and across the street at 3915 W. 73rd Avenue. A review the Colorado Storage Tank Information System (“COSTIS”) indicated that all the UST tanks were “Permanently Closed” and no longer in use. The AST is still in use but it is also down gradient. As a result, these tanks are not considered to be RECs.

Voluntary Cleanup & Brownfield Properties

The Voluntary Cleanup & Brownfield Properties records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Public Health and Environment’s Waste Sites & Facilities database. A review of the VCUP and Brownfields list, as provided by EDR, has revealed that there are 5 sites within approximately 0.5 miles of the target property. A review of the EDR report indicates that the sites are either down gradient, cross gradient or too far away to have an impact on the Subject Property.

Additional Environmental Databases

Four Resource Conservation and Recovery Act non-generator (RCRA-NonGen) sites were identified in the Other Ascertainable Records reviewed. RCRA-NonGen sites are facilities that no longer generate hazardous wastes. SEM reviewed the identified RCRA-NonGen sites and determined that only one site was adjacent to the Subject Property. The site was identified as

Creative Auto and is located to the north of the Subject Property. A review of the EDR report indicated that no violations were recorded and the EPA's Enforcement and Compliance History Online system (<http://echo.epa.gov/facilities/facility-search/results>) had no record of the site. In addition, due to the proximity of the site a review of the records at the Colorado Department of Public Health and Environment was conducted. The search produced an inspection report that was completed as a result of a citizen's complaint of illegal dumping of hazardous materials. The inspection was conducted on July 11, 1990 and no violations were found. A copy of the inspection report can be found in Appendix E. Therefore, the RCRA non-generator sites are not considered to be RECs in connection with the Subject Property.

Historical Gasoline Stations

A review of Historical Auto Station database provided by EDR indicates that there are 2 sites within 1/4 mile of the Subject Property. The closest site was adjacent to the Subject Property and was discussed above as Creative Auto. The second site is down gradient of the Subject Property and should not be an issue for the Subject Property due to distance from a possible historic source.

Unplottable Sites

EDR provided a list of "unplottable" or orphan sites which may or may not be located within the minimum search distances. SEM reviewed the list of unplottable sites. Based on locations, compliance status and/or the nature of the listing, none of these sites is believed to be an REC for the Subject Property.

5.0 HISTORICAL INFORMATION REVIEW

Historical information identifying the past site use was obtained from a variety of sources as detailed in Appendix D of this report and included: Aerial Photographs, Topographic Maps, Sanborn Fire Insurance Maps and City Directories. The following historical use information was reviewed:

Historical Aerial Photographs

SEM reviewed historical aerial maps of the Subject Property and surrounding properties from the years 1937, 1950, 1963, 1970, 1979, 1983, 1988, 1991, 1994, 1999, 2002, 2005, 2006, 2009 and 2011. A copy of each historical aerial map is provided in Appendix D. The results of the historic aerial photo review are as follows:

- 1937 - The Subject Property appears to be vacant, undeveloped land. There appears to be a residential structure to the south of the Subject Property and nothing to the north and west. The land across Bradburn Boulevard from the Subject Property appears to be cleared.
- 1950 – The Subject Property appears to be cleared land while two structures have been built across Bradburn Boulevard to the east. There is no development to the north except the railroad tracks and right-of-way. There appears to be a domestic structure to the west of the Subject Property with a long driveway in from W. 72nd Avenue.
- 1963 – No significant changes to the Subject Property or adjacent properties from the 1950 photograph.
- 1970 to 1979 – It appears that the building to the north of the Subject Property has now been developed and a small structure is visible on the Subject Property.
- 1983 to 2002 – While the photos have poor definition it appears that there is a small building on the Subject Property.
- 2005 – The Subject Property appears to be as it is today with the garage now on the north side of the lot. A checkerboard pattern created by small gardens appears to the west.
- 2006 to 2009 – The Subject Property is now developed with the current structure.
- 2011 – The Subject Property and surrounding properties appear to be as they are today.

Historical Topographic Map

SEM reviewed a historical topographic map of the Subject Property and surrounding properties for 2013. Copies of the topographic maps are provided in Appendix D; however the results of the historic topographic map review are relatively unremarkable. No special hazards, such as

sinkholes, oil and/or gas wells, gravel pits, landfills, pipelines, mineral production, open pits, stockpiled soils or railroad tracks and spurs, were indicated on the Subject Property or an adjoining property.

Historical Sanborn Maps

A historical EDR report certifies that the complete holdings of the Sanborn Library collection have been searched based on the target property information and fire insurance maps covering the target property were not found. Appendix D documents the attempt.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business. While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns.

SEM reviewed city directories for the Subject Property and adjoining properties at the Denver Public Library. SEM utilized the Bresser's City Directory from 1970 through 1974 and the Coles Directory from 1975 through to 2012. Copies of the directories are in Appendix D.

1970 – BRESSERS DIRECTORY

Subject Property: 7225 Bradburn – No Listing

South: 7215 Bradburn – Byron Hayes

East: 7212 Bradburn – Severn Sander

North: 7231 Bradburn – No Listing & 7237 Bradburn – Castle Cleaners & Tailors

West: Vacant Land

1975 – COLES DIRECTORY

Subject Property: 7225 Bradburn – Chet Scheider

- **South:** 7215 Bradburn – Byron Hayes
- **East:** 7212 Bradburn – Best Yet Roofing
- **North:** 7231 Bradburn – No Listing & 7237 Bradburn – No Listing
- **West:** Vacant Land

1980 – COLES DIRECTORY

Subject Property: 7225 Bradburn – Theo Peterson

- **South:** 7215 Bradburn – No Listing
- **East:** 7212 Bradburn – Independent Machinery Service
- **North:** 7231 Bradburn – No Listing & 7237 Bradburn – No Listing
- **West:** Vacant Land

1985 – COLES DIRECTORY

Subject Property: 7225 Bradburn – Direct Sales Tires

- **South:** 7215 Bradburn – No Listing
- **East:** 7212 Bradburn – Independent Machinery Service
- **North:** 7231 Bradburn – D&R Auto Corporation
- **West:** Vacant Land

1990– COLES DIRECTORY

Subject Property: 7225 Bradburn – No Listing

- **South:** 7215 Bradburn – No Listing
- **East:** 7212 Bradburn – No Listing
- **North:** 7231 Bradburn – No Listing
- **West:** Vacant Land

1995– COLES DIRECTORY

Subject Property: 7225 Bradburn – No Listing

- **South:** 7215 Bradburn – No Listing
- **East:** 7212 Bradburn – No Listing
- **North:** 7231 Bradburn – Larrys Automotive
- **West:** Vacant Land

2000– COLES DIRECTORY

Subject Property: 7225 Bradburn – Johnnys Carpet Surgeons

- **South:** 7215 Bradburn – No Listing
- **East:** 7212 Bradburn – No Listing
- **North:** 7231 Bradburn – Larrys Automotive & A1 Differential
- **West:** Vacant Land

2005– COLES DIRECTORY

Subject Property: 7225 Bradburn – Pro Carpet Service & Johnnys Carpet Sales & Service

- **South:** 7215 Bradburn – Haynes Residential
- **East:** 7212 Bradburn – Alan Urban Plumbing
- **North:** 7231 Bradburn – Larrys Automotive & A1 Differential
- **West:** Vacant Land

2008– COLES DIRECTORY

Subject Property: 7225 Bradburn – AJC Restoration

- **South:** 7215 Bradburn – Haynes Residential
- **East:** 7212 Bradburn – Alan Urban Plumbing
- **North:** 7231 Bradburn – Larrys Automotive & Jtnw Enterprises
- **West:** Vacant Land

2012– COLES DIRECTORY

Subject Property: 7225 Bradburn – A Johnny’s Carpet Surgeons

- **South:** 7215 Bradburn – Residential
- **East:** 7212 Bradburn – Alan Urban Plumbing
- **North:** 7231 Bradburn – Larrys Automotive
- **West:** Vacant Land

Prior Use Summary

The Subject Property and adjacent properties have had a long history of commercial and automotive use. In addition, the adjoining property to the north, which is also up gradient from the Subject Property, was not only an auto repair shop for many years, it was also a dry cleaning establishment in the early 1970’s.

Colorado Department of Public Health and Environment

SEM contacted the Health Department regarding any and all records on the Subject Property and surrounding properties, including citizen complaints and any investigations on the use, handling, release or discharge of solid or liquid wastes, hazardous materials, or any other circumstance of environmental concern at the Property. According to Ms. Pearl Campos, CDPHE Records Administrator (303-692-3331) there were records regarding a property adjacent to the Subject Property and the report can be found in Appendix E.

Colorado Department of Public Health and Environment – Division of Oil and Public Safety

A review of the records at the Colorado State Department of Labor and Employment - Division of Oil and Public Safety (OPS) – Colorado Storage Tank Information System provided details regarding underground storage tanks and leaking underground storage tanks (LUSTS) on and near the site and surrounding areas. Details concerning the remediation and on-going site monitoring at nearby sites have also been provided in Appendix E.

Adams County Property Reports

SEM accessed the website (<http://www.gis.co.adams.co.us>) for the Building Department records from the Adams County. As shown in Appendix E, records indicated that the property consisted of a 1,296 square foot building on a .64 acre lot that was built in 1970. Copies of the records can be found in Appendix E.

Fire Department Records

As indicated in the letter dated February 15, 2017 in Appendix E, SEM contacted Ms. Kelly Ehredt, the administrative person responsible for conducting the search of department records at the Westminster Fire Department to determine if any hazardous materials, incidents or spills had occurred at the Subject Property. On February 21, 2017 Ms. Ehredt sent a response that indicated that while three USTs had been removed there were no violations or outstanding permits since the last inspection that was conducted in July 2016.

Environmental Liens and Activity and Usage Limitations

This section is to describe tasks to be performed by the User that will help identify the possibility of recognized environmental conditions, environmental liens and AULs in connection with the Subject Property as required by the ASTM standard. These tasks do not require the technical expertise of an environmental professional. Any and all information that may be material to identifying recognized environmental conditions must be provided by the User if available. Per the ASTM standard, the environmental professional shall note in the report whether or not the User has reported to the environmental professional information pursuant to Section 6 of the ASTM standard. The User did not request SEM to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs. Therefore, no information was provided for environmental liens and AULs which is the responsibility of the User. Per the ASTM standard this is considered a data gap.

Title and Judicial Records

Per ASTM E 1527-13 Section 6.2, the User is required to provide and/or report to the environmental professional any environmental liens or activity and use limitations (AULs) so identified for the Subject Property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for

environmental liens or activity and use limitations. The User did not request SEM to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records. Therefore, no title records were searched and no information was provided for environmental liens and AULs which is the responsibility of the User. Per the ASTM standard this is considered a data gap.

FEMA - Flood Insurance Rate Map

FEMA's flood insurance maps were accessed and it was determined and shown in Appendix E that the Subject Property appears not to be in the 100 or 500 year flood plain.

Previous Environmental Reports

A previous environmental assessment of the Subject Property was conducted by Strategic Environmental Management, LLC on May 6, 2011. The report entitled "Phase I Environmental Assessment 7227 Bradburn Boulevard, Westminster, Colorado 80030". The report identified the following RECs:

1. The Subject Property, known as Westminster U-Pump-It during the 1980's, was owned by Peerless Tyre and was listed in the Leaking Underground Storage Tanks ("LUST") database in this ESA investigation. A review of the files at the State of Colorado's Department of Oil & Public Safety indicated that the facility contained three underground storage tanks; two 12,000 gallon and one 4,000 gallon gasoline tanks. Reports indicate that the tanks, when they were removed on October 15, 1990, were observed to be in good to poor condition with two of the tanks having holes in them. In January 1991, an excavation to a depth of 30 feet resulted in 600 cubic yards of contaminated soil being removed from the site and taken to the Denver Arapahoe Landfill. Later in December 1995 and again in July 1997, the State of Colorado issued No Further Action letters for the site. As a result, this release on the Subject Property qualifies as a Recognized Environmental Condition ("REC") for the Subject Property.
2. Creative Auto, is now known as Larry's Automotive, and is directly adjacent to the Subject Property approximately 93 feet north. While it had no record of violations, it is directly up gradient of the Subject Property. In addition, this site has had a long history of commercial and automotive use. Not only has it been an auto repair shop for many years it was also a dry cleaning establishment in the early 1970's. While no visual indications of discharge, such as staining were noted, it is SEM's experience that the presence of a dry cleaning operation over time is likely to result in some impact to soil or groundwater. SEM considers the dry cleaning operation and the presence of an auto repair shop to be a REC.
3. The Westminster Fire Department is located at 3948 W. 73rd Avenue, approximately 334 feet north east of the Subject Property. A release from a LUST was reported in July 1994 and a No Further Action letter was issued in February 1995. This site is up gradient and slightly cross gradient of the Subject Property and if the groundwater was impacted by the LUST, the plume would pass within 100 feet of the Subject Property and could create hydrocarbon vapor intrusion issues on site. Accordingly, this site is a REC.

4. The Subject Property is currently a commercial building and no residential use is planned. However, the area has been zoned as residential and could be redeveloped in the future. SEM recommends that if redevelopment is considered in the future that asbestos, lead-based paint and radon testing be conducted.

Based on this information, SEM recommended the performance of subsurface sampling of soil and groundwater at the Subject Property for the presence of tetrachloroethylene and petroleum hydrocarbons in the immediate vicinity of the location of the former dry cleaning operation and the former underground storage tanks, to determine the extent of possible contamination.

SEM conducted the June 8, 2011 Phase II ESA primarily to determine if subsurface soil and groundwater at the Subject Property had been significantly impacted by hydrocarbons and dry cleaning chemicals in the immediate vicinity of the location of the former underground petroleum storage tanks and dry cleaning operation. A total of three soil samples and two groundwater samples were analyzed for a suite of VOCs including benzene, toluene, ethyl benzene and xylenes (BTEX), MTBE, total recoverable petroleum hydrocarbons (TRPH) and chlorinated compounds and all samples tested as Non Detect. No other tested compounds were detected above the laboratory detection limit.

SEM conducted a second round investigation Phase II ESA on July 28, 2011. The purpose of this was to obtain additional environmental data to evaluate concerns in connection with past uses of the Site and adjacent properties. The first round of testing was concentrated on the eastern side of the Site while this second round concentrated more on the western side of the Site. This investigation revealed a detection of diesel fuel in the groundwater at the north west corner of the Site. While the Site has evidence of low concentrations of DRO in the shallow soils, the cause of the groundwater contamination is more than likely from an up-gradient source. As there is no State cleanup standard for DRO and the concentration is relatively low it is not likely that any groundwater remediation will be required. Furthermore, since the Site is not the cause of the contamination, an application to the State could be made to achieve a No Further Action designation for the Site.

Copies of the Phase I ESA and the Phase II ESAs can be found in Appendix E.

Data Gaps

After reviewing the above sources of information regarding the historical information on the Subject Property, SEM determined that there were no data gaps that would affect the ability of the environmental professional involved on this project to identify RECs in connection with the Subject Property.

6.0 INTERVIEWS AND SPECIALIZED KNOWLEDGE

Subject Property Owner Interview

An interview with Ms. Boni Leuenberger, a representative of the owner of the Subject Property, was conducted on February 14, 2017. According to Ms. Leuenberger who has been associated with the property for over 7 years, the building, formerly Johnny's Carpet, has been vacant since 2012 when the city purchased it for demolition as part of a project to realign Bradburn Boulevard with Raleigh Street. Ms. Leuenberger indicated that the property was scheduled for demolition in 2015 when it was decided to lease the property to the South Westminster Arts Group (SWAG), a group that has been serving the community for the last seven years with a mission to create and grow arts opportunities. She was not aware of any other environmental issues with the property and was not aware of any environmental violations or liens on the property and indicated that she had no knowledge of any storage, handling or dumping of hazardous materials on the Subject Property.

Specialized Knowledge and Reason for Completing Phase I

Pursuant to ASTM E 1527-13, SEM asked a representative of the user of the report, Ms. Heather Ruddy of the City of Westminster, the owner of the Subject Property, if she had any specialized knowledge of environmental conditions associated with the Subject Property. SEM requested that she provide a completed environmental questionnaire that is included in Appendix E.

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Subject Property. This ESA was also performed to the permit new owner to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "Lips"). ASTM Standard E-1527-13 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B). SEM understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Subject Property.

7.0 SITE RECONNAISSANCE

SEM conducted a site visit of the Subject Property and observed the condition of the property on February 14, 2017. A depiction of the Subject Property and surrounding area configuration is provided in the Figures 1 and 2 in Appendix A. Weather conditions at the time of the site reconnaissance were sunny and 52 degrees Fahrenheit. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structures was observed along with interior accessible common areas, storage and maintenance areas. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix C.

During the property reconnaissance, SEM looked for the following items, which could indicate the potential presence of RECs on the Subject Property.

- **Hazardous Substances and Petroleum Products in Connection with Identified Uses**

No significant use or generation of hazardous substances is known to occur at the Subject Property. No manufacturing, fabrication or assembly operations are conducted on the property.

- **Odors**

No strong, pungent or noxious odors were noted or reported that would indicate the potential for RECs at the Subject Property were noted emanating from either the Subject Property or an adjacent property.

- **Pools of Liquids**

No pools containing liquids likely to be hazardous substances or petroleum products were observed or reported on or adjacent to the Subject Property.

- **Drums & Hazardous Substance, Petroleum Products and Unidentified Substance Containers**

No drums containing liquids likely to be hazardous substances or petroleum products were observed or reported on or adjacent to the Subject Property.

- **Heating and Cooling Source**

The office area is heated by a gas-fired forced air furnace and cooled by a window-installed air conditioners located at the rear of the building.

- **Interior Stains or Corrosion**

No evidence of stains or corrosion on the floors, walls or ceilings at the Subject Property were noted or reported.

- **Drains and Sumps**

No evidence of sumps were observed. As shown in ESA Photo # 11, a floor drain was observed in the mechanical room at the rear of the building.

- **Pits, Ponds or Lagoons**

No ponds or lagoons associated with hazardous substance, petroleum products or industrial activities at the Subject Property.

- **Stained Soil & Pavement**

No significant stained soil or pavement was observed or reported at the Subject Property.

- **Stressed Vegetation**

No areas of stressed vegetation were observed or reported on or adjacent to the Subject Property.

- **Solid Waste**

SEM did not observe any areas that appeared to have been filled or graded that would suggest the presence of waste including, but not limited to, construction debris, demolition debris or other solid waste. No improperly stored solid waste was noted.

- **Waste Water**

No operations, likely to require a significant waste water discharge, were noted or reported. Waters that enter the sanitary system go to the city's treatment plant. Storm water flows off the property by a backyard rip-rap swale and enters the city's storm water system.

- **Wells**

No drinking water wells, dry wells, irrigation wells, injection wells, abandoned wells or other wells were observed or reported other than the sewer cleanout pipe that was located on the south side of the office building.

- **Septic Systems**

SEM did not observe any on-site septic systems or cesspools.

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

Asbestos-Containing Materials

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

Based on the scope of work requested by the City of Westminster, an asbestos survey was conducted at the Subject Property so that the building could be demolished. An Asbestos Survey Report was completed on February 28, 2017 and a summary of the findings is included in Appendix G. Asbestos bulk-sampling of surfacing materials was conducted in a total of twenty-one (21) locations within the structure. Material samples taken included drywall in a total of fourteen (14) locations, floor tile in a total of two (2) locations, molding in a total of two (2) locations, ceiling tile in one (2) location and linoleum in one (1) location. All twenty-one (21) bulk samples were analyzed by Reservoirs Environmental, Inc. (NVLAP #101896).

The laboratory results of the potential ACM sampled at the Subject Property indicate that one sample of floor tile tested positive for 6% chrysotile asbestos. So long as the demolition contractor does not crush the floor tile on the concrete, the building can be demolished without abating the floor tile. Specific locations for the ACM are shown in the floor plans for the structure sampled in Figure 1 along with photo documentation. Appendix A provides a detailed summary of laboratory results. As a result, asbestos is not considered a BER.

Lead-Based Paint

Many buildings constructed before 1978 have paint that contains lead. Lead from paint, chips and dust can pose health hazards, especially in young children. The painted surfaces inside the restaurant's main floor were in good condition with some peeling and cracking observed on the second floor office and storage areas. Due to the construction date of the original building in 1970, it is likely that paint observed may contain lead. No sampling of potential lead-based paint was performed as part of this Phase I ESA.

In the event that renovation activities are planned and the final use will be residential, the areas to be renovated should be tested for the presence of lead-based paint. If lead-based paint is detected, EPA has issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, contractors performing

renovation, repair and painting projects that disturb lead-based paint in residential homes, child care facilities, and schools built before 1978 must be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices to prevent lead contamination.

Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a property is located in a zone with predicted levels of radon below the USEPA action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Subject Property, previous test results, if available, type of construction and usage of the Subject Property.

The Subject Property is located in Zone 1, counties which have a predicted average indoor radon screening level greater than the USEPA action level of 4 pCi/L. While the Subject Property is located in an area prone to elevated radon levels, based on the non-residential usage of the property, slab-on-grade construction and the presence of commercial grade mechanical equipment, radon is not considered to pose a significant concern at the Subject Property.

Wetlands

Wetlands are those areas that are inundated with surface or ground water with a frequency sufficient to support and under normal circumstances does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and ponds.

National Wetlands Inventory's digital wetlands mapper tool: <http://www.fws.gov/nwi/> was utilized to determine if site conditions or other documents indicate there may be a wetland. However, as indicated on the Wetland Map in Appendix E, no wetlands were located on the Subject Property.

Microbial Contamination – Mold

The site reconnaissance included a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation

sampling is not included in the scope of work for the Phase I ESA. Readily accessible areas of the building were observed for visual or olfactory indications of mold, and for areas of water damage. SEM looked for evidence of the presence of conspicuous mold or observed water intrusion or accumulation during completion of site reconnaissance. SEM did not note conspicuous visual or olfactory indications of the presence of mold.

Vapor Intrusion

In evaluating the potential for a vapor encroachment condition (VEC), SEM attempted to determine if there was information indicating that chemicals of concern were located within the critical distance, defined as the lineal distance between the nearest edge of the contaminated plume and the nearest target property boundary. Based on ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, the critical distance is equal to 100 feet, with the exception of dissolved petroleum hydrocarbons, which have a critical distance of 30 feet. If non-aqueous phase petroleum hydrocarbons are present, the 100 feet distance is utilized. Based on the information reviewed in this report, there are no issues that would create the potential for vapor intrusion on the Subject Property.

9.0 RECOMMENDATIONS AND CONCLUSIONS

SEM has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-13. This assessment has revealed no evidence of RECs in connection with the Subject Property.

A de minimis condition is a condition that generally does not present a threat to human 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. This assessment has revealed no evidence of de minimis conditions.

An historical recognized environmental condition (HREC) refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment and/or remediation of any contaminants to below the most restrictive (generally residential) cleanup target concentrations or regulatory closure with no formal or implied restricted uses. The assessment has revealed no evidence of HRECs in connection with the Property except for the following:

- The Subject Property was used as a gasoline station known as Westminster U-Pump-It during the 1980's. Three underground storage tanks were removed and a release was reported. Contaminated soil was removed from the site and subsequent testing resulted in the OPS issuing No Further Action letters for the site. Subsequent Phase II investigations also proved that no contamination was onsite and as a result, this release on the Subject Property qualifies as a Historical Recognized Environmental Condition ("HREC") for the Subject Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

The ASTM Standard was designed solely to meet the requirements of the USEPA's All Appropriate Inquiries (AAI) to permit the potential purchaser to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. It is possible for there to be business environmental risks (BERs) related to ASTM scope considerations that do not meet the definition of a REC. This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

Recommendations and Conclusions

Based on the information provided in this report, SEM recommends that No Further Action is required at the Subject Property.

10.0 LIMITATIONS

No environmental assessment or investigation is infallible. Some uncertainty will always exist concerning the presence or absence of potential Recognized Environmental Conditions at a particular property, irrespective of the rigor of the investigation. Accordingly, SEM does not warrant that Recognized Environmental Conditions, other than those identified in this report, do not exist at the subject property or may not exist there in the future.

The findings and opinions presented in this report are partially based on information obtained from a variety of sources which SEM has no control over, but believes are reliable. Nonetheless, SEM does not warrant the authenticity or reliability of the information from these sources.

SEM believes that it has performed the services summarized in this report in a manner consistent with the level of care and skill ordinarily exercised by members of the environmental risk assessment profession practicing at the same time and under similar conditions in the area of the project.

Conclusions regarding the condition of the site do not represent a warranty. If additional information becomes available concerning this site after the date of this report, SEM is under no obligation to revise the conclusions and recommendations of this report.