

Phase I Environmental Site Assessment

University Village Colorado

4900-5342 North Nevada Ave

Colorado Springs, El Paso County, Colorado

September 3, 2020

Terracon Project No. 23207090



Prepared for:

Kratt Commercial Properties
Colorado Springs, Colorado

Prepared by:

Terracon Consultants, Inc.
Colorado Springs, Colorado

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

September 3, 2020



Kratt Commercial Properties
102 N Cascade Avenue, Suite 250
Colorado Springs, Colorado 80903-1409

Attn: Mr. Kevin Kratt
P: 719-338-0100
E: kevin@krattcommercialproperties.com

Re: Phase I Environmental Site Assessment
University Village Colorado
4900-5342 North Nevada Ave
Colorado Springs, El Paso County, Colorado
Terracon Project No. 23207090

Dear Mr. Kratt:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P23207090 dated August 7, 2020.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Robert L. Deal, Jr
Senior Geologist

Robyn R. Sargent, CHMM
Senior Associate

Attachments

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P23207090 dated August 7, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Robert Deal, Environmental Professional. Robert Deal performed the site reconnaissance on August 18, 2020.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 4900 through 5342 N. Nevada Avenue and consists of a 45.79-acre tract of land comprised of five tax parcels (El Paso County Schedule Numbers 6319101059, 30.11 acres; 6319402069, 5.77 acres; 631940268, 5.18 acres; 631921001, 3.49 acres; and 6319402071, 1.24 acres) and improved with 17 buildings, paved parking and drive areas, and landscaped areas. The site was occupied by restaurants, an artisanal soap company, wireless phone providers, an acupuncturist, barber shops/hair salons, a nail salon, fitness studios, olive oil sales, a dental clinic, jewelers, tanning, banking, mortgage, eye care, pet supply, cable tv, and retail tenants. Site operations observed consisted of clerical activities, retail sales, food preparation, dental procedures, jewelry repair, and soap manufacturing.

Historical Information

Based on a review of available historical information, the site has been developed since the 1940s with commercial and residential structures, primarily along N. Nevada Avenue in the eastern portion of the site. Two gasoline service stations were formerly located on the site (5000 and 5200 N. Nevada Avenue) from the 1950s to the 1970s, and were converted to auto repair facilities thereafter until the mid-1990s (see discussion under Records Review, below, for more). The site was redeveloped between 2009 and 2013 with the existing site buildings (University Village Colorado).

Prior Reports

Terracon reviewed a 2014 prior ESA report prepared for the site by Terracon that described the site as an approximately 46-acre tract of land developed with 14 commercial buildings constructed between 2009 and 2013 and occupied by various retail, restaurant, and dental clinic tenants. The ESA stated that the site had been developed since the 1940s, including two gasoline service stations that occupied the site (at 5000 and 5200 N. Nevada Ave) from the 1950s through the 1970s. These gasoline service stations were converted to auto repair-only facilities in the 1980s.

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The 2014 Terracon ESA references a prior ESA that indicated that these former gasoline/service station facilities were granted regulatory closure for former underground storage tanks (USTs) located at the facilities. The site reconnaissance identified used cooking oil containers, aboveground and in ground grease traps, pad-mounted electrical transformers, storm water drains, dumpsters, and storm water detention ponds. The 2014 Terracon ESA did not identify recognized environmental conditions (RECs) associated with the site.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The environmental regulatory database review identified federal and/or state listings within the ASTM E-1527-13 specified search distances. The site was identified in the regulatory databases.

An UST and leaking storage tank (LST) facility, Shelton's Transmission, was identified as the site. Several USTs were installed at the facility between 1971 and 1988 and all known USTs were removed by 1994. A petroleum release was confirmed from the facility but the Colorado Department of Labor and Employment (CDLE) Division of Oil and Public Safety (OPS) granted regulatory closure to the release in 1995. The former facility USTs at Shelton's Transmission constitutes a controlled recognized environmental condition (CREC) to the site.

Another LST facility, Stewart Investments, was identified as the site. A confirmed petroleum release was reported from the facility in 1991 and received regulatory closure in 1997. OPS files for the facility indicated that the USTs were removed in 1991. Composite soil samples collected from the base of the tank pit identified detectable concentrations of toluene, ethylbenzene, and TPH. Former petroleum USTs at the Stewart Investments facility constitute a CREC to the site.

Site Reconnaissance

Terracon observed an air compressor, a water treatment system, heating and cooling systems, drums, catch basins, in-ground grease traps, interior floor drains, pad-mounted electrical transformers, dumpsters, and two storm water detention ponds during the site reconnaissance. The observed items were not identified as RECs to the site.

Adjoining Properties

Adjoining properties to the site were observed to consist of apartments (5402-5428, 5632 N. Nevada Ave) and veterinary medicine services (5520 and 5528 N. Nevada Ave) to the north; health care services (4863 N. Nevada Ave), a university (5025 N. Nevada Ave), and an arts center (5225 N. Nevada Ave) to the east; an apartment complex (220 Shadow Ridge Grove) to the south; and a home improvement store (4880 N. Nevada Ave), a department store and gasoline retailer (5050 N. Nevada Ave), a mobile home park (4945 Mark Dabling Blvd), and commercial facilities (5170 and 5240 Mark Dabling Blvd) to the west. Indications of RECs to the site were not observed associated with the adjoining properties.

Significant Data Gaps

No significant data gaps were identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at University Village Colorado, 4900-5342 North Nevada Ave in Colorado Springs, El Paso County, Colorado, the site. The following RECs or CRECs were identified in connection with the site.

- Former petroleum storage tank operations at 5000 (Shelton's Transmission) and 5200 (Stewart Investments) N. Nevada Avenue on the site (CRECs).

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon does not recommend additional investigation of the identified CRECs (former on-site petroleum USTs).

1.0 INTRODUCTION

1.1 Site Description

Site Name	University Village Colorado
Site Location/Address	4900-5342 North Nevada Ave, Colorado Springs, El Paso County, Colorado
Land Area	Approximately 45.79 acres
Site Improvements	Seventeen commercial buildings, paved parking and drive areas, two storm water detention ponds
Anticipated Future Site Use	Continued use as current development/use
Purpose of the ESA	Other

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P23207090 dated August 7, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Terracon was not provided with information concerning the operation and maintenance history of the on-site in-ground grease traps. The lack of information concerning the grease traps constitutes a data gap, but based on the nature of the waste it is not a significant data gap.

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University Village Colorado ■ Colorado Springs, Colorado
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An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Kratt Commercial Properties. Use or reliance by any other party is prohibited without the written authorization of Kratt Commercial Properties and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Kevin Kratt, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.		X	
Obvious Indicators of Contamination at the site.			X

The client stated that they were aware that the owner developed the site. Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 6,220 feet above sea level	USGS Topographic Map, Pikeview, Colo Quadrangle, dated 2016 (Appendix C)
Topographic Gradient	Gently sloping towards the southwest	
Closest Surface Water	Monument Creek, located approximately 50 feet west of the site	
Soil Characteristics		
Soil Type	Blakeland loamy sand, Travessilla-Rock outcrop complex, Truckton sandy loam, and Kutch clay loam	USDA-NRCS Web Soil Survey Reviewed 8/26/20
Description	Excessively to moderately to well-drained soils found on hills, flats, hillslopes, and interfluves	
Geology/Hydrogeology		
Formation	Louviers Alluvium of Upper Pleistocene age	Geologic Map of the Colorado Springs-Castle Rock Area &

Physical Setting Information		Source
Description	Stratified gravel, sand, silt and clay in terraces as much as 21 meters above present stream levels	Front Range Urban Corridor, Donald Trimble and Michael Machette, 1979
Estimated Depth to First Occurrence of Groundwater	Approximately 12 feet below ground surface (bgs)	Site Investigation Report; Country Market; 5000 N. Nevada; Colorado Springs, Colorado; June 13, 1991; GeoScience Engineering, Inc.
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southwest).	

* The groundwater flow direction and the depth to groundwater would vary depending upon the hydrogeology of the site. Without the benefit of on-site groundwater monitoring wells, groundwater depth cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic map: Colorado Springs, Colorado, 1948, 1951 (1:62,500)
- Topographic map: Pikeview, Colorado, 1948, 1949, 1961, 1969, 1975, 1986, 1994, 2016 (1:24,000)
- Aerial photograph: ERIS, 1937, 1947, 1954, 1960, 1969, 1972, 1983, 1990, 1999, 2005, 2011, 2013, 2015, 2017, 2019 (1 inch = 500 feet)

Historical Maps and Aerial Photographs

Direction	Description
Site	Unimproved land with a waterway passing through site (1937). A cluster of small buildings is present near N. Nevada Ave and a waterway passes through site (1947). Commercial development along N. Nevada Ave and a waterway passing through the northern portion of the site (1954-2005). Storm water ponds are present in northwest and southwest corners of site (2005-2019). Developed with several commercial buildings and paved parking areas- waterway is gone (2011-2019).
North	Unimproved land (1937-1960). Apartment buildings at 5402-5428 and 5362 N. Nevada are constructed (1969-2019). Trucking facility visible at 5520-5528 N. Nevada Ave (1983). Vacant land at 5520-5528 N. Nevada Ave (1990-2005). The 5520 building is constructed (2011-2019). The 5528 building is constructed (2017-2019).
East	Road and rail line followed by unimproved land (1937-1960). Road followed by: land improved with a commercial building, followed by rail line (1969-1972); several baseball fields and a parking lot (1983-2013); graded land and a baseball field (2015). The 4863 N. Nevada building is constructed (2013-2019). The 5225 N. Nevada building is constructed and a baseball field is present (2017-2019).
South	A waterway and unimproved land (1937-1947). Graded and unimproved land (1954). Commercial development (1960-1999). Apartment buildings at 220 Shadow Ridge are constructed (2005-2019).
West	Monument Creek followed by unimproved land. A residence is present where the current Costco building is located (1937-1999). Monument Creek followed by graded land and commercial development (1969). Mobile home park and parking lot present where Lowe's is now located (1969-1972). Parking lot where Lowe's is now located (1983-2005). Monument Creek followed by a mobile home park and commercial development (1972-2005). Costco building and fueling station and Lowe's building, and Monument Creek followed by a mobile home park and commercial development (2011-2019).

3.2 Historical City Directories

The Polk, Cole, and US West city directories used in this study were made available through Penrose Public Library and GeoSearch (selected years reviewed: 1945-2019) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1945. The current street addresses for the site were identified as 4910, 4930, 5020, 5070, 5086, 5102, 5150, 5166, 5134, 5182, 5198, 5214, 5230, 5246, 5262, 5278, 5310, and 5342 N. Nevada Ave. Former addresses known to be associated with the site include 5000 and 5200 N. Nevada Ave.

Historical City Directories

Direction	Description
Site	<p>4910 N. Nevada Ave: No listing (1945-2019). 4930 N. Nevada Ave: No listing (1945-2019). 5020 N. Nevada Ave: No listing (1945-1951, 1960-2019); Bella Vista Inn (1955). 5070 N. Nevada Ave: No listing (1945-2019). 5086 N. Nevada Ave: No listing (1945-2019). 5102 N. Nevada Ave: No listing (1945-2019). 5150 N. Nevada Ave: No listing (1945-1975, 1990-2019); Firewood sales/nursery/landscaping/gardeners (1981-1986). 5166 N. Nevada Ave: No listing (1945-2019). 5134 N. Nevada Ave: No listing (1945-2019). 5182 N. Nevada Ave: No listing (1945-2019). 5198 N. Nevada Ave: No listing (1945-2006); Springs Dental (2011-2019); Restaurant (2016-2019); Mortgage consultant/real estate (2019). 5214 N. Nevada Ave: No listing (1945-2006); University Village Developers (2011); Real estate brokers, Olive Oil sales, restaurant (2016-2019). 5230 N. Nevada Ave: No listing (1945-2006); Locksmith (2011); Barber Shop (2011-2019); Restaurant (2016-2019); Interstate All Battery Center (2016); Colorado Rockies Dugout Store (2016-2019). 5246 N. Nevada Ave: No listing (1945-2011); Hacienda Colorado Restaurant (2016-2019) 5262 N. Nevada Ave: No listing (1945-1981, 1990-2011); Worthridge Apartments (1986); Over Easy Daytime Eatery/Restaurants (2016-2019); Exercise & Fitness (2016-2019); Postal Annex (2016); Colorado Running Co/Shoes (2016-2019) 5278 N. Nevada Ave: No listing (1945-2019). 5310 N. Nevada Ave: No listing (1945-2019). 5342 N. Nevada Ave: No listing (1945-2011); Trader Joe's (2016-2019).</p> <p>5000 N. Nevada Ave: No listing (1945-1954, 2009-2019); Gasoline Service Station – various names (1959-1978); Market and Deli (1983, 1988); Vacant (1993); Shelton's Transmission (1998-2006); Sid's Trailer Sales (1959). 5200 N. Nevada Ave: No listing (1945-1951, 2016-2019). Gasoline Service Station – various names (1955-1981), Auto Repair Shop (1983 and 1988), Apples Lawn and Grounds Maintenance (1993 – 2002), STX Truck and Trailer Leasing – household storage (2006), Chateau Café (1955-1970), Academy Trailer Court (1955-1970), Mobile Home Dealer - various names (1964, 1968).</p>
North	<p>5402 N. Nevada Ave: No listing (1948-1968). Apartment complex (1973-2019). 5520 N. Nevada Ave: No listing (1945-2019). 5528 N. Nevada Ave: No listing (1945-2019).</p>
East	<p>4863 N. Nevada Ave: No listing (1945-2019). 5025 N. Nevada Ave: No listing (1945-1998, 2015-2019). City of Colorado Springs Park Maintenance (2002-2013). 5225 N. Nevada Ave: No listing (1945-2019).</p>

Direction	Description
South	4730 N. Nevada Ave: No listing (1945-2019). 220 Shadow Ridge Grove: No listing (1995-2001). Apartments (2006-2019)
West	4880 N. Nevada Ave: No listing (1948-2009). Lowes Home Improvement (2013-2019). 4900 N. Nevada Ave: No listing (1948-1959, 2001-2019). El Camino Trailer Court (1959), Mobile Home Dealer-various names (1964-1973), Moving and Storage – various names (1964-1993), Sporting Goods (1998). 5050 N. Nevada Ave: No listing (1948-2009). Costco (2013-2019).

City directories reviewed identified gas and/or service stations located on the site at 5000 N. Nevada Ave (1959-1978) and 5200 N. Nevada Ave (1955-1981). For additional information on these facilities please refer to Section 4.1.

3.3 Site Ownership

Based on a review of information obtained from the El Paso County Assessor's records, the current site owner is North Nevada Retail.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name / Phone #	Title	Date/Time
Robert Deal	Sherry Daniels 719-575-0075	Property Manager	8/18/20, 09:20

Ms. Daniels provided the following information:

- She has been familiar with the site since 2009, and during that time the site has been in use as a multi-tenant shopping center.
- Utility service to the site is provided by Colorado Springs Utilities (electricity, natural gas, water, and sewer). Electrical transformers at the site are owned by Colorado Springs Utilities. Site building heating and cooling systems are powered by natural gas and electricity, respectively.
- She reported she was not aware of current or former aboveground storage tanks (ASTs) or USTs associated with the site.
- She stated that she was not aware of areas of stressed vegetation or stained pavement, solid waste burial, wells, or former septic systems associated with the site.
- Wastes generated at the site consists of municipal and food wastes. These are placed in dumpsters located across the site which are emptied periodically by a subcontractor and the wastes are disposed of off-site. Food service buildings are equipped with in-ground grease traps (see Section 5.4 for more). For buildings with more than one tenant, their grease traps are serviced periodically by the property management company. The Bonfish Grill, Colorado Hacienda, and BJ's Restaurant buildings are equipped with in-ground grease traps that are not shared, and these tenants are responsible for their own grease trap maintenance.
- Ms. Daniels provided a list of tenants at the site. The tenant list included restaurants, an artisanal soap company, wireless phone providers, an acupuncturist, barber shops/hair salons, a nail salon, fitness studios, olive oil sales, a dental clinic, jewelers, tanning, banking, mortgage, eye care, pet supply, cable tv, and retail tenants.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were provided by the client to Terracon for review.

- Phase I Environmental Site Assessment
University Village Colorado
4900-5342 North Nevada Avenue
Colorado Springs, El Paso County, Colorado
Prepared by: Terracon
Prepared for: North Nevada Retail Ventures, LLC
Dated: January 27, 2014

The Terracon ESA report described the site as an approximately 46-acre tract of land developed with 14 commercial buildings constructed between 2009 and 2013 occupied by various retail,

restaurant, and dental clinic tenants. The ESA stated that the site had been developed since the 1940s, including two gasoline service stations that occupied the site (at 5000 and 5200 N. Nevada Ave) from the 1950s through the 1970s. These gasoline service stations were converted to auto repair facilities from the 1980s through approximately 2006. The 2014 Terracon ESA references a prior ESA that indicated that these former gasoline/service station facilities were granted regulatory closure for former USTs located at the facilities. The site reconnaissance identified used cooking oil containers, aboveground and in ground grease traps, pad-mounted electrical transformers, storm water drains, dumpsters, and storm water detention ponds. The 2014 Terracon ESA did not identify RECs associated with the site.

4.0 RECORDS REVIEW

Regulatory database information was provided by ERIS, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
CERCLIS / SEMS	Comprehensive Environmental Response, Compensation, & Liability Information System / Superfund Enterprise Management System	0.5	0
CERCLIS NFRAP / SEMSARCH	No Further Remedial Action Planned / Archived	0.5	0
RCRA Gen	Resource Conservation and Recovery Act Generator	Site / adjoining	17

Database	Description	Distance (miles)	Listings
RCRA CORRACTS	RCRA Corrective Action Activity	1	1
RCRA TSD	RCRA Transport, Storage and Disposal Facility	0.5	0
IC / EC	Institutional Control/Engineering Controls Registry	Site	0
ACRES	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0
ERNS	Emergency Response Notification System List	Site	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
NPL	NPL Equivalent	1	0
CERCLIS	CERCLIS Equivalent	0.5	0
SWF/LF	Solid Waste Facilities / Landfills	0.5	6
LST	Leaking Underground Storage Tanks	0.5	16
UST	Registered Underground Storage Tanks	Site / adjoining	8
IC/EC	Institutional and Engineering Controls Registries	Site	0
VCP / VRP	Voluntary Cleanup or Response Program	0.5	3
Brownfields	Brownfields Sites List	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to and within 500 feet of the site, as verified by Terracon using additional sources, or as deemed to impact the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Petco Store #2422 5020 N Nevada Ave Ste 100	Site	RCRA CESQG	No, see discussion below
Sheltons Transmission 5000 N Nevada Ave Colorado Springs 80907	Site	LST, UST	No, see discussion below
Stewart Investments 5200 N Nevada Colorado Springs 80918	Site	LST	No, see discussion below

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Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
The Springs Modern Dentistry 5198 N Nevada Ave Ste 100	Site	RCRA CESQG	No, see discussion below
Costco Gasoline #1030 5050 N Nevada Ave Colorado Springs 80918	Adjoining to west, downgradient	UST, RCRA SQG, SWF/LF	No, see discussion below
Lowe's Of W Colorado Springs Co #2423 4880 N Nevada Ave	Adjoining to west, downgradient	RCRA SQG	No, see discussion below

Petco Store #2422

This facility was listed as a hazardous waste generator and was identified on the site. According to the database, this facility generates very small quantities (less than 100 kilograms per month [kg/mo]) of ignitable (D001), corrosive (D002), barium (D005), chromium (D007), lead (D008), mercury (D009), methyl ethyl ketone (D035), benzene (D018), and 2,4-D (D016) hazardous wastes. As of May 2020, no violations or enforcement actions were on file for the facility with CDPHE. Terracon reviewed available files from the Colorado Division of Hazardous Materials and Waste Management Division (HMWMD) for the facility. HMWMD files did not identify a release associated with the facility. Based on available information, the Petco Store #2422 facility does not constitute a REC to the site.

Shelton's Transmission

This facility was listed as an UST and LST facility and was identified as the site. The database states that four diesel USTs were installed at the facility (three 2,000-gallon and one 560-gallon) in 1971 and permanently closed in 1994, and that a confirmed release was reported from the facility in 1991. Terracon reviewed available files from the CDLE OPS for the facility. OPS files included a 1991 Site Investigation Report (SIR) prepared by others. The SIR described the facility as a service station/convenience store (Country Market), and stated that there were two generations of USTs at the facility, one set of three installed in 1974 and removed prior to installation of a second generation of three USTs in 1988 (one 1974 UST was not removed in 1991). The SIR stated that information concerning the first generation of USTs at the facility was not available. Indications of petroleum contamination at the facility were identified in 1991. Depth to groundwater was reported at 12 feet bgs, although a later report did not confirm this information. Soil samples were collected from the facility and analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX), total petroleum hydrocarbons (TPH). A maximum benzene concentration of 0.030 parts per million (ppm) was reported in two soil samples collected from 14 feet bgs. In 1994, a new facility owner removed the USTs installed in 1988, the remaining 1971 UST, and identified two additional USTs (550-gallon) in a different location than the other four USTs that were reportedly previously unknown. A 1994 UST Removal Assessment (URA) report prepared by others stated that the facility was in use as a transmission repair shop (Shelton's Transmission) at the time the USTs were removed. The 550-gallon USTs were described as heavily pitted with

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several corrosion holes and while empty the former contents were unknown. Obvious indicators of contamination were reported from the base of the four-UST pit excavation, and a composite soil sample was collected from the base of this excavation for analysis. Soil samples were collected and analyzed for BTEX and TPH gasoline-range organics (GRO) and diesel-range organics (DRO). BTEX and TPH compounds were not detected from the 550-gallon UST pit, but the other UST pit composite sample indicated soil concentrations of toluene (0.297 ppm), ethylbenzene (1.58 ppm), xylenes (6.2 ppm), and TPH GRO (62.5 ppm). The 1994 URA recommended additional facility investigation. Additional excavation and off-site disposal of 150 cubic yards of soil was performed at the facility in 1994. A 1995 letter from CDPHE HMWMD reviewing the URA indicated that no additional actions were necessary at the facility beyond those already performed. The former facility USTs constitute a CREC to the site.

While the facility was assessed for petroleum releases, historical records reviewed indicate it operated during the 1950s, and reports from OPS files indicate that auto repair activities were performed at the facility as late as 1994. However, the facility was not listed as a Resource Conservation and Recovery Act (RCRA) generator/hazardous waste generator in databases reviewed, suggesting that waste solvents were not generated. The facility ceased operations in the mid-1990s, approximately 25 years prior to the site reconnaissance. During the interim, indications of possible impact including vapors in existing site buildings, impacted groundwater, or possible source areas have not been identified or reported. Based on the period of time since operations at the facility ceased, a lack of reported releases from the facility, and a lack of indications that impacts have been identified on the site related to the development of the facility, the former auto repair operations at the Shelton's Transmission facility do not constitute a REC to the site.

Stewart Investments

This facility was listed as a LST facility and was identified as the site. The database indicates that a confirmed release was reported from the facility in 1991 and received regulatory closure in 1997. Terracon reviewed available OPS files for the facility. OPS files included a Tank Removal/Initial Site Characterization (ISC) report dated 1991. The ISC report stated that a fuel station located at the facility was closed prior to 1985 and the USTs at the facility were not used between 1985 and 1991. USTs at the facility were removed in 1991. Composite soil samples were collected from the base of the tank pit and excavated stockpile and analyzed for BTEX, TPH, and lead. Analytical results indicated maximum concentrations of 0.0139 ppm toluene, 0.275 ppm ethylbenzene, and 1,630 ppm TPH in soil samples analyzed. The facility received a no further action (NFA) required letter from the Colorado Oil Inspection Section (OIS) in 1997. Former petroleum storage tanks at the Stewart Investments facility constitute a CREC to the site.

Historical records reviewed indicate that this facility operated as early as the 1950s and indicate that auto repair operations were performed at this facility. Analytical results in OPS files indicate that soil and groundwater at the facility were not tested for the presence of chlorinated solvents. However, the facility was not listed as RCRA generator/hazardous waste generator in databases reviewed, suggesting that waste solvents were not generated. This facility ceased operations in the mid-1990s, approximately 25 years prior to the site reconnaissance. During the interim,

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indications of possible impact including vapors in existing site buildings, impacted groundwater, or possible source areas have not been identified or reported. OPS reports reviewed did not identify the location of the facility's former building within the site, so it is not known where within the site that the former facility structures were located, making it difficult to determine where to investigate possible impacts. Based on the period of time since operations at the facility ceased, a lack of reported releases from the facility, and a lack of indications that impacts have been identified on the site related to the facility, the former auto repair operations at the Stewart Investments do not constitute a REC to the site.

The Springs Modern Dentistry

This facility was listed as a hazardous waste generator and was identified on the site. According to the database, this facility generates very small quantities (less than 100 kg/mo) of ignitable (D001), chromium (D007), lead (D008), mercury (D009), and silver (D011) hazardous wastes. As of May 2020, no violations or enforcement actions were on file for the facility with CDPHE. Terracon reviewed available files from the HMWMD for the facility. HMWMD files did not identify a release associated with the facility. Based on available information, the Springs Modern Dentistry facility does not constitute a REC to the site.

Costco Gasoline #1030

This facility was listed as a UST, hazardous waste generator, and solid waste/landfill facility and was located adjoining to the west of and topographically downgradient from the site. The database indicates that:

- There are three 30,000-gallon gasoline USTs and one 1,500-gallon fuel additive UST at the facility installed in 2009;
- This facility generates small quantities (between 100 kg/mo and 1,000 kg/mo) of ignitable (D001), silver (D011), benzene (D018), and other hazardous wastes; and
- The facility is listed as a solid waste/landfill facility for off-facility disposal of waste tires.

HMWMD records indicated that in 2018 the facility received a compliance advisory related to labeling and emergency contact information and that a 2020 inspection of the facility identified no violations. Indications of a hazardous waste release were not found in HMWMD files. Indications of a petroleum release were not identified in OPS files reviewed. Indications of violations or releases were not identified associated with the facility's status as a landfill/solid waste facility. Based on available information, the Costco Gasoline #1030 facility does not constitute a REC to the site.

Lowe's of W Colorado Springs

This facility was listed as a hazardous waste generator and was located adjoining to the west of and topographically downgradient from the site. According to the database, this facility generates small quantities (between 100 kg/mo and 1,000 kg/mo) of ignitable (D001), corrosive (D002), barium (D005), cadmium (D006), chromium (D007), lead (D008), mercury (D009), silver (D011), 2,4-D (D016), benzene (D018), methyl ethyl ketone (D035), and methanol (U154) hazardous

wastes. As of May 2020, no violations or enforcement actions were on file for the facility with CDPHE. Terracon reviewed available files from the HMWMD for the facility. HMWMD files did not identify a release associated with the facility. Based on available information, the Lowes of W Colorado Springs facility does not constitute a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 12 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Colorado Department of Public Health and Environment-Hazardous Materials and Waste Management Division (CDPHE) / Webpage	Terracon reviewed the CDPHE Colorado Environmental Records (CER) webpage (https://environmentalrecords.colorado.gov/HPRMWebDrawerHM/Search) on August 28, 2020. Information found in CDPHE files for the site is discussed above in Section 4.1.
Colorado Springs Fire Department (719-385-5950) / In person	Terracon reviewed available files at the Colorado Springs Fire Department (CSFD) in person on August 19, 2020. CSFD records identified former USTs for the site. For additional information concerning former USTs at the site (5000 and 5200 N. Nevada Ave) please refer to Section 4.1.
Pikes Peak Regional Building Department/ on-line search https://www.pprbd.org/Search/	Terracon reviewed available records from the Pikes Peak Regional Building Department (PPRBD) for the site on August 31, 2020. Records reviewed did not indicate RECs associated with the site.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Robert Deal
Reconnaissance Date	August 18, 2020
Weather Conditions	75°F sunny
Site Contact/Title	Sherry Daniels, Property Manager

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
5102 Building	Retail/Restaurants	2009	1	16,200
5166 Building	Retail/Restaurants	2009	1	9,000
5230 Building	Retail/Restaurants	2009	1	11,000
5214 Building	Retail/Restaurants	2009	1	11,000
5198 Building	Dental clinic/Restaurant	2009	1	9,000
5182 Building	Retail	2009	1	11,000
5134 Building	Retail	2009	1	9,000
4930 Building	Retail	2010	1	15,000
4910 Building (Kohl's)	Retail	2009	1	90,500
5150 Building (BJ's Restaurant)	Restaurant	2010	1	10,000
5020 Building (Petco)	Retail	2012	1	30,200
5262 Building	Retail/Restaurants	2013	1	Unknown
5342 Building	Retail/Restaurants	2013	1	Unknown
5086 Building	Retail/Restaurants	2013	1	Unknown
5070 Building	Retail/Restaurants	2013	1	Unknown
5246 Building (Hacienda of Colorado)	Restaurant	2013	1	12,100
5278-5310 Building	Retail	2013	1	31,950

Site Utilities	
Drinking Water	Colorado Springs Utilities
Wastewater	
Electric	
Natural Gas	

5.2 Overview of Current Site Occupants

The site was occupied by restaurants, an artisanal soap company, wireless phone providers, an acupuncturist, barber shops/hair salons, a nail salon, fitness studios, olive oil sales, a dental clinic, jewelers, tanning, banking, mortgage, eye care, pet supply, cable tv, and retail tenants.

5.3 Overview of Current Site Operations

Site operations observed consisted of clerical activities, retail sales, food preparation, dental procedures, jewelry repair, and soap manufacturing.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	X
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	X
	Heating and/or cooling systems	X
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
	Aboveground storage tanks	

Category	Item or Feature	Observed or Identified
Aboveground Chemical or Waste Storage	Drums, barrels and/or containers ≥ 5 gallons	X
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	X
	Grease traps	X
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and Equipment

Air compressors

Terracon observed an air compressor in the 5198 Building in the Springs Modern Dentistry tenant space (Photo 16). Indications of compressor blowdown from the air compressor were not observed. Indications of surficial staining or releases associated with the air compressor were not observed on the concrete floor beneath the device. Site personnel (Rachel Smith, Assistant Manager) reported no problems associated with the air compressor. Based on observed conditions and available information, the air compressor does not constitute a REC to the site.

Waste treatment systems and/or water treatment systems

A water treatment system was observed in the Starbucks Coffee suite in the 5070 Building (Photo 11). Ms. Kristi Killmer, store manager, reported that filters are changed and salt is added as needed by site personnel. Waste filters are placed in the dumpster for off-site disposal. A subcontractor services the system every 3 to 6 months. Based on available information concerning the water treatment system, it does not constitute a REC to the site.

Heating and/or cooling systems

The site contact reported that building heating systems were powered by natural gas while the cooling systems were powered by electricity. She reported no problems with building heating and cooling systems.

Aboveground Chemical or Waste Storage

Drums, barrels, and/or containers \geq 5 gallons

Terracon observed several 55-gallon drums of coconut oil and several 30-gallon drums of sodium hydroxide in the Buff City Soap tenant space (Photos 17 and 18). Indications of releases or spills were not observed associated with the drums. The contents of the drums are utilized in artisanal soap manufacturing conducted in the tenant space. Based on available information, the drums do not constitute a REC to the site.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Sumps, cisterns, catch basins and/or dry wells

Storm drains were observed in parking areas throughout the site. According to Terracon's site contact, these drains discharge to the storm water detention ponds in the northwest and southwestern corners of the site. Terracon did not observe hazardous material storage near the drains, nor indications of leaks or spills. Based on observed conditions, the storm drains do not constitute a REC to the site.

Grease traps

Terracon observed several in-ground grease traps associated with site buildings (Photo 13). The site contact reported that all site buildings with restaurant/food preparation tenants are equipped with in-ground grease traps. The property management company cleans out the grease traps shared by tenants on a regular schedule, with a subcontractor performing the cleanout work every 2 to 4 months. Three site tenants (Bonefish Grill, Hacienda Colorado, and BJ's) maintain their grease traps independently of the property management company. Site personnel reported no known problems associated with in-ground grease traps. Terracon was not provided with information concerning the operation and maintenance history of the grease traps. The lack of information concerning the grease traps constitutes a data gap, but based on the nature of the waste it is not a significant data gap. Based on available information, the in-ground grease traps do not constitute a REC to the site.

Interior floor drains

Interior floor drains were observed in most site buildings (Photo 10). Site personnel reported they believed that the floor drains discharge to the sewer. Petroleum product or hazardous material storage was not observed in the vicinity of floor drains. Based on available information, the interior floor drains do not constitute a REC to the site.

Electrical Transformers/PCBs

Transformers and/or capacitors

Several pad-mounted electrical transformers were observed across the site (Photo 8). The transformers were not labeled as to polychlorinated biphenyls (PCB) content. Information provided by the site contact indicates that the transformers are owned and operated by CSU, which maintains responsibility for them. If the transformers were found to be PCB-contaminated, CSU is not required to replace the transformer fluids until a release is identified. Indications of leaks or stains were not observed associated with the transformers. The site contact reported no known problems currently or formerly associated with the transformers. Based on observed conditions, the transformers do not constitute a REC to the site.

Releases or Potential Releases

Trash, debris and/or other waste materials

Several dumpsters were observed near site buildings (Photo 8). Refuse and trash are staged in the dumpsters temporarily and these wastes are periodically disposed of off-site by a subcontractor. Indications of leaks or stains were not observed associated with the dumpsters. Based on available information, the dumpsters do not constitute a REC to the site.

Other Notable Site Features

Surface water bodies

Two storm water detention ponds were observed in the northwestern and southwestern portions of the site (Photos 1 and 3). The ponds receive storm water runoff from the site during storms. Terracon did not observe indications of sheens or odors associated with the ponds, and the site contact did not report problems with or knowledge of waste dumping into the ponds. Based on available information, the storm water detention ponds do not constitute a REC to the site.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	5402-5428 N. Nevada Ave: Apartment complex. 5362 N. Nevada Ave: Apartment complex. 5520 & 5528 N. Nevada Ave: Veterinary medicine.
East	4863 N. Nevada Ave: Health care provider. 5025 N. Nevada Ave: University of Colorado – Colorado Springs. 5225 N. Nevada Ave: Ent Center for the Arts.
South	220 Shadow Ridge Grove: Apartment complex
West	4880 N. Nevada Ave: Lowes Home Improvement. 4945 Mark Dabling Blvd: Mobile home park. 5050 N. Nevada Ave: Costco. 5080 Mark Dabling Blvd: Multi-tenant commercial building. 5170 Mark Dabling Blvd: Consultants. 5240 Mark Dabling Blvd: Copier supplies.

Indications of RECs to the site were not observed associated with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

8.0 DECLARATION

I, Robert Deal, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert L. Deal, Jr.
 Senior Geologist