

**PHASE I & LIMITED PHASE II  
ENVIRONMENTAL SITE ASSESSMENT  
CARBONDALE TOWN CENTER PROPERTIES  
COLORADO AVENUE & FOURTH STREET  
CARBONDALE, COLORADO**

**June 5, 2007**

**Copyright 2007 Kleinfelder  
All Rights Reserved**

This document was prepared for use only by the client, only for the purposes stated, and within a reasonable time from issuance. Non-commercial, educational and scientific use of this report by regulatory agencies is regarded as a "fair use" and not a violation of copyright. Regulatory agencies may make additional copies of this document for internal use. Copies may also be made available to the public as required by law. The reprint must acknowledge the copyright and indicate that permission to reprint has been received.


A Report Prepared for:

Mr. Ed McDowell  
Golden Tree InSite Partners  
300 Park Avenue, 25<sup>th</sup> Floor  
New York, NY 10022

**PHASE I & LIMITED PHASE II  
ENVIRONMENTAL SITE ASSESSMENT  
CARBONDALE TOWN CENTER PROPERTIES  
COLORADO AVENUE & FOURTH STREET  
CARBONDALE, COLORADO**

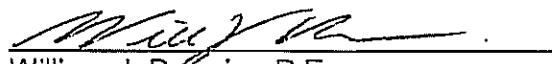
Kleinfelder Job No. 83932

Prepared by:



Steven W. Baur  
Environmental Scientist

Reviewed by:



William J. Barreire, P.E.  
Area Manager

**KLEINFELDER**  
4815 List Drive, Unit 115  
Colorado Springs, Colorado  
Phone: (719) 632-3593  
Fax: (719) 632-2648

June 5, 2007

## TABLE OF CONTENTS

<u>Chapter</u>		<u>Page</u>
1	EXECUTIVE SUMMARY .....	1
2	INTRODUCTION.....	3
	2.1. PURPOSE.....	3
	2.2. SCOPE-OF-SERVICES .....	3
	2.3. ADDITIONAL SERVICES.....	5
	2.4. SIGNIFICANT ASSUMPTIONS .....	5
	2.5. LIMITATIONS AND EXCEPTIONS .....	5
	2.6. SPECIAL TERMS AND CONDITIONS.....	6
3	SITE DESCRIPTION .....	7
	3.1 LOCATION AND LEGAL DESCRIPTION .....	7
	3.2 CURRENT/PROPOSED USE OF THE PROPERTY .....	7
	3.3 DESCRIPTION OF STRUCTURES/IMPROVEMENTS .....	8
	3.4 CURRENT USES OF ADJOINING PROPERTIES .....	8
4	RECORDS REVIEW.....	9
	4.1 STANDARD ENVIRONMENTAL RECORD SOURCES.....	9
	4.2 RESULTS OF DATABASE SEARCH.....	10
	4.2.1 RCRA .....	10
	4.2.2 LUST .....	10
	4.2.3 UST/AST .....	12
	4.3 UNMAPPED FINDINGS.....	12
	4.4 OTHER RECORDS REVIEWED.....	13
	4.5 PHYSICAL SETTING SOURCE(S).....	15
	4.6 USER PROVIDED INFORMATION.....	15
	4.6.1 TITLE RECORDS.....	16
	4.6.2 ENVIRONMENTAL LIENS .....	16
	4.6.3 VALUE REDUCTION .....	16
5	HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES .....	17
	5.1 AERIAL PHOTOGRAPHS.....	17
	5.2 SANBORN FIRE INSURANCE MAPS .....	18
	5.3 POLK AND HAINES CRISS-CROSS DIRECTORIES.....	18
	5.4 HISTORICAL TOPOGRAPHIC MAP REVIEW .....	18
	5.5 BUILDING DEPARTMENT RECORDS .....	19
	5.6 PREVIOUS ASSESSMENTS .....	20
6	SITE RECONNAISSANCE .....	21
	6.1 METHODOLOGY AND LIMITING CONDITIONS .....	21
	6.2 GENERAL SITE SETTING.....	21
	6.3 SITE OBSERVATIONS .....	22
7	INTERVIEWS .....	26
8	LIMITED PHASE II ESA .....	27
	8.1 GENERAL.....	27
9	EVALUATION .....	29
	9.1 FINDINGS AND OPINIONS .....	29

9.2	DEVIATIONS AND ADDITIONAL SERVICES .....	30
9.3	CONCLUSIONS AND RECOMMENDATIONS .....	30
9.4	DATA FAILURE.....	31
10	REFERENCE .....	33

## TABLES

TABLE 3-1	LOCATION AND LAND USE .....	7
TABLE 3-2	CURRENT/PROPOSED USES.....	7
TABLE 3-3	STRUCTURES/IMPROVEMENTS.....	8
TABLE 3-4	ADJOINING PROPERTIES.....	8
TABLE 4-1	RECORDS REVIEW-SEARCH DISTANCE .....	9
TABLE 4-2	RCRA-SQG FINDINGS.....	10
TABLE 4-3	LUST FINDINGS.....	11
TABLE 4-4	UST/AST FINDINGS.....	12
TABLE 4-5	PHYSICAL SETTING.....	15
TABLE 4-6	OWNER/OCCUPANT INFORMATION .....	16
TABLE 5-1	HISTORICAL SOURCES.....	17
TABLE 5-2	HISTORICAL TOPOGRAPHICAL MAPS REVIEWED .....	19
TABLE 6-1	SITE OBSERVATIONS.....	23
TABLE 6-2	OFF-SITE ADJACENT AND NEARBY OBSERVATIONS .....	25
TABLE 7-1	INTERVIEWS.....	26

## FIGURES

1	Site Location Map
2	Vicinity Map
3	Site Map
4	Sample Location Map

## APPENDICES

A	Qualifications of Environmental Professionals
B	EDR Radius Map with Geocheck Database Report
C	Interview and Regulatory Agency Documentation
D	Historical Research Documentation
E	Site Photographs
F	Important Information About Your GeoEnvironmental Report
G	Analytical Results Tables and Chain of Custody

---

## 1 EXECUTIVE SUMMARY

---

We have performed a Phase I and limited Phase II Environmental Site Assessment in general conformance with the Scope of Work required by ASTM 1527-05 and our Proposal Number 06501PROP/CSP7P088, dated May 21, 2007, for the properties located at Colorado Avenue and Fourth Street in Carbondale, Colorado (see Figures 1 through 4, attached).

This Environmental Site Assessment has revealed evidence of one *recognized environmental condition*<sup>1</sup> (REC) in connection with the Subject Site: The Mosbarger Bulk Petroleum Storage Facility (Parcel # 239334300084), located on the northeast corner of Colorado Avenue and Fourth Street. Based on evidence of this REC, a limited Phase II ESA was performed to further evaluate this parcel. Our limited Phase II included obtaining and testing three shallow soil samples for petroleum related contamination.

The findings of Kleinfelder's Limited Phase II Investigation for the above-referenced property found evidence of petroleum-related compounds at all three locations sampled. The concentration levels for BTEX and MTBE in the soil samples are below the state of Colorado Division of Oil and Public Safety Guidance Document Tier 1 Risk-Based Screening Levels (RBSLs). However, laboratory analysis indicated that soil samples exhibit TPH-DRO concentration levels of 500 milligrams/kilogram (mg/kg), in Sample Point 2 (See SP-2 on Figure 4, attached). This is at the maximum concentration level allowed, according to the Colorado Division of Oil and Public Safety Guidance Document Tier 1 Risk-Based Screening Levels (RBSLs) before remediation is required.

Due to the concentration level of THP-DRO detected in SP-2, this sample was further analyzed to determine that the Polynuclear Aromatic Hydrocarbons (PAH) concentration levels do not exceed the PAH screening levels as stated in the Division of Oil and Public Safety Guidance Document. Laboratory test results for SP-2 indicate

---

<sup>1</sup> A "recognized environmental condition" is defined in ASTM Standard E-1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat (reasonable evidence) of a release of these substances into structures on the property or into the ground, groundwater, or surface water of the property.

that PAH concentration levels do not exceeded the PAH screening levels, that would require remediation, as stated in the Division of Oil and Public Safety Guidance Document.

Based on the past use of parcel # 239334300084, located on the northeast corner of Colorado Avenue and Fourth Street, as a Bulk Petroleum Storage Facility, there is potential that soil and ground water may be impacted. While the results of samples tested would not require remediation per the applicable regulations, we recommend considerations for development should include the potential to encounter contaminated soil/groundwater and vapor intrusion associated with subsurface construction. Kleinfelder also recommends a Soil Management Plan be developed prior to construction activities, which would allow for proper storage, and disposal of contaminated soil, should it be encountered on site during construction.

---

## 2 INTRODUCTION

---

The following report is a summary of work performed using the guidelines set forth in the ASTM Standard E-1527-05, *Standard Practice for Environmental Site Assessments (ESA): Phase I Environmental Site Assessment Process*. This report also generally conforms to the ASTM Standard suggested table of contents. Minor format modifications have been made to the ASTM Standard suggested table of contents by Kleinfelder to assist in better reading and understanding the report findings.

### 2.1. PURPOSE

The purpose of this Phase I and Limited Phase II ESA is to identify, to the extent feasible pursuant to the scope of work defined in our Proposal Number 06501PROP/CSP7P088, dated 21 May 2007, and limitations discussed in this report, *Recognized Environmental Conditions* (RECs) related to the Subject Site.

This report describes Kleinfelder's assessment methodology and documents our assessment findings, subject to the limitations presented in Section 2.5 of this report.

### 2.2. SCOPE-OF-SERVICES

The following sections summarize Kleinfelder's work scope:

- Section 2, **Introduction**, includes a discussion of the purpose/reason for performing the Phase I and Limited Phase II ESA; any additional services requested by the client (e.g. an evaluation of business environmental risk factors associated with the Subject Site); significant assumptions (e.g. Subject Site boundaries if not marked in the field); limitations, exceptions, and special terms and conditions (e.g. contractual); and user reliance parameters.
- Section 3, **Site Description**, is a compilation of information concerning the Subject Site location, legal description (if available), current and proposed use of the Subject Site, a description of structures and improvements on site at the time of Kleinfelder's assessment, and adjoining property use.
- Section 4, **Records Review**, is a compilation of Kleinfelder's review of several databases available from the federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the Subject Site; and

for off-Site facilities within the search distance specified in the ASTM standard. Records provided by the client are summarized and copies of relevant documents are included in the Appendices of this report. Interviews and telephone conversations conducted by Kleinfelder with regulatory agency representatives are included in Section 4. Physical setting sources (including topography, soil and groundwater conditions) are also summarized in this section, as is any Client-provided information (i.e., title records, environmental liens, specialized knowledge, valuation reduction for environmental issues, and owner, property manager, and occupant information). Other interviews with people knowledgeable about the Subject Site (including the Client) are included in Section 7.

- Section 5, **History of the Site**, summarizes the history of the Subject Site and adjoining properties. This Subject Site history is based on various sources which may include: a review of aerial photographs, Sanborn Fire Insurance Maps, city or suburban directories, historical topographic maps, building department records, and results of previous site assessments.
- Section 6, **Site Reconnaissance**, describes Kleinfelder's observations during the site reconnaissance. Methodology used, and limiting conditions are also described.
- Section 7, **Interviews**, is a summary of telephone and personal interviews conducted with "Key Site Managers" that may include the owner/manager of the facility, occupants/tenants, local government officials, and the client. Additional interview sources may be contacted if "Key Site Managers" are not available prior to production of this report and may include adjacent landowners and people with historical knowledge of the area.
- Section 8, **Limited Phase II ESA**, includes a discussion of the field investigations, sampling protocol, and analytical testing.
- Section 9, **Evaluation**, is a presentation of our findings and opinions regarding the information in Sections 3 through 7, and presents our conclusions regarding the presence of RECs connected with the Subject Site, and recommendations if required by the Client.
- Section 10, **References**, is a summary of the resources used to compile this report.



Pertinent documentation regarding the Subject Site is included in appendices of this report.

### 2.3. ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the parcel(s) was not included in Kleinfelder's scope of work. The ESA does not incorporate non-scope considerations, such as asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines, biological agents, and/or mold.

### 2.4. SIGNIFICANT ASSUMPTIONS

The subject property is hereafter referred to as the "Subject Site".

### 2.5. LIMITATIONS AND EXCEPTIONS

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

Kleinfelder performed this environmental assessment in general accordance with the guidelines set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation E1527-05), and subsequently approved by the Client. No warranty, either express or implied is made. Environmental issues not specifically addressed in the report were beyond the scope of our work and not included in the evaluation.

This report may be used only by the Client and only for the purposes stated within a reasonable time from its issuance, *but in no event later than one year from the date of the report*. Land or facility use, on-and off-Site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time.

Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E-1527-05, Section 4.6). Any party other than the Client who wishes to use this report shall notify Kleinfelder of such intended use. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party and Client agrees to defend, indemnify, and hold harmless Kleinfelder from any claim or liability associated with such unauthorized use or non-compliance.

## 2.6. SPECIAL TERMS AND CONDITIONS

No special terms and conditions in addition to those discussed previously were agreed to either by the Client and Kleinfelder, Inc. in our Proposal Number 06501PROP/CSP7P088, dated 21 May 2007.

### 3 SITE DESCRIPTION

The site description is presented in this section and describes the condition of the Subject Site at the time of the Phase I ESA. The Subject Site location is shown on Figure 1. Tables 3-1 through 3-4 summarize the physical characteristics of the Subject Site and adjoining properties.

#### 3.1 LOCATION AND LEGAL DESCRIPTION

The information presented in Table 3-1 describes the physical location, and description, current and proposed uses of the Subject Site. This information was obtained from review of various maps (such as topographic maps and tax assessor maps), aerial photographs, public records at city and/or county offices, interviews, and information provided by the Client.

**TABLE 3-1 LOCATION AND LAND USE**

Parameter	Information/Comments
ADDRESS	Colorado Avenue and Fourth Street
LOCATION	Carbondale, Colorado, Garfield County
TOWNSHIP & RANGE	T7S. R 88 W., of the 6 <sup>th</sup> Principal Meridian
ASSESSOR'S PARCEL NUMBERS	239334383050, 239334300084, 239334393014, 239333438017, 2393334383018
ACREAGE	Undetermined amount of acreage
ZONING	Historic Commercial Core (HCC).

#### 3.2 CURRENT/PROPOSED USE OF THE PROPERTY

At the time of Kleinfelder's assessment, the Subject Site was commercial property, with one parcel vacant. Land use in the general vicinity appeared to be commercial/office. Current and proposed uses are described in Table 3-2.

**TABLE 3-2 CURRENT/PROPOSED USES**

Use	Land Use Description
CURRENT USE	Two City of Carbondale Public Parking Lots, Vacant Land and Commercial/Retail
PROPOSED USE	Commercial/Retail

### 3.3 DESCRIPTION OF STRUCTURES/IMPROVEMENTS

Structures and/or improvements observed, on the Subject Site, at the time of Kleinfelder's reconnaissance are described in Table 3-3.

**TABLE 3-3 STRUCTURES/IMPROVEMENTS**

Parameter	General Observations
STRUCTURES	Two three-story structures
IMPROVEMENTS	Brick paved walk way, gravel covered parking lots, and underground utilities

### 3.4 CURRENT USES OF ADJOINING PROPERTIES

Kleinfelder conducted a drive-by survey of the properties immediately adjacent to the Subject Site on May 23, 2007. A summary of the surrounding properties is presented on Table 3-4.

**TABLE 3-4 ADJOINING PROPERTIES**

Direction	Land Use Description
NORTH	Railroad followed by Carbondale Business Park, to the northeast, Carbondale City Hall is to the northwest
EAST	American Legion building, followed by residential properties
SOUTH	Commercial/retail, and residential properties
WEST	Commercial/retail, and residential properties

Hazardous materials were not observed to be stored outside the buildings located adjacent to the Subject Site at the time of Kleinfelder's site reconnaissance. The adjoining properties are not likely to environmentally impact the Subject Site.

## 4 RECORDS REVIEW

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The purpose of the records review is to help evaluate RECs of potential concern in connection with the Subject Site and adjacent properties.

Federal, state and local regulatory agencies publish databases or "lists" of businesses and properties that handle hazardous materials or hazardous waste, or are the known location of a release of hazardous substances to soil and/or groundwater. These databases are available for review and/or purchase at the regulatory agencies, or the information may be obtained through a commercial database service. Kleinfelder contracted with a commercial database service, Environmental Data Resources, Inc. (EDR) to perform the government database search for listings within the appropriate ASTM minimum search distance to the site. A description of the types of information contained in each of the databases reviewed and the agency responsible for compiling the data is included in the EDR Report. The EDR database search results are included in Appendix B. A partial list of records reviewed and search distances are summarized on Table 4-1.

**TABLE 4-1 RECORDS REVIEW-SEARCH DISTANCE**

<b>FEDERAL</b>	<b>DISTANCE</b>
EPA National Priority List (NPL)	1-mile
Delisted NPL	½ mile
Resource Conservation Recovery Act (RCRA)-CORRACTS TSDF	1-mile
RCRA-non CORRACTS TSD	½-mile
Comprehensive Environmental Response Compensation Liability Information System (CERCLIS)	½-mile
CERCLIS-NFRAP (No Further Remedial Action Planned)	½ mile
RCRA-GEN/FINDS	Site & adjoining
Institutional Control/Engineering Control Registries and Emergency Response Notification System (ERNS)	Site
<b>STATE/LOCAL</b>	<b>DISTANCE</b>
State Landfills or Solid Waste Listing	½-mile
State Leaking Underground Storage Tank Listing	½-mile
State Registered Storage Tanks	Site & adjoining

EDR utilizes a geographical information system to plot the locations of reported spills, leaks, and incidents. Kleinfelder reviews this information to help establish if the Subject

Site, or nearby properties, have been included in the noted databases and lists. The EDR report includes a summary map that shows the locations of the listed properties with respect to the Subject Site, and a summary of pertinent information for these properties. For each listed finding, the summaries include the name of the responsible party, the property address, the distance and direction from the approximate center of the Subject Site, and the databases and lists on which the listed property appears.

#### 4.2 RESULTS OF DATABASE SEARCH

The following sections contain information on the results of EDR's record search. Listed search distances are those specified in the ASTM standard. The Subject Site was not listed in the databases researched by EDR. Eleven findings were identified within the required ASTM search radius. A summary of the findings for the agency records researched is provided below.

##### 4.2.1 RCRA

The Resource Conservation and Recovery Act (RCRA) is EPA's comprehensive information system providing information on sites that generate, transport, store, treat, and/or dispose of hazardous waste. RCRA large quantity generators generate over 1000 kg/month of hazardous waste, or over 1 kg/month of acutely hazardous waste. Small Quantity Generators (SQG) generate between 100kg and 1000kg of hazardous waste per month.

- ☐ Number listed within 1/4 mile: 1 Site
- ☐ Date of list consulted: 13 June 2006

**TABLE 4-2 RCRA-SQG FINDINGS**

Facility/Location	Dist/Dir	Database Listing	Comments
USDA Forest Service 620 Main Street	953' WSW	RCRA-SQG	Located topographically up gradient. Conditionally Exempt Small Quantity Generator. No violations found. Based on regulatory status, not considered a REC.

##### 4.2.2 LUST

The State of Colorado Leaking Underground Storage Tank (LUST) incident reports contain an inventory of facilities that have completed or are in the process of

assessment or remediation of a known release from an underground storage tank. This data is provided by the Department of Health's Leaking Underground Storage Tank database.

- Number listed within 1/2 mile 7 Sites
- Date of list consulted: 03 April 2006

**TABLE 4-3 LUST FINDINGS**

Facility/Location	Dist/Dir	Database Listing	Comments
Carbondale Public Works 511 Colorado Avenue	194' West	LUST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on regulatory status, not considered a REC.
Chicago-Carbondale Properties 44 Weant Blvd.	635' SW	LUST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on regulatory status, not considered a REC.
Schmack C/O Real Estate 531-579 Main Street	700' SW	LUST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on regulatory status, not considered a REC.
Petroleum Repair 202 Main Street	778' ESE	LUST	Located topographically up gradient. Site listed as closed. Based on regulatory status, not considered a REC.
Roaring Fork School District 600 South 3 <sup>rd</sup> Avenue	2119' South	LUST	Located topographically up gradient. Site listed as closed. Based on distance and regulatory status, not considered a REC.
Earthworks Const. Co. 744 Merrill Avenue	1578' NW	LUST	Located topographically down gradient. Site listed as closed. Based on distance and regulatory status, not considered a REC.
Crystal River Spas 1197 Main Street	2535' West	LUST	Located topographically down gradient. Site listed as closed. Based on distance and regulatory status, not considered a REC.

#### 4.2.3 UST/AST

The Underground/Aboveground Storage Tank (UST) database contains registered UST's/ASTs. UST's are regulated by the Colorado Department of Labor and Employment Division of Oil and Public Safety (CDLE/DOPS).

- Number listed within 1/4 mile 3 Sites
- Date of list consulted: 03 April 2007

**TABLE 4-4 UST/AST FINDINGS**

Facility/Location	Dist/Dir	Database Listing	Comments
Carbondale Public Works 511 Colorado Avenue	194' West	UST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on regulatory status, not considered a REC.
USDA Forest Service 620 Main Street	953' WSW	UST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on regulatory status, not considered a REC.
Schmack Inc. 579 Main Street	852' WSW	UST	Located topographically up gradient. Site listed as closed. No Further Action letter received. Based on and regulatory status, not considered a REC.

One AST facility was identified during the Phase I ESA interview process: This site was the old Mosbarger Bulk Petroleum Storage Facility. All seven Above Ground Storage Tanks (ASTs) and facility structures were removed in the late 1990's, or early 2000's. The property is currently covered with road base material, and is being used as a public parking lot. It should be noted that no reference to this facility was identified during the database records search review. This site is considered a REC, and will be discussed in a later section of this report.

#### 4.3 UNMAPPED FINDINGS

The EDR report identified thirty-one findings as unmapped; meaning EDR was unable to map the findings in relation to the Subject Site due to inadequate information. Kleinfelder reviewed these findings and determined that each of the unmapped findings



is located beyond the applicable ASTM search distances from the Subject Site, or listed on the databases researched. Based upon this information, we believe the unmapped findings are not a REC.

#### 4.4 OTHER RECORDS REVIEWED

The following additional sources of environmental records were reviewed during this Phase I ESA for the purposes of meeting the ASTM standard. Local regulatory agencies were contacted for reasonably ascertainable and practically reviewable documentation regarding RECs present at the Subject Site and adjacent facilities (documentation is included in Appendix C). Interviews with local regulatory agency representatives are included in Chapter 7.0 of this report. The following agencies and offices were contacted for documentation.

- Garfield County Assessor
- Town of Carbondale Planning Office
- Carbondale & Rural Fire Protection District
- Town of Carbondale Public Works
- Colorado Department of Public Health and Environment (CDPHE)
- Colorado Department of Labor/Dept. of Oil and Public Safety (CDLE/OPS)

##### Federal Emergency Management Agency (FEMA)

The Federal Emergency Management Agency (FEMA) was not contacted because information concerning floodplain maps was obtained from published maps available for download from the FEMA Internet website ([www.fema.gov](http://www.fema.gov)). Map findings are discussed in Table 4-5.

##### Garfield County Assessor

Kleinfelder contacted the Garfield County Assessor's Office via the internet website ([www.garcoact.com](http://www.garcoact.com)). A copy of the Assessors Parcel Search records, are included in Appendix C. Assessor's record information is described in Table 3-1.

##### Carbondale Planning Office

Kleinfelder contacted Ms. Lynn Young, with the Town of Carbondale Planner's Office, in person on May 24, 2007. Ms. Young, stated that she had no knowledge of environmental concerns associated with the Subject Site. City zoning information is described in Table 3-1.

#### Carbondale & Rural Fire Protection District

Kleinfelder contacted Mr. Bill Gavette with the Carbondale Fire and Rescue Department on May 24, 2007. Mr. Gavette stated that he was aware of a fire at the old Mosbarger Bulk Petroleum Storage Plant, located on parcel # 239334300084 of the Subject Site in 1982. A fuel leak from a refueling tanker truck ignited, and the fire department responded. Mr. Gavette stated that the leak had been shut off, and most of the unleaded gasoline had burned off. Mr. Gavette stated that there were no other records pertaining to hazardous material or petroleum spill incidences in relation to the Subject Site.

#### Town of Carbondale Public Works

Kleinfelder contacted Mr. Lawrence A. Ballenger, Public Works Director for the Town of Carbondale, on May 24, 2007. Mr. Ballenger stated that he has no knowledge pertaining to environmental concerns associated with the old Bulk Plant or the other properties on the Subject Site.

#### Colorado Department of Public Health and Environment (CDPHE)

Ms. Diana Huber, with the Colorado Department of Public Health and Environment (CDPHE) was contacted via a fax, sent on May 24, 2007. A records search was requested for the Subject Site and surrounding area. Ms. Huber contacted Kleinfelder by phone on May 25, 2007, and stated that a CDPHE file review had found no record of a reported hazardous spill incident in connection with the Subject Site. Ms. Huber faxed a file review of available off-site records to Kleinfelder on May 25, 2007 for review. A copy of CDPHE records reviewed is included in Appendix C.

#### Colorado Dept. of Labor and Employment Dept. of Oil and Public Safety (CDLE/OPS)

Mr. Jack Christos with The Colorado Department of Labor and Employment/Department of Oil and Public Safety was contacted via a fax, sent on May 24, 2007. A records search was requested for the Subject Site and surrounding area. An online records review was conducted on May 29, 2007. No environmental concerns have been identified on or adjacent to the Subject Site.

## 4.5 PHYSICAL SETTING SOURCE(S)

Table 4-5 presents information about the physical setting of the Subject Site. This information was obtained from published maps, on-line digital sources and/or from interviews with public agencies.

TABLE 4-5 PHYSICAL SETTING

Feature	Source	Comments
TOPOGRAPHY	USGS, Carbondale, Colorado Quadrangle, 7.5-Minute Series (Topographic), 1987.	The Subject Site is located at an approximate elevation of 6170 feet above mean sea level (msl) and the topographic relief slopes down to the north-northeast. Land use in the vicinity of the Subject Site was depicted as commercial/office & residential.
GEOLOGY	HP- Geotech, Preliminary Geotechnical Study, Job# 101-654, October 10, 2001.	The geology of the Subject Site consists of bedrock of the Pennsylvanian age Eagle Valley Evaporite, which underlies the Carbondale Area. These rocks are a sequence of gypsiferous shale, fine-grained sandstone and siltstone with massive beds of gypsum and limestone.
DEPTH TO REGIONAL GROUNDWATER	HP- Geotech, Preliminary Geotechnical Study, Job# 101-654, October 10, 2001.	Depth to regional groundwater is below eleven feet.
DIRECTION OF ANTICIPATED FLOW <sup>1</sup>	USGS, Carbondale, Colorado Quadrangle, 7.5 Minute Series (Topographic), 1987	The estimated direction of groundwater flow, based on regional topography, is to the north-northeast.
WATER SUPPLY	The EDR Radius Map with Geocheck	Well search revealed no water supply wells on the Subject Site. One Federal USGS well, one Federal FRDS supply well, and 118 state wells were identified within 1-mile of the Subject Site.
FLOOD ZONE DESIGNATION	FEMA Flood Plain Maps <a href="http://www.fema.gov">www.fema.gov</a>	According to the FEMA floodplain search, no map records were available for the Subject Site.

<sup>1</sup> Notes: Groundwater flow direction is based on regional information sources. Site-specific conditions may vary due to a variety of factors including geologic anomalies, utilities, nearby pumping wells (if present), and other developments.

## 4.6 USER PROVIDED INFORMATION

Information regarding current owner/occupant is listed in Table 4-6.

TABLE 4-6 OWNER/OCCUPANT INFORMATION

Entity	Name
OWNER	Carsam Realty Ten LLC/Town Center Builder
OCCUPANT	Theater and Commercial/Retail

Interview of key individuals are provided in Section 7. The following section presents information provided by the Client.

#### 4.6.1 TITLE RECORDS

A Preliminary Title Report or Chain-of-Title Report was not provided to Kleinfelder for review prior to production of this report.

#### 4.6.2 ENVIRONMENTAL LIENS

Kleinfelder contacted Mr. Ed McDowell (Client) via the Internet on May 25, 2007, requesting an attached Interview Questionnaire be completed. At this time Kleinfelder has not received a response. According to Mr. McDowell he has no knowledge of current limitations on either activity or use of the Subject Site.

#### 4.6.3 VALUE REDUCTION

As part of the ASTM E 1527-05 process, information must be gathered regarding the prospective purchase price of the property relative to the fair market value of the Subject Site. If there appears to be a value reduction, that reduction must be identified with respect to whether the difference could be attributed to environmental degradation of the property. Kleinfelder contacted Mr. Ed McDowell (Client) via the Internet on May 25, 2007, requesting an attached Interview Questionnaire be completed. At this time Kleinfelder has not received a response.

## 5 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The history of the site was researched to identify obvious uses. Historical land use was researched to the first developed use, or back to 1940, whichever is earlier or readily available. Table 5-1 summarizes the availability of information reviewed during this assessment.

**TABLE 5-1 HISTORICAL SOURCES**

Reference	Years reviewed	Availability
<b>AERIAL PHOTOGRAPHS</b>	1995 and 2007	Available
<b>SANBORN FIRE INSURANCE MAPS</b>	NA	Not available
<b>POLK AND HAINES CRISS-CROSS DIRECTORIES</b>	1994	Available
<b>HISTORICAL TOPOGRAPHIC MAP REPORT</b>	1961, 1982, 1987 and 2006	Available
<b>PREVIOUS ASSESSMENT(S)</b>	2001 – Phase I ESA	Available
<b>CHAIN-OF-TITLE OR PRELIMINARY TITLE REPORT</b>	NA	Not provided

### 5.1 AERIAL PHOTOGRAPHS

A review of historical aerial photographs may indicate past activities at a site that may not be documented by other means, or observed during a site visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Kleinfelder requested a search of historical aerial photographs from EDR. Historical aerial photographs were not available for the Subject Site. A search conducted at Carbondale City Hall resulted in the review of one historical aerial photograph from 1995. One aerial photograph, from 2007 was available from Google Earth, for Kleinfelder's review (Figure 2). A tabulation of the aerial photographs reviewed is presented in Table 5-2.

TABLE 5-2 HISTORICAL AERIAL PHOTOGRAPHS REVIEWED

Date	Approximate Scale	Type	Source	Quality
1995	Not to Scale	Black and White Ortho-Graphic	USGS	Good
2007	Not to Scale	Color Ortho-Graphic	USGS	Good

The aerial photographs reviewed for the Subject Site depicted land use as commercial and residential properties back to at least 1995. The Mosbarger Bulk Petroleum Storage facility was depicted on the 1995 aerial, as well. Land use near the Subject Site consists of residential/commercial properties.

NOTE: Aerial photographs only provide information on indications of land use at the specific time of the photo only; therefore no conclusions can be drawn from photographs alone.

## 5.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps provide historical land use information for some metropolitan and small, established towns. Kleinfelder, Inc. requested a search of Sanborn Fire Insurance Maps from EDR. Sanborn Fire Insurance Maps were not available for the Subject Site.

## 5.3 POLK AND HAINES CRISS-CROSS DIRECTORIES

Polk City Directories and Haines Criss-Cross Directories provide information regarding property occupants by address. City Directories provide the names of property owners, located by address, for each year published. This type of directory is one means to assess past use of a property. Kleinfelder requested city directory records from EDR at approximately 5-year intervals, per the ASTM standard. According to EDR's research, no coverage existed for the Subject Site. The City Directories provided coverage for the vicinity of the Subject Site. No coverage was available for adjoining properties prior to 1994. A copy of the EDR City Directory Abstract is included in Appendix D.

## 5.4 HISTORICAL TOPOGRAPHIC MAP REVIEW

Kleinfelder contacted EDR for information regarding historical topographic maps of the site vicinity. The topographic maps reviewed for this assessment are listed below in Table 5-2. Copies of the historical topographic maps are included in Appendix D.

**TABLE 5-2 HISTORICAL TOPOGRAPHICAL MAPS REVIEWED**

Topographic Map Date	Mapped Features	
	Subject Site	Adjacent Properties
1961	The Subject Site is not clearly mapped.	Railroad tracks can be observed, north of the Subject Site.
1982	Development can be observed on the Subject Sites	<ul style="list-style-type: none"> <li>• Railroad tracks can be observed, north of the Subject Site.</li> <li>• Development on The Subject Site was observed.</li> </ul>
1986	Development can be observed on the Subject Sites	<ul style="list-style-type: none"> <li>• Railroad tracks can be observed, north of the Subject Site.</li> <li>• Development on The Subject Site was observed.</li> </ul>
2006	Development can be observed on the Subject Sites	<ul style="list-style-type: none"> <li>• Railroad tracks can be observed, north of the Subject Site.</li> <li>• Development on The Subject Site was observed.</li> </ul>

## 5.5 BUILDING DEPARTMENT RECORDS

Records for the Subject Site were reviewed at the Garfield County Assessor's Office, internet web site ([www.garcoact.com](http://www.garcoact.com)), and at the Town of Carbondale Planner's Office, located at 511 Colorado Avenue in Carbondale, Colorado. According to county records, the Subject Sites are identified as parcels No. 239334383050, 2393343017, 239334383018, 239334393014, located southwest of Colorado Avenue and Fourth Street; Parcel No. 239334347004, located southeast of Colorado Avenue and Fourth Street; and Parcel No. 239334300084, located northeast of Colorado Avenue and Fourth Street.

According to the Town of Carbondale Planner's Office the Subject Site is zoned Historic Commercial Core (HCC). A copy of the Assessors Parcel Search records is included in Appendix D of this report.

## 5.6 PREVIOUS ASSESSMENTS

A previous report was made available to Kleinfelder for review. This report, conducted by Harland & Associates Inc. and dated March 21, 2001, indicated that no RECs were identified for the Subject Site.



---

## 6 SITE RECONNAISSANCE

---

Kleinfelder's assessment activities included a site reconnaissance. This section summarizes the findings from the site reconnaissance.

### 6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Steven W. Baur of Kleinfelder performed a site reconnaissance on May 23, 2007. The site reconnaissance included visual observations of the Subject Site to assist in identifying the presence or likely presence of hazardous substances or petroleum hydrocarbons under conditions that indicate an existing release, a past release, or threat of release into structures, soil, groundwater or surface water at the site (RECs). Observations of readily apparent environmental conditions are summarized in Table 6-1, and color photographs are presented in Appendix E, (Site Photographs). The approximate site boundaries are shown on Figure 2, "Vicinity Map". Weather conditions during the site reconnaissance were cloudy and cool with an average temperature of approximately 54 degrees Fahrenheit.

### 6.2 GENERAL SITE SETTING

The Subject Site consists of three separate sites, encompassing six land parcels located off Colorado Avenue and Fourth Street in Carbondale, Colorado.

The first of these three sites, located south of Colorado Avenue between Fourth Street and Sixth Street, is a former Mobile Home Park encompassing four contiguous land parcels (239334383050, 2393343017, 239334383018, and 239334393014). There is one building located on parcel 239334383050. This slab-on-grade structure, which appears to be at least three stories, was constructed with concrete walls and a flat roof. Currently, a movie theater occupies the facility. There is a newly constructed three-story structure located on parcel 239334393014, as well. This slab-on-grade building constructed with brick walls is currently occupied by several commercial/retail businesses. The remainder of this site is vacant land. One brick paved walk way traverses the site from north to south, as well as a gravel roadway. An electric switch station, and pad-mounted transformers were observed on the south end of the site, and de-minimus concrete and rock rubble was observed around the property.

The second of the three sites, located on the southeast corner of Colorado Avenue and Fourth Street, contains one land parcel (239334347004). The site consists of a gravel parking lot used for public parking. On the south, the site is bound by a gravel alley, with commercial/retail property beyond. On the east, the American Legion facility bounds the site, followed by Colorado Avenue and residential properties. To the north, the site is bound by Colorado Avenue, followed by vacant land with a Railroad spur and Carbondale Industrial Park beyond. No electric or other utilities were observed on the site. Small areas of surficial soil staining was observed and would appear to be motor oil and other fluids from leaking vehicles associated with vehicle parking.

The third site, located on the northeast corner of Colorado Avenue and Fourth Street, contains one land parcel (239334300084). This site was the old Mosbarger Bulk Petroleum Storage Facility. All seven Above Ground Storage Tanks (ASTs) and facility structures were removed in the late 1990's, or early 2000's. The site is currently covered with road base material, and is being used as a public parking lot. On the north the site is bound by a paved road, followed by fenced in railroad property and Carbondale Industrial Park; to the south the site is bound by Colorado Avenue, followed by a public parking lot, and commercial businesses beyond; to the east, the site is bound by a landscaping and nursery company, followed by residential property; on the west, the site is bound by Fourth Street, followed by Carbondale City Hall/ Police Department. No electric or other utilities were observed on the site. Small areas of surficial soil staining were observed, and would appear to be motor oil and other fluids from leaking vehicles associated with vehicle parking.

It is noted that no reference to this facility, or the fire was identified during the database search. Due to the former use of parcel # 239334300084, as a Bulk Petroleum Storage Facility, this site is considered a Recognized Environmental Condition (REC).

### 6.3 SITE OBSERVATIONS

Site observations are further described in Table 6-1.

TABLE 6-1 SITE OBSERVATIONS

General Observations	Remarks
Current Use	Commercial, currently unoccupied, and two parking lots.
Current use likely to indicate RECs	Not Likely.
Past Use	Commercial, currently unoccupied, past use as a Bulk Petroleum Storage Facility.
Past use likely to indicate RECs	Yes
Structures	Two three-story structures.
Roads	Colorado Avenue and Fourth Street.
Topography of site and surrounding area	Subject Site slopes to the north-northeast. Surrounding area gently slopes to the north-northeast.
Aboveground storage tank (AST)	None Observed
Air Emissions	Not Applicable
Asbestos and lead	Based upon age of structures, may be present
Below grade vaults	None Observed
Burned or buried debris	None Observed
Chemical storage	None Observed
Chemical mixing areas	None Observed
Discolored soil or water	Soil staining was observed on parking areas of the Subject Site.
Ditches, streams	None Observed
Drains and piping (e.g. floor drains, floor trenches, bay drains, sand traps, grease traps)	None Observed
Drums	None Observed

TABLE 6-1 SITE OBSERVATIONS CONT'D

General Observations	Remarks
Electrical or hydraulic equipment (Polychlorinated biphenyls [PCBs])	Pad-mounted transformers were observed on the former Mobile Home Park Properties (labeled PCB free).
Farm waste (e.g. feedlot spoils or manure stockpile)	Not Applicable
Fill dirt from an unknown source.	None Observed
Non-hazardous containers with contents	None Observed
Hazardous Waste Storage	None Observed
Heating and cooling system and fuel source	None Observed
Industrial waste treatment equipment	None Observed
<b>Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.</b>	
Loading and unloading areas	None Observed
Odors	None Observed
Pits, Ponds, or Lagoons	None Observed
Pools of Liquid	None Observed
Process waste water	None Observed
Sanitary Sewer System	None Observed
Septic system (e.g. tank and leach fields)	None Observed
Soil piles	None Observed
Solid Waste/Evidence of Unauthorized Dumping	Some concrete and rock debris was observed.
Stained pavement, soil or concrete	Small areas of soil staining were observed on parking areas of the Subject Site.
Stains or corrosion (interior, non-water)	None Observed
Storm drains/catch basins	None Observed
Stressed vegetation	None Observed
Sumps & clarifiers	None Observed
Surface water	None Observed
Underground storage tank(s) (including heating oil tanks)	None Observed

TABLE 6-1 SITE OBSERVATIONS CONT'D

General Observations	Remarks
Unidentified substance containers	None Observed
Waste Water Discharge	None Observed
Water supplies ( <i>potable and process</i> )	Water supply lines were not observed on the Subject Site.
Wells ( <i>irrigation, monitoring, or domestic</i> )	None Observed
Wells ( <i>dry</i> )	None Observed
Wells ( <i>Oil and Gas</i> )	None Observed

TABLE 6-2 OFF-SITE ADJACENT AND NEARBY OBSERVATIONS

DIRECTION	PROPERTY USE
North	Railroad Property, followed by Carbondale Industrial Park property
East	Colorado Avenue followed by Carbondale City Hall/Police Department.
South	Commercial/retail and residential properties.
West	Commercial/retail and residential properties.
Uses likely to indicate REC's on Site	
Not likely	

#### 6.4 RESULTS OF SITE RECONNAISSANCE

At the time of Kleinfelder's site reconnaissance, the Subject Site consists of three separate sites, encompassing six land parcels located off Colorado Avenue and Fourth Street in Carbondale, Colorado, as discussed in Section 6.2.

While no observations during our site reconnaissance indicate obvious evidence of Recognized Environmental Conditions (RECs), parcel 239334300084 is considered an REC based on past site use.

---

## 7 INTERVIEWS

---

General historical information regarding past Subject Site use was obtained by interviewing the following persons:

**TABLE 7-1 INTERVIEWS**

<b>Name</b>	<b>Relationship to Subject Site/Years</b>	<b>Type of Interview</b>	<b>Recognized Environmental Conditions</b>
Mr. Ed McDowell	Client	Interview Questionnaire	None
Mr. William G. Smith	Owner Representative	Interview Questionnaire	None
Ms Diana Huber	Colorado Department of Public Health and Environment (CDPHE)	Fax/Telephone Interview	None
Mr. Jack Christos	Colorado Department of Labor and Employment / Oil and Public Safety (CDLE/OPS)	Internet e-mail	None
Ms Lynn Yong	Carbondale Planning Office	Face to face interview	None
Mr. Bill Gavette	Carbondale & Rural Fire District	Face to face interview	Yes
Mr. Lawrence A. Ballenger	Carbondale Department of Public Works	Face to face interview	None

Kleinfelder conducted interviews with the operator and owner in general accordance with ASTM E 1527-05. Copies of interview documentation, with the client and owner are provided in Appendix C.

## 8 LIMITED PHASE II ESA

Kleinfelder performed a limited Phase II Environmental Site Investigation for the old Mosbarger Bulk Petroleum Storage Facility (Parcel # 239334300084) based on the identification of this site as a Recognized Environmental Condition (REC). The limited Phase II ESA consisted of collecting three subsurface samples at a depth of approximately 2 feet below ground surface (bgs), and sample shipment via Fed-Ex over night, under chain-of-custody, to Kleinfelder's analytical laboratory subcontractor for analysis.

Note: Due to soil characteristics (cobble with little silts, sands and clays), soil penetration and sample retrieval is limited to the top few feet of soil.

### 8.1 GENERAL

This site investigation was conducted in general accordance with Kleinfelder's Proposal Number 06501PROP/CSP7P088, dated May 21, 2007.

- Prior to the commencement of field activities, Kleinfelder prepared a Site-Specific Health and Safety Plan as required by Occupational Safety and Health Administration ("OSHA"), to inform our personnel of the potential hazards that may be encountered and the required procedures to protect worker health and safety.
- On May 24, 2007, Kleinfelder personnel arrived on site to collect three subsurface samples at a depth of approximately 2 feet below ground surface (bgs), on parcel number 239334300084, of the Subject Site (Former Mosbarger Bulk Petroleum Storage Facility). Soil samples were collected at assigned locations along the approximate perimeter of the storage tank area, based on field observations, and site topography.
- Soil samples were shipped via Fed-Ex over night, under chain-of-custody, to Kleinfelder's analytical laboratory subcontractor for analysis by EPA method 8260 analysis for Benzene, Toluene, Ethylbenzene, Xylene (BTEX), and Methyl Tertiary Butyl Ether (MTBE), and EPA method 8015 analysis for Total Petroleum Hydrocarbons (TPH), Diesel Range Organics (DRO), Gas Range Organics (GRO). A map indicating the soil sample locations is presented on the Sample Location Plan (Figure 4).

---

## 9 EVALUATION

---

The following sections describe Kleinfelder's findings and opinions about the site. In summary, Kleinfelder's assessment did reveal evidence of one Recognized Environmental Condition (REC) associated with the Subject Site that included the old Mosbarger Bulk Petroleum Storage Facility (Parcel # 239334300084).

### 9.1 FINDINGS AND OPINIONS

Kleinfelder contracted with a commercial database service, EDR, to review the federal, state, and local regulatory agency lists for references to the site and listings within the appropriate ASTM minimum search distance to the site. In addition, governmental agencies were contacted to provide additional information about the Subject Site and surrounding area.

The Subject Site was not listed on regulatory agency databases researched by EDR.

One Above-ground Storage Tank (AST) facility was identified during the Phase I ESA interview process: This site was the old Mosbarger Bulk Petroleum Storage Facility, located on the northeast corner of Colorado Avenue and Fourth Street (Parcel # 239334300084). All seven Above Ground Storage Tanks (ASTs) and facility structures were removed in the late 1990's, or early 2000's. Local Fire Department records identified a petroleum related fire incident on the Subject Site in 1982. A fuel leak from a refueling tanker truck ignited and the fire department responded. The leak had been shut off, and most of the unleaded gasoline had burned off. There were no other records pertaining to hazardous material or petroleum spill incidences in relation to the Subject Site. The property is currently covered with road base material and is being used as a public parking lot.

It is noted that no reference to this facility, or the fire was identified during the database search. Based on the past site use of parcel # 239334300084 as a Bulk Petroleum Storage Facility and reported past site occurrences, this site is considered a Recognized Environmental Condition (REC).

Off-Site, there were eleven facilities listed within the ASTM search distance on the database researched.



The history of the Subject Site was reviewed to identify obvious uses from the present to first developed use, or back to 1940, whichever is earlier, from readily available resources. Available sources date to 1961 and include historical aerial photographs and topographic maps. No evidence of a REC was identified on-site based on this data.

Kleinfelder conducted a site visit on May 23, 2007. During the site visit, de minimus soil staining was observed; however, Kleinfelder does not believe this to be evidence of RECs.

## 9.2 DEVIATIONS AND ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the parcel(s) was not included in Kleinfelder's scope of work. The ESA does not incorporate non-scope considerations, such as asbestos-containing materials testing, radon, lead-based paint testing, lead in drinking water testing, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines and mold.

## 9.3 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I and limited Phase II Environmental Site Assessment in general conformance with the Scope of Work required by ASTM 1527-05 and our Proposal Number 06501PROP/CSP7P088, dated May 21, 2007, for the properties located at Colorado Avenue and Fourth Street in Carbondale, Colorado (see figures 1 through 4, attached).

This Environmental Site Assessment has revealed evidence of one *recognized environmental condition*<sup>1</sup> (REC) in connection with the Subject Site: The Mosbarger Bulk Petroleum Storage Facility (Parcel # 239334300084), located on the northeast corner of Colorado Avenue and Fourth Street. Based on evidence of this REC, a limited Phase II ESA was performed to further evaluate this parcel. Our limited Phase II included obtaining and testing three shallow soli samples for petroleum related contamination.

The findings of Kleinfelder's Limited Phase II Investigation for the above-referenced property found evidence of petroleum-related compounds at all three locations

sampled. The concentration levels for BTEX and MTBE in the soil samples are below the state of Colorado Division of Oil and Public Safety Guidance Document Tier 1 Risk-Based Screening Levels (RBSLs). However, laboratory analysis indicated that soil samples exhibit TPH-DRO concentration levels of 500 milligrams/kilogram (mg/kg), in Sample Point 2 (See SP-2 on Figure 4, attached). This is at the maximum concentration level allowed, according to the Colorado Division of Oil and Public Safety Guidance Document Tier 1 Risk-Based Screening Levels (RBSLs) before remediation is required.

Due to the concentration level of THP-DRO detected in SP-2, this sample was further analyzed to determine that the Polynuclear Aromatic Hydrocarbons (PAH) concentration levels do not exceed the PAH screening levels as stated in the Division of Oil and Public Safety Guidance Document. Laboratory test results for SP-2 indicate that PAH concentration levels do not exceeded the PAH screening levels, that would require remediation, as stated in the Division of Oil and Public Safety Guidance Document.

Based on the past use of parcel # 239334300084, located on the northeast corner of Colorado Avenue and Fourth Street, as a Bulk Petroleum Storage Facility, there is potential that soil and ground water may be impacted. While the results of samples tested would not require remediation per the applicable regulations, we recommend considerations for development should include contaminated soil/groundwater and vapor intrusion associated with subsurface construction. Kleinfelder also recommends a Soil Management Plan be developed prior to construction activities, which would allow for proper storage, and disposal of contaminated soil, should it be encountered on site during construction.

#### 9.4 DATA FAILURE

Although Kleinfelder attempted to obtain reasonably ascertainable information regarding the site, some information was either not received or not readily available at the time of this report. Therefore, consistent with ASTM E 1527-05, the following data failure (data gaps) has been identified:

Historical sources were not reviewed at five-year intervals.

Kleinfelder requested a search of Sanborn Fire Insurance Maps by EDR. Sanborn Fire Insurance Maps were not available for the Subject Site.

Kleinfelder requested a search of Aerial Photographs by EDR. Aerial Photographs were not available for the Subject Site through EDR.

Kleinfelder requested a search of Polk City Directories and Haines Criss-Cross Directories from EDR. Polk City Directories and Haines Criss-Cross Directories were not available for the Subject Site.

There is a lack of reasonably ascertainable and practically reviewable information, with regards to the Bulk Petroleum Storage Facility, located on the northeast corner of Colorado Avenue & Fourth Street.

Based on a review of the data gaps presented above, it is Kleinfelder's opinion that the data failure is likely to have affected the identification of RECs at the site.

## 10 REFERENCES

---

*American Society for Testing and Materials (ASTM)*, Designation E 1527-05, Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2005.

*Ballenger, William*. Carbondale Public Works Department.

*Environmental Data Resources (EDR)*, Historical Topographic Map Report, Carbondale Town Center Properties, Colorado Avenue & Fourth Street, Carbondale, Colorado, Inquiry # 1934434.4.

*Environmental Data Resources (EDR)*, Regulatory Database Search, Carbondale Town Center Properties, Colorado Avenue & Fourth Street, Carbondale, Colorado, Inquiry # 1934434.2s.

*Environmental Data Resources (EDR)*, The EDR-City Directory Abstract, Carbondale Town Center Properties, Colorado Avenue & Fourth Street, Carbondale, Colorado, Inquiry # 1934434.4.1

*Christos Jack*. Colorado Department of Labor and Employment/ Department of Oil and Public Safety ( CDLE/OPS).

*Gavette, Bill*. Carbondale Rural Fire and Rescue District.

*Google Earth*. Carbondale Colorado, Quadrangle, 7.5 Minute Series Topographic Map, 2006.

*Huber, Diana*. Colorado Department of Public Health and Environment Division of Hazardous Materials and Waste.

*McDowell. Ed*. Golden Tree InSite Partners (Client).

*Terrain Navigator Pro*. Aerial Photograph, 2007.

*United States Department of Interior, Geological Survey, Carbondale Colorado, Quadrangle, 7.5 Minute Series Topographic Maps 1961, 1982, 1987.*

*Young, Lynn. Carbondale Planners Office.*

[www.costis.cdle.state.co.us](http://www.costis.cdle.state.co.us), OPS website.

[www.garcoact.com](http://www.garcoact.com), Garfield County Assessors Office website.

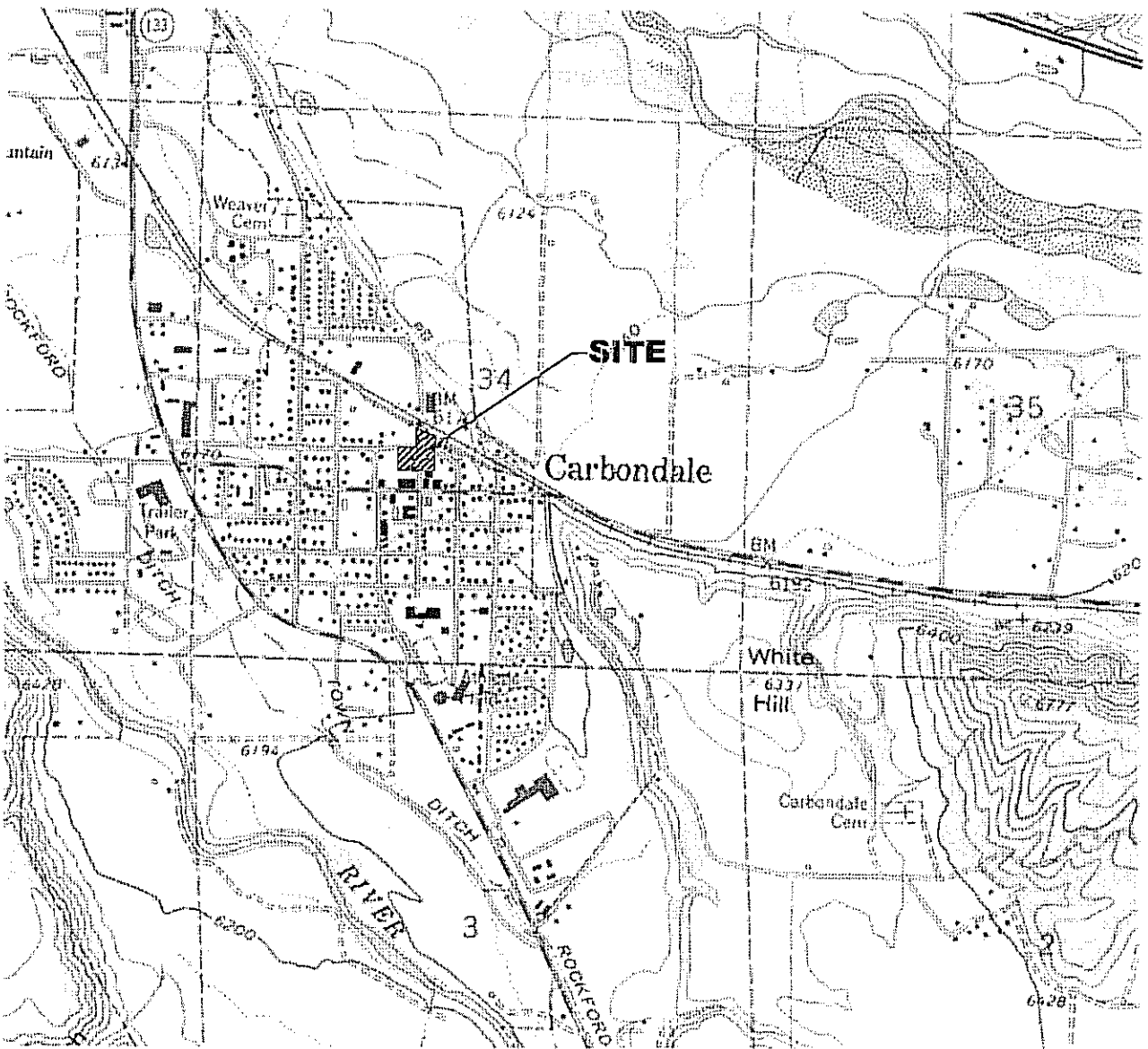
[www.fema.gov](http://www.fema.gov), Federal Emergency Management agency website.

[www.oil-gas.state.co.us](http://www.oil-gas.state.co.us), Colorado Oil and Gas Conservation Commission website.

[www.water.state.co.us](http://www.water.state.co.us), Colorado Division of Water Resources website.

Additional sources may be referenced separately in the report text.

## FIGURES



Copyright Terrain Navigator Pro 2006



**KLEINFELDER**

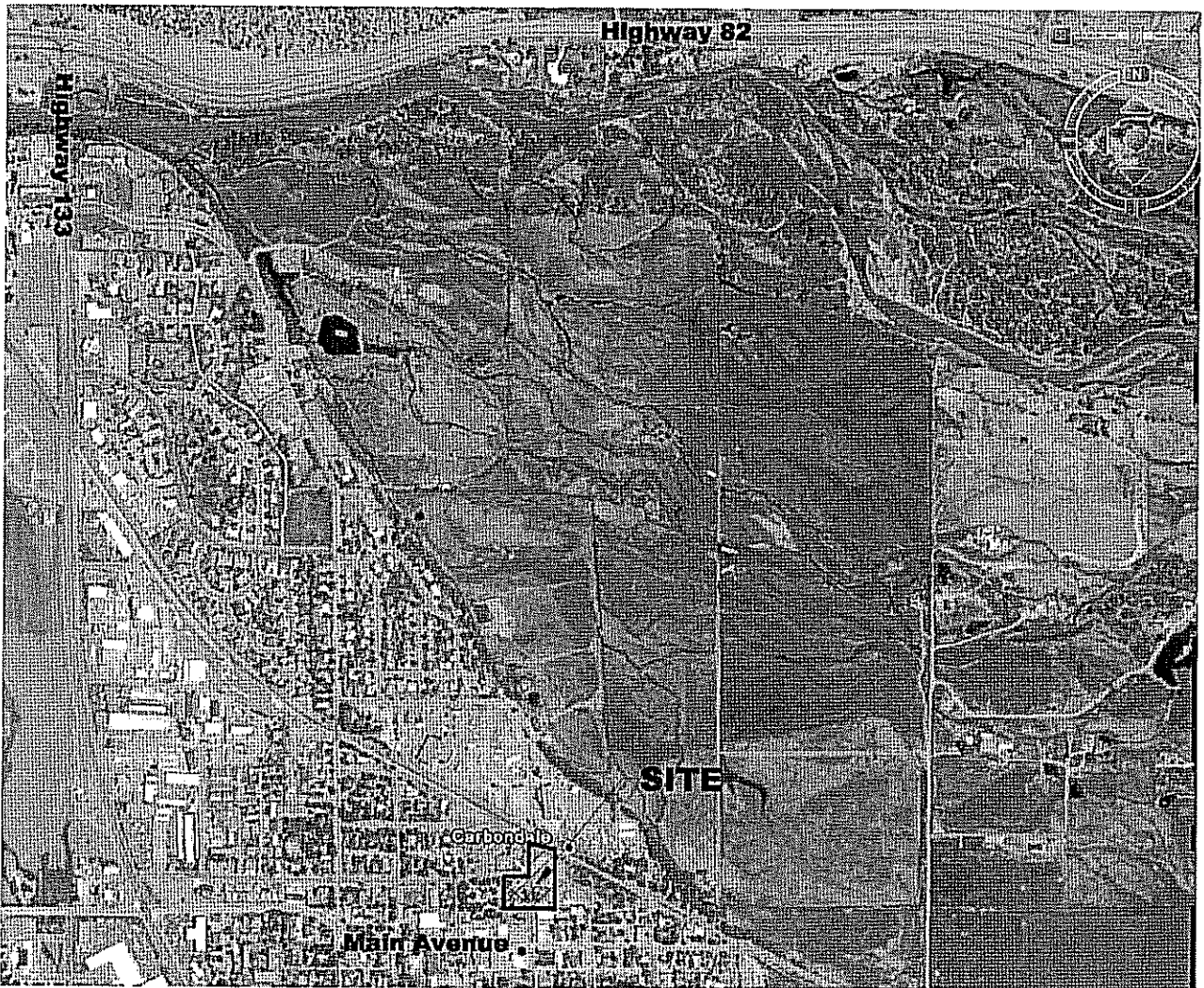
### SITE LOCATION MAP

Phase I Environmental Site Assessment  
Carbondale Town Center Properties  
Colorado Avenue and Fourth Street  
Carbondale, Colorado

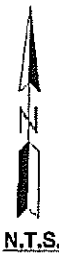
Figure

1

Checked By: S. Baur	Drafted By: S. Hyskell
Project Number: 83932-3	Date: May, 2007



Copyright Europa Technologies 2007



**KLEINFELDER**

**VICINITY MAP**

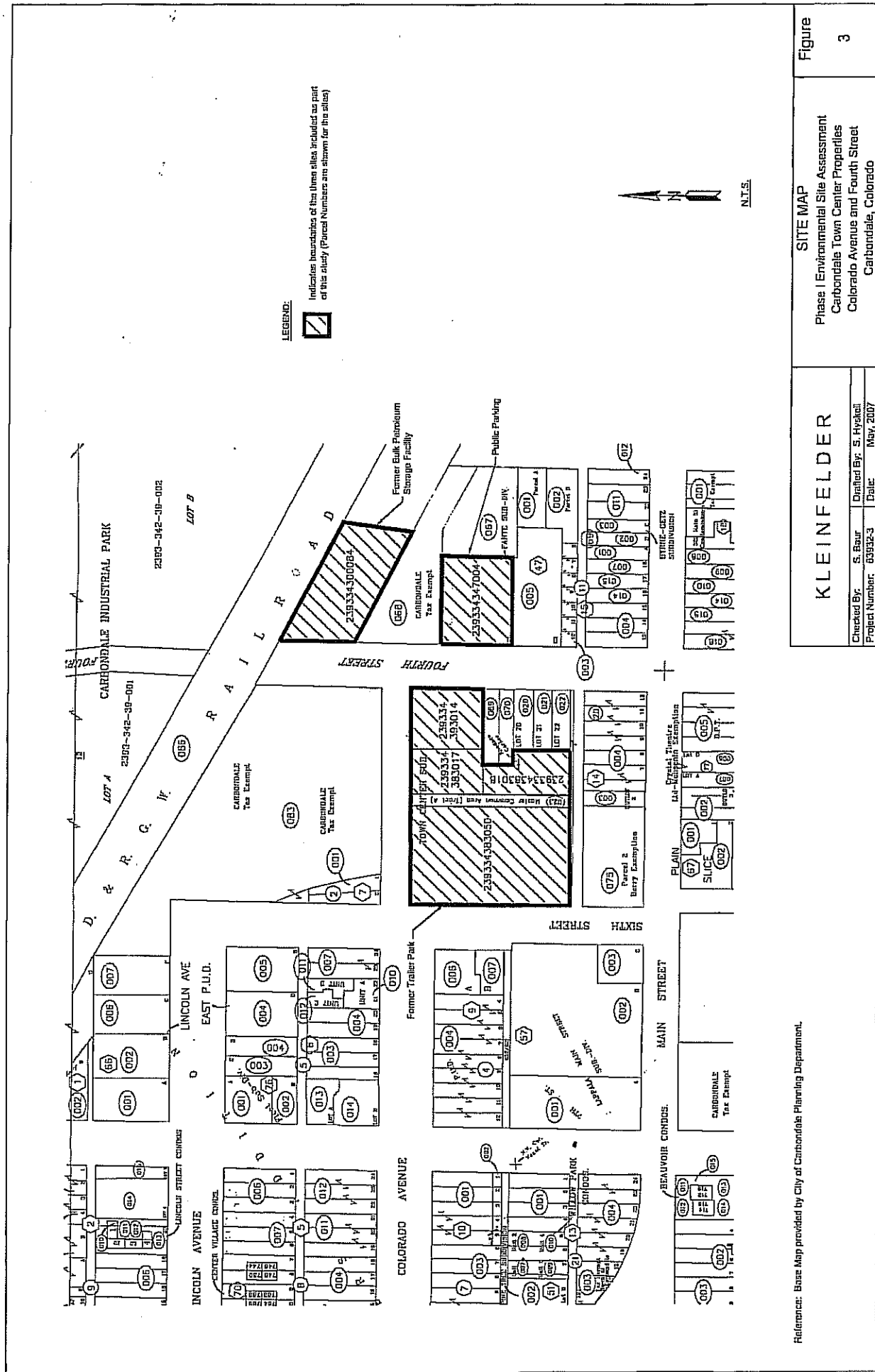
Phase I Environmental Site Assessment  
Carbondale Town Center Properties  
Colorado Avenue and Fourth Street  
Carbondale, Colorado

**Figure**

**2**

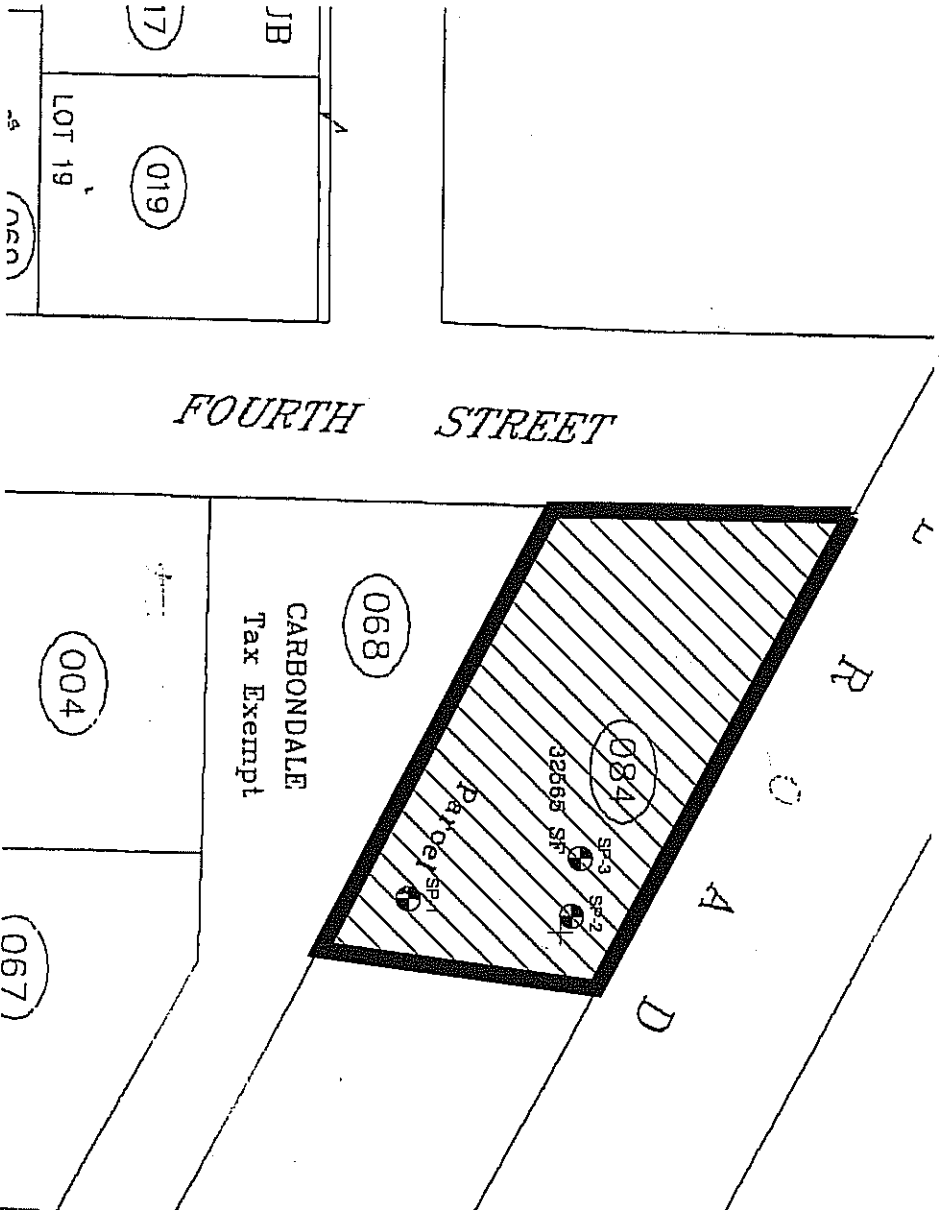
Checked By: S. Baur	Drafted By: S. Hyskell
Project Number: 83932-3	Date: May, 2007





Reference: Base Map provided by City of Carbondale Planning Department.

Reference: Base Map provided by City of Carbondale Planning Department.



SP-1  
Sample Point Number and Approximate Location

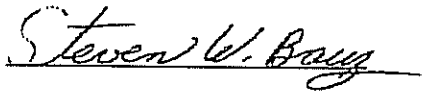
<b>KLEINFELDER</b>		<b>SAMPLE LOCATION MAP</b>		<b>Figure</b>  <b>4</b>
Checked By: S. Bair	Drafted By: S. Hyatt	Phase I Environmental Site Assessment Carbondale Town Center Properties Colorado Avenue and Fourth Street Carbondale, Colorado		
Project Number: 83932-3	Date: May, 2007			

**APPENDIX A**

**QUALIFICATIONS OF  
ENVIRONMENTAL PROFESSIONALS**

## STATEMENT OF QUALIFICATIONS

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professionals as defined in Section 312.10 of 40 CFR 312 (12.13.1). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Site. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in CFR Part 312 (12.13.2).

A handwritten signature in cursive script, reading "Steven W. Baur", written over a horizontal line.

Steven Baur

The resume of the above-listed environmental professional is enclosed.

## STEVEN W. BAUR

Environmental Scientist

### Summary of Experience

Mr. Baur has 7 years professional experience in environmental remediation, regulation and code compliance. He has a solid background in soil and groundwater remediation and environmental regulation. He is knowledgeable in both state statutes and Federal Environmental Laws (EPA and CERLA).

### Education

BS Marine Biology, University of West Florida, Pensacola, Florida, 1996

### Professional Affiliations

State of Colorado Petroleum Storage Tank Committee Listed Consultant No. 6084.

Member of the National Groundwater Association

Member of the Phi Kappa Phi Honors Society

### Select Project Experience

*Environmental Research, Center for Environmental Diagnostic and Bioremediation, Pensacola, Florida:* Mr. Baur performed environmental research experiments on microorganisms to enhance their degradation ability on chemical and petroleum contamination in soil and groundwater. Research was conducted in cooperation with The United States Air Force, Tyndall Air Force Station, Panama City, Florida.

*Environmental Assessments, State of Florida:* Mr. Baur performed Environmental Site Assessments and water quality sampling for the State of Florida's Underground Petroleum Environmental Reclamation Act (SUPER Act). He performed quarterly monitoring of private wells within ¼ mile and public wells within ½ mile of reported Leaking Underground Storage Tank (LUST) sites. Mr. Baur performed site evaluations and soil analysis for private septic systems.

*Phase II Environmental Investigation, Department of Energy, Los Alamos National Laboratory, Los Alamos, New Mexico:* Mr. Baur was part of a team of Geologists and Environmental Scientists, participating in a Phase II groundwater remediation project for the DOE at Los Alamos National Laboratories. This project consisted of core drilling, monitoring well installation, well development and monitoring well rehabilitation. *From 8/10/06 to 10/19/06*

*John Martin Reservoir Pre-Dredge Sediment Evaluation, United States Army Corps of Engineers, Hasty, Colorado:* Mr. Baur was part of a team of Geologists and Environmental Scientists, participating in a pre-dredge sediment evaluation for the the U.S. Army Corps of Engineers at John Martin Reservoir in Hasty, Colorado. This project consisted of boring 20 to 30 feet into the reservoir bottom from a barge, to collect sediment samples for laboratory analysis and geotechnical evaluation. *From 11/28/06 to 12/9/06*

### Environmental Health

As a certified Environmental Health Professional with the State of Florida Department of Health, Mr. Baur conducted site assessments, system design, permitting, and inspections for Onsite Sewage Treatment and Disposal Systems for several Florida Counties.

Mr. Baur has been certified, by the Florida Department of Health, Bureau of Epidemiology to conduct investigations in Communicable Disease Epidemiology.

## Remediation

*Economic Feasibility Studies and Corrective Action Plan (CAP) reports, Colorado Springs, Colorado:* Mr. Baur implemented all aspects of the CAP including, permitting, drilling, logging, soil sampling and analysis, remediation system (SVE, Sparge, and Treatment System) installation, monitoring well installation and report preparation.

*Diesel Fuel Release and Site Characterization, Acorn Food Store, Pueblo, Colorado:* As a Staff Scientist, Mr. Baur conducted an Emergency Response and soil remediation for a diesel fuel release at the facility. He oversaw the contaminated soil excavation and disposal, and conducted the site characterization and remediation in accordance with guidelines set forth by the Colorado Department of Labor and Employment Division of Oil and Public Safety.

*Underground Storage Tank, Removal and Site Closure, Ray Moore Tire and Petroleum, Montrose, Colorado:* Mr. Baur performed oversight and confirmation sampling associated with the removal of four Underground Storage Tanks (USTs) in preparation for site closure and property sale.

*Remediation System Installation: Conejos School District Bus Garage, City of LaJara, Colorado:* Mr. Baur was the Project Scientist associated with the remediation system and monitoring well installation at the, Conejos School District Bus Garage Facility. Installing the remediation (SVE/ Spare) system, coordinating the drilling and installation of 16 monitoring wells, collecting soil and groundwater samples, and preparing reports in accordance with guidelines set forth by the Colorado Department of Labor and Employment Division of Oil and Public Safety.

*Remediation System Decommission: State Avenue Amoco, Alamosa, Colorado:* Mr. Baur was the Project Scientist overseeing the decommissioning of the remediation system (SVE/Spare and oil/water separator) for the State Avenue Amoco facility. Decommissioning and well abandonment were carried out in accordance with guidelines set forth by the Colorado Department of Labor and Employment Division of Oil and Public Safety.

*Remediation Well Monitoring: Former Main Street Amoco, Montrose, Colorado:* Mr. Baur was the Staff Scientist responsible for conducting the monitoring well sampling, sample shipment, laboratory analysis review, and quarterly monitoring report for this facility, as well as some forty other facilities across the State of Colorado. Reports completed in a timely manner, and in accordance with guidelines set forth by the Colorado Department of Labor and Employment Division of Oil and Public Safety.

## Phase I ESAs

*Due Diligence Investigations, Del Norte Federal Savings and Loan, Del Norte, Colorado:* Mr. Baur was the Environmental Professional, performing the due diligence investigation of the proposed site for the new Del Norte Federal Savings and Loan building in Del Norte, Colorado. Task included historical records search and review, aerial photograph and topographic map review, site reconnaissance, and interviews with key personal.

*Due Diligence Investagation, LOWE'S Home Improvement Warehouse, Colorado Springs, Colorado:* As an Environmental Professional, Mr. Baur has performed Phase I Site Assessments for LOWE'S Real Estate Transactions in the Colorado Springs area.

*Due Diligence Investigations, COSTCO Wholesale Warehouse, Colorado Springs, Colorado:* As an Environmental Professional, Mr. Baur has performed Phase I Site Assessments for several COSTCO Wholesale Warehouse locations in the Colorado Springs Area.

*Phase II Environmental Investigation, Department of Energy, Los Alamos National Laboratory, Los Alamos, New Mexico:* Mr. Baur was part of a team of Geologists and Environmental Scientists, participating in a Phase II groundwater remediation project for the DOE at Los Alamos National Laboratories. This project consisted of core drilling, monitoring well installation, well development and monitoring well rehabilitation. *From 8/10/06 To 10/19/06*

*John Martin Reservoir Pre-Dredge Sediment Evaluation, United States Army Corps of Engineers, Hasty, Colorado:* Mr. Baur was part of a team of Geologists and Environmental Scientists, participating in a pre-dredge sediment evaluation for the the U.S. Army Corps of Engineers at John Martin Reservoir in Hasty, Colorado. This project consisted of boring 20 to 30 feet into the reservoir bottom from a barge, to collect sediment samples for laboratory analysis and geotechnical evaluation. *From 11/28/06 To 12/9/06*

*Due Diligence Investigation, Trinity Packaging Company, Pueblo, Colorado:* As an Environmental Professional, Mr. Baur performed a Phase I Site Assessment for Trinity Packaging Company, in Pueblo, Colorado. *From 1/17/2007 To 1/25/2007*

*Due Diligence Investigation, Wal-Mart Super Stores, Rawlins, Wyoming:* As an Environmental Professional, Mr. Baur performed a Phase I Site Assessment for Wal-Mart Super Stores, in Rawlins, Wyoming. *From 2/7/2007 to 2/14/2007*

*Phase II Environmental Investigation, City of Colorado Springs Department of Transportation, Colorado Springs, Colorado:* As an Environmental Scientist, Mr. Baur performed the Phase II Environmental Site Investigation for the proposed Downtown Transportation Center, for the City of Colorado Springs. *From 10/8/06 to 1/15/07*

*Conceptual Level Environmental Study, McCulloch Ranch Property, Pueblo County, Colorado:* Mr. Baur was part of a team of Environmental biologists conducting research for a Conceptual Level Environmental Planning Service for the McCulloch Ranch Property, located in Pueblo County, Colorado. *From 7/17/2006 to 9-27-2006*

*Environmental Report, Homestake Mining Company of California, Grants Project, Grants, New Mexico:* Mr. Baur was part of a team of Environmental Scientists participating in the EIS research for the construction of a new Evaporation Pond (EP3), for Homestake Mining Company of California, Grants Project, located in Grants, New Mexico. *From 7-12-2006 to 8-7-2006*

## Seminars/Training

OSHA 40 Hour Training

OSHA 40 Hour Hazardous Materials Training

ASTM Training: Phase I and Phase II Environmental Site Assessments.

NGA Training: Monitoring Well Installation and Development.

NGA Training: Monitoring Well Sampling Techniques.

USDA Training: Wetlands Determination and Interagency Determination.

State of Florida Department of Health: Wetlands Roundtable:

State of Florida Department of Health: Florida Soils Program for Environmental Specialist.

State of Florida Department of Health: On Site Sewage and Disposal Program.

State of Florida Department of Health: Communicable Disease Epidemiology.

Awards/ Acknowledgments

Board of County Commissioners, Collier County, Florida: Community Assistants  
Acknowledgment.



**APPENDIX B**

**EDR RADIUS MAP WITH GEOCHECK DATABASE REPORT**