



**March 11, 2024
REQUEST FOR PROPOSAL
#2024-01**

**1.34 Acre Redevelopment Opportunity
East 112th St. & Irma Dr. in Northglenn, CO**

Proposals Due April 18, 2024 at 2 pm MST

*11701 Community Center Dr.
Northglenn, CO 80233
(303) 450-8743
Allison Moeding, NURA Executive Director
amoeding@northglenn.org*

TABLE OF CONTENTS

A. Introduction	Page 3
B. Project Location & Description	Page 3
C. Site Infrastructure	Page 4
D. Purpose of RFP & Objectives of Authority	Page 4
E. Anticipated Analysis / Redevelopment Process	Page 5
F. Proposal Requirements	Page 5
G. Selection Process	Page 6
H. Cost of Proposals	Page 7
I. Questions, Inquiries & Amendments	Page 7
J. Right of Rejection	Page 7
K. Schedule & Timelines	Page 7
L. Supplemental Information	Page 8

REQUEST FOR PROPOSAL #2024-01

PROJECT OVERVIEW & PROPOSAL REQUIREMENTS

A. INTRODUCTION

This Northglenn Urban Renewal Authority (Authority) Request for Proposal (RFP) seeks proposals from qualified development teams and/or end-users for the redevelopment of approximately 1.34 acres located at the southwest corner of Irma Drive and East 112th Avenue, Northglenn, Colorado 80233. Together with the City of Northglenn, the Authority seeks to revitalize the property in partnership with a Developer or End User. The goal is to demolish existing buildings and develop a plan that provides the highest and best use for the property.

B. PROJECT LOCATION AND DESCRIPTION

There are three parcels included in this site; legal descriptions are found in **Attachment A**:

- Parcel 1 – 1660 E. 112th Ave.
Parcel ID 171911103018 – 14,810 sq ft (.34 acres) - Building is 2,400 sq ft
Tenant: Kinetic Movement Dance Academy
Zoned Commercial General (CG)
- Parcel 2 – 1680 E. 112th Ave.
Parcel ID 171911103017 – 18,731 sq ft (.43 acres) - Building is 1,152 sq ft
Tenant: None/Vacant Service Garage
Zoned Commercial General (CG)
- Parcel 3 – 11165 Irma Dr.
Parcel ID 171911103016 – 24,829 sq ft (.57 acres) - Building is 1,148 sq ft
Tenant: Mercedes Mexican Restaurant
Zoned Commercial General (CG)

The property is in Northglenn Urban Renewal Plan Area (URA) 2. It is also included in the Colorado Enterprise Zone program, which may provide state income tax credits to qualifying businesses.

Two of the three buildings are occupied, one with a month-to-month lease and the other expiring in May 2024. The URA will continue with month-to-month agreements as appropriate throughout the RFP or redevelopment process.

The following attachments are provided for the two sites:

- **Attachment A** – Property Legal Descriptions
- **Attachment B** – ALTA Survey (not available for Parcel 3)
- **Attachment C** – Phase 1 ESA Reports
- **Attachment D** – Municipal Utility Map

The existing zoning of the property is Commercial General (CG); however, rezoning may be necessary to accommodate a specific use and a replat is anticipated to combine the separate parcels. Approval of the Northglenn Planning Commission and the Northglenn City Council will be required for rezoning. Zoning and land use regulations are found in Chapter 11 (Unified Development Ordinance) of the Northglenn Municipal Code: www.northglenn.org/municode.

The proposed redevelopment must be compatible with the City of Northglenn's Comprehensive Plan, adopted in April 2023. The Plan identifies high-intensity mixed use for the area. Visit https://www.northglenn.org/government/land_use_and_zoning/comprehensive_plan.php.

C. SITE INFRASTRUCTURE

The general area is served by all standard municipal utilities (see **Attachment D - Municipal Utility Map**). Additional analysis may be necessary to assess whether current infrastructure is adequate to support the proposed redevelopment. Additionally, the City and Mile High Flood District are currently evaluating projects to address periodic flooding along 112th Avenue.

D. PURPOSE & OBJECTIVE

This RFP from the Authority is intended to solicit proposals from potential Developers or End User(s) for redevelopment of the identified site. NURA encourages a creative, innovative public-private partnership arrangement. Proposals should include:

1. A redevelopment project from a Developer or End-User that presents an appropriate use for the site that will complement the surrounding areas uses and demographics.
2. High quality use(s) that contribute to the surrounding neighborhood and enhance the retail, office, and commercial base of Northglenn.
3. A demonstrated ability to generate taxes and create jobs, and should support a market-based, economically sustainable redevelopment project.
4. The following uses will not be considered: non-profit, storage and mini-storage, liquor or marijuana-related businesses, massage parlors, automotive repair, car washes or other similar businesses. This is not an inclusive list; other uses may be rejected if deemed to have a potential negative impact to the surrounding neighborhood or community at large.
5. Redevelopment of a significant portion and/or all the property that is consistent with the objectives of the Northglenn Comprehensive Plan.
6. Commitment by the development team and/or end-user(s) to create a positive visual appearance/ image for the development that is compatible with the surrounding commercial and residential uses, and thereby eliminating blight.

E. ANTICIPATED ANALYSIS / REDEVELOPMENT PROCESS

The goal of NURA is to select the **Developer** and/or **End-User(s)** that presents a redevelopment concept and economic feasibility plan leading to the highest and best use for the City.

The overall proposal submitted is not intended to be an elaborate document. It should be well composed for simplicity and ease of understanding. **Maximum length, not including resumes or appendices, is ten (10) pages.**

After NURA selects a preferred proposal, staff will negotiate a Redevelopment Agreement with the successful bidder. A key goal of the process is to have the sale and development agreement in place as soon as possible, with construction underway within 12 months.

F. PROPOSAL REQUIREMENTS

The **Developer** and/or **End-User(s)** shall ensure delivery of an electronic version of the proposal to rfp@northglenn.org by the deadline. If desired, three (3) hard copies of the proposal may be delivered to the **City Clerk's Office, City of Northglenn, 11701 Community Center Dr., Northglenn, CO 80233**. Supplemental materials may be submitted under separate cover, if desired, but are not necessary.

1. Introduction/Executive Summary:

Introduce your company or business and provide an overview of experience. Summarize your interest in this site. Include resumes for key team members.

2. Project Experience:

Developers should provide three (3) reference projects that are similar to the scope of work proposed in this solicitation. Identify three (3) references that can be contacted relative to your projects. **End-users** for the property should provide three (3) business references that can be contacted.

3. Project Vision:

Identify the overall vision for the site and land use(s) for the project. Include a narrative description of the proposed redevelopment of the property. Identify the type of redevelopment (industrial, office, retail, etc.) along with building size/footprint,

4. Proposed Redevelopment Concept & Site Plan:

Provide details regarding how your firm will accomplish the proposed redevelopment of this property. Conceptual illustrations at a scale adequate to convey the proposed development which can be readily evaluated by the Authority, along with concept sketches of proposed building elevations, are encouraged.

The initial development concept submitted will be considered as the basic and general concept for the redevelopment. However, it is understood that such proposal may require modifications in accordance with subsequent financial, economic, tenant and market considerations.

5. **Preliminary Project and Operations Pro Forma Budget:**

The proposal shall include preliminary financial projections of the total cost of the proposed project broken down by phases (if applicable) including the estimated cost of public improvements. Include a land purchase price and demolition.

6. **Project Challenges:**

Describe any anticipated challenges or areas of concern. Due to the file size of original reports, the summarized environmental reports are provided in **Attachment C**. If full reports are desired, please contact Allison Moeding at amoeding@northglenn.org.

7. **Proposed Timeline**

The **Developer** and/or **End-User** shall be prepared to implement the project in a logical and expeditious manner. A preliminary schedule including demolition of existing buildings, design, approval processes and phasing and construction time is required.

G. SELECTION PROCESS

A selection committee comprised of NURA and City staff and members will review all proposals, based on a set of review criteria and the selection of finalists for interview. The proposals will be scored on the following criteria:

1. For **Developers**, experience and past performance in completing projects of similar scale; or if an **End-User**, proven business experience, sustainability and financial risk, as well as the ability to construct a quality project.
2. The manner in which the redevelopment proposal conforms to the Authority's requirements as set forth in the Request, the Urban Renewal Plan (www.northglenn.org/WEB-PDF/urban_renewal_plan_2.pdf), and the City's Comprehensive Plan (www.northglenn.org/comprehensiveplan).
3. The projected increase in property value, use tax, sales tax, and tax increment (TIF) revenue resulting from the proposed redevelopment project.
4. Economic and market feasibility of the proposed redevelopment project.
5. The integration of the functional and aesthetic aspects of the proposed redevelopment with existing and proposed public and private improvements.
6. Compliance with Urban Renewal laws of Colorado.
7. Overall quality and thoroughness of the proposal.

8. The best interests of the City, as determined by NURA and the City of Northglenn.
9. Property purchase amount and implementation time to complete the project.
10. Long term sustainability for the City.

H. COST OF PROPOSALS

Expenses incurred in the preparation of proposals in response to this RFP are the bidder’s sole responsibility. The Owner assumes no responsibility for payment of any expenses incurred by any bidder as part of the RFP process.

I. QUESTIONS, INQUIRIES, AND AMENDMENTS

Questions and inquiries regarding the RFP should be directed to Allison Moeding at amoeding@northglenn.org by April 4, 2024. NURA will issue a response to all questions by email. Questions should not be submitted to the board of directors or other parties.

J. RIGHT OF REJECTION

NURA reserves the right to reject any or all responses. Final selection will be based on demonstrated ability to meet the criteria set forth in this RFP as well as the overall expectations of the Authority.

K. SCHEDULE & TIMELINES - The Authority has the right to modify the schedule below.

March 11, 2024	RFP Issued
April 4, 2024	Questions Submitted – By 3 PM
April 8, 2024	Response to Questions Issued – By 3 PM
April 18, 2024	Proposal Submission Deadline – Bid Opening at 2 PM Deliver to: rfp@northglenn.org If hard copies are preferred, to: City Clerk’s Office, City of Northglenn, 11701 Community Center Dr., Northglenn, CO 80233 Attention: Allison Moeding, NURA
April 22, 2024	Notice of Short-List
Week of April 29	Finalist Interviews
May 6, 2024	Notice of Award
May 8, 2024	Award of Contract

Attachment A – Property Legal Descriptions

August 16, 2023

Parcel Number 0171911103018

1660 E. 112th Ave

SUB:NORTH GLENN SEVENTH FILING DESC: W 100/01 FT OF N 150 FT OF TRACT 1

Parcel Number 0171911103017

1680 E. 112th Ave

SUB:NORTH GLENN SEVENTH FILING DESC: E 125 FT OF N 150 FT OF TRACT 1

Parcel Number 0171911103016

11165 Irma Dr

SUB:NORTHGLENN SEVENTH FILING DESC: S 110 FT OF N 260 FT OF TRACT 1

ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF TRACT 1, NORTH GLENN - SEVENTH FILING,
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

PROPERTY DESCRIPTION

SURVEYED PROPERTY, QUIT CLAIM DEED, BOOK 2936, PAGE 667

THE WEST 100.01 FEET AND THE EAST 125 FEET OF THE NORTH 150 FEET OF TRACT 1,
NORTHGLENN, 7TH FILING, ADAMS COUNTY, STATE OF COLORADO.

SURVEYED PROPERTY AS DESCRIBED IN TITLE COMMITMENT PROVIDED TO THE SURVEYOR:

PARCEL I:

THE WEST 100.01 FEET OF THE NORTH 150 FEET OF TRACT 1,
NORTH GLENN SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.
APN: 0171911103018/R0037748
1660 E 112TH AVENUE

PARCEL II:

THE EAST 125 FEET OF THE NORTH 150 FEET OF TRACT 1,
NORTH GLENN SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.
APN: 0171911103017/F0037747
1680 E 112TH AVENUE

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF IRMA DRIVE (80' PLATTED RIGHT-OF-WAY),
MONUMENTED AT THE NORTH END OF THE LINE BY A RECOVERED 3/8" REBAR, 0.2' +/- ABOVE
GRADE, LOCATED AT THE SOUTHEAST CORNER OF PARCEL II. OF THE SURVEYED PROPERTY AND
MONUMENTED AT THE SOUTH END OF THE LINE BY A RECOVERED NAIL WITH 3/4" BRASS TAG, SET
FLUSH IN THE CONCRETE SIDEWALK, THE BRASS TAG HAS ILLEGIBLE STAMPING, LOCATED AT THE
NORTHWEST CORNER OF THE INTERSECTION OF IRMA DRIVE AND 10TH PLACE (50' PLATTED
RIGHT-OF-WAY). SAID INTERSECTION BEING THE INTERSECTION OF RIGHTS-OF-WAY.

THE NOTED LINE IS ASSUMED TO BEAR S 00° 08' 07" E.

FLOOD ZONE

PER FLOOD INSURANCE RATE MAP 08001C0314J, PANEL 314 OF 1150, EFFECTIVE DATE:
DECEMBER 2, 2021, THE SURVEYED PROPERTY APPEARS TO BE LOCATED IN ZONE X, AREA OF
MINIMAL FLOOD HAZARD.

NOTE: PLEASE VERIFY ALL INFORMATION PRIOR TO DESIGN, CONSTRUCTION OR FOR ANY OTHER
USE. GRAPHIC PLOTTING (IF SHOWN) HEREON IS TO BE CONSIDERED APPROXIMATE. ARROW
POINT SURVEYING, LTD. AND/OR THE SURVEYOR NOTED HEREON ARE NOT TO BE CONSIDERED A
SUBJECT MATTER EXPERT AS RELATED TO FLOOD ZONE DATA INTERPRETATION. NOTE: ZONE X
SHOWN ON THE NOTED FLOOD INSURANCE RATE MAP COVERS AN AREA LARGER THAN WHAT IS
DEPICTED ON THIS SURVEY AND CANNOT BE GRAPHICALLY PLOTTED.

TITLE COMMITMENT

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ARROW POINT SURVEYING,
LTD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD,
ARROW POINT SURVEYING, LTD. RELIED UPON TITLE COMMITMENT FILE NUMBER:
00026298-001-DE-TJ, EFFECTIVE DATE: MARCH 9, 2021. PREPARED BY: FIRST AMERICAN TITLE
INSURANCE COMPANY AND DISTRIBUTED BY ISSUING AGENT: EQUITY TITLE OF COLORADO.

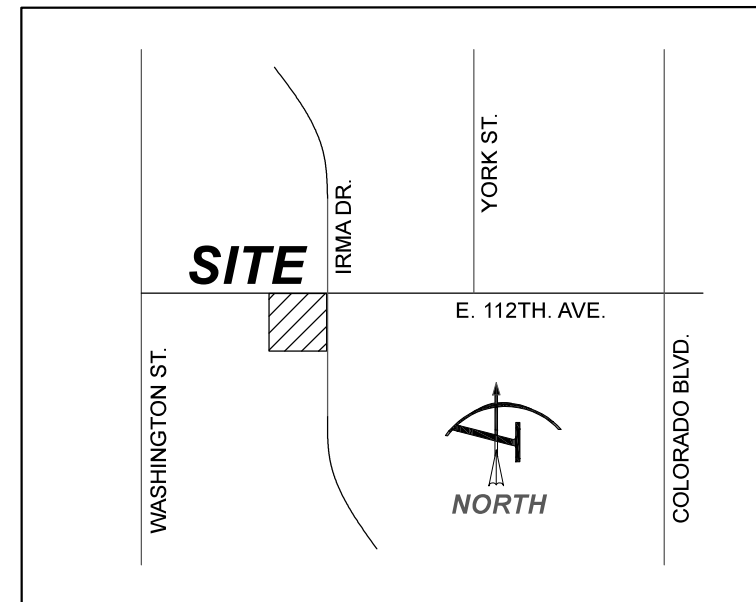
SCHEDULE B - 1 OF THE ABOVE TITLE COMMITMENT CONTAINS ITEMS THAT WERE NOT
EXAMINED OR ADDRESSED BY ARROW POINT SURVEYING, LTD. (⊕) - INDICATES THE
EXCEPTION NUMBER WITHIN SCHEDULE B-2 OF THE ABOVE TITLE COMMITMENT. EXCEPTION
NO'S. 1 THROUGH 6 ARE STANDARD EXCEPTIONS (CONTAIN NO PLOTTABLE INFORMATION).
**SURVEYOR COMMENT: EXCEPTION NO. 7 AND NO. 8 REGARDING UNPATENTED MINING
CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE
ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OF TITLE TO WATER WERE NOT EXAMINED OR
ADDRESSED BY ARROW POINT SURVEYING, LTD. WHILE PREPARING THIS SURVEY.**

9. TERMS, CONDITIONS, PROVISIONS, NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF NORTH GLENN -
SEVENTH FILING RECORDED SEPTEMBER 28, 1960 IN PLAT BOOK 6, PAGE 120, RECEPTION NO. 617617.
SURVEYOR COMMENT: AS SHOWN.

10. ORDER OF INCLUSION BY THE NORTH GLENN METROPLITAN RECREATION DISTRICT RECORDED
NOVEMBER 15, 1960 IN BOOK 878 AT PAGE 240. **SURVEYOR COMMENT: BLANKET IN NATURE.**

11. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RIGHT-OF-WAY EASEMENT BY PUBLIC SERVICE
COMPANY OF COLORADO RECORDED JANUARY 25, 1963 IN BOOK 1043 AT PAGE 152 (BEST COPY
AVAILABLE). **SURVEYOR COMMENT: AS SHOWN.**

12. ANY EXISTING LEASES OR TENANCIES. **SURVEYOR COMMENT: NOT SURVEY RELATED.**



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE
COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON
PER STATE STATUTE 13-80-105(3)(a) C.R.S.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY
MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE
STATUTE 18-4-508 C.R.S.

3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR
ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY
UNNAMED PERSON, PERSONS, OR ENTITY. ONLY SIGNED AND SEALED PRINTS OF THIS SURVEY
SHALL BE DESIGNATED OFFICIAL COPIES.

4. AT THE TIME OF THE FIELD SURVEY, THE SURVEYED PROPERTY WAS NOT SNOW COVERED.

5. ALL DISTANCES ARE GROUND AND MEASURED IN U.S. SURVEY FEET.

6. THE LOCATION OF BURIED UTILITIES SHOWN HEREON WAS BASED ON VISIBLE SURFACE
EVIDENCE AND/OR SURFACE MARKINGS PLACED BY A UTILITY COMPANY OR UTILITY LOCATING
SERVICE. ARROW POINT SURVEYING, LTD. CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED,
THAT ALL BURIED UTILITIES ARE SHOWN.

PRIOR TO ANY CONSTRUCTION OR EXCAVATION YOU MUST CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE
FOR THE MARKING OF UNDERGROUND UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE.

NOTE: SURVEYOR'S CERTIFICATION TABLE A ITEMS 11(a), NO UTILITY DOCUMENTS WERE
PROVIDED TO THE SURVEYOR. THE SURVEYOR DID NOT COORDINATE A PRIVATE UTILITY
LOCATE REQUEST FOR THIS SURVEY.

7. LANDSCAPE IRRIGATION FEATURES WERE NOT INCLUDED IN THIS SURVEY AND ARE NOT
SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO: THE ESTATE OF JORDAN PERLMUTTER, MORRISON NORTHGLENN PARTNERSHIP, BERNSTEIN
INVESTMENT COMPANY AND THE ALBERT RUDOFKY FAMILY TRUST AND FIRST AMERICAN TITLE INSURANCE
COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 7(a), 8, 11(a) AND 13 OF
TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 19, 2022. DATE OF PLAT OR MAP:
MAY 23, 2022.



JOHN W. DOTY, COLORADO PLS NO. 37993
FOR & ON BEHALF OF ARROW POINT SURVEYING, LTD

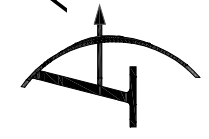
(THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.)

DEPOSITED THIS ____ DAY OF _____, 20____,
AT _____ M IN BOOK NO. _____ OF THE COUNTY LAND
SURVEY PLATS / RIGHT-OF-WAY SURVEYS, AT PAGE NO. _____ UNDER
RECEPTION NUMBER _____.

ADAMS COUNTY

6078 Blue Terrace Pl
Castle Pines, CO 80108
720.384.5330
arrowpointsurveying@gmail.com

Arrow Point
Surveying, Ltd.



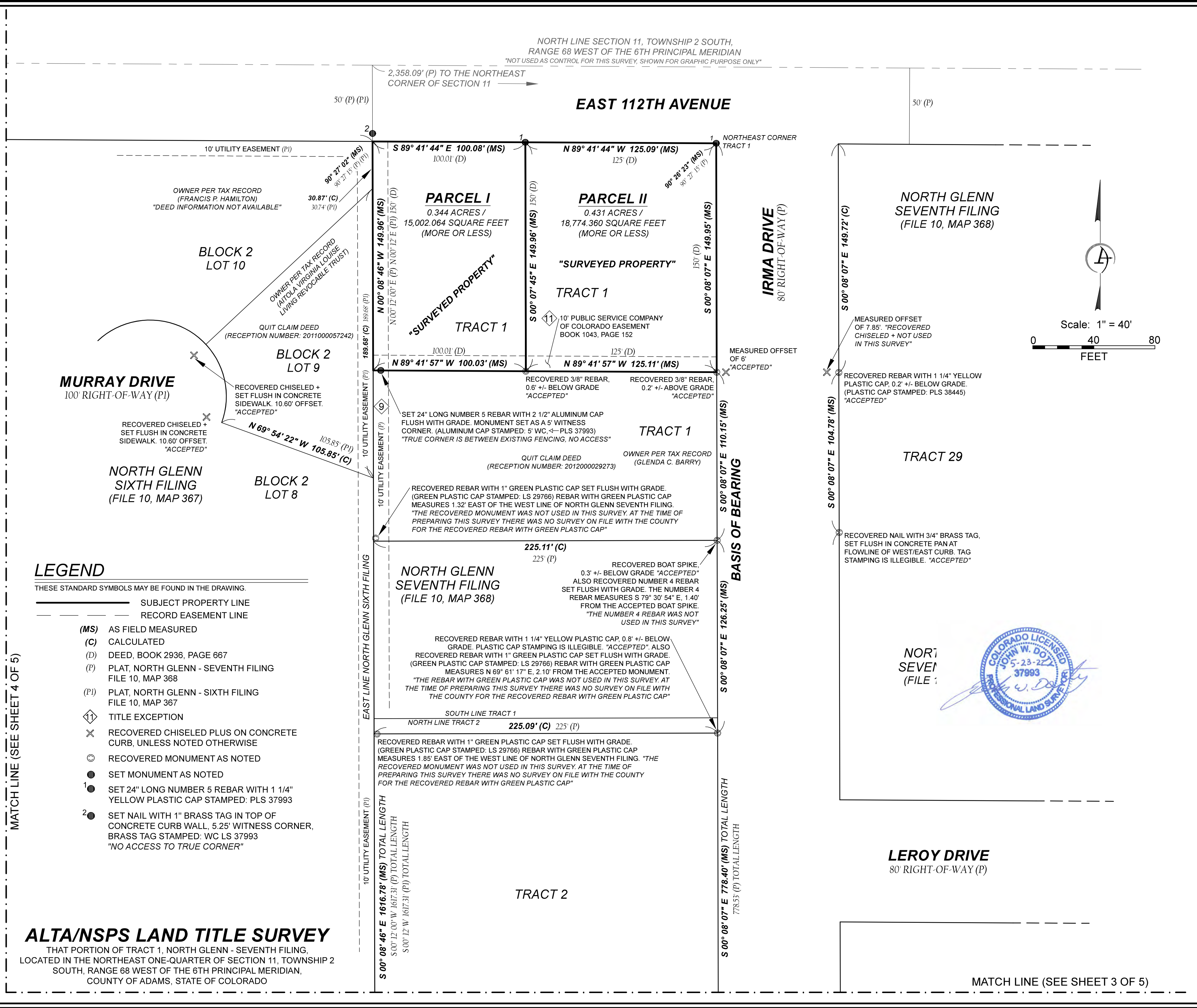
DESIGNED BY: N/A
DRAWN BY: LAS
CHECKED BY: JWD
FIELD SURVEY: CREW 009

PROJ. NO.: 202205108
FILE NAME: 1660_BNDY.DWG
DATE: MAY, 2022
SCALE: N/A

COVER SHEET
1660-1690 EAST 112TH AVENUE
ADAMS COUNTY
COLORADO

SHEET NO.
1 OF 5

NORTH LINE SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
"NOT USED AS CONTROL FOR THIS SURVEY, SHOWN FOR GRAPHIC PURPOSE ONLY"



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

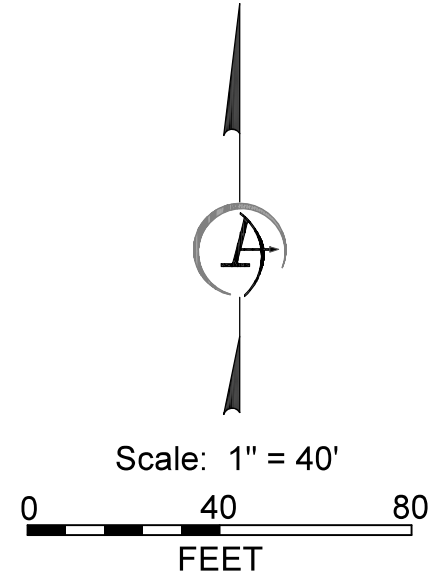
— SUBJECT PROPERTY LINE
- - - RECORD EASEMENT LINE

- (MS) AS FIELD MEASURED
- (C) CALCULATED
- (D) DEED, BOOK 2936, PAGE 667
- (P) PLAT, NORTH GLENN - SEVENTH FILING FILE 10, MAP 368
- (PI) PLAT, NORTH GLENN - SIXTH FILING FILE 10, MAP 367
- ◇ TITLE EXCEPTION
- × RECOVERED CHISELED PLUS ON CONCRETE CURB, UNLESS NOTED OTHERWISE
- RECOVERED MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- 1 ● SET 24" LONG NUMBER 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED: PLS 37993
- 2 ● SET NAIL WITH 1" BRASS TAG IN TOP OF CONCRETE CURB WALL, 5.25" WITNESS CORNER, BRASS TAG STAMPED: WC LS 37993 "NO ACCESS TO TRUE CORNER"

ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF TRACT 1, NORTH GLENN - SEVENTH FILING, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

MATCH LINE (SEE SHEET 4 OF 5)



6078 Blue Terrace Pl
Castle Pines, CO 80108
720.384.5330
arrowpointsurveying@gmail.com



DESIGNED BY:	N/A
DRAWN BY:	LAS
CHECKED BY:	JWD
FIELD SURVEY:	CREW 009

PROJ. NO.:	202205108
FILE NAME:	1660_BNDY.DWG
DATE:	MAY, 2022
SCALE:	1" = 40'

BOUNDARY DATA

1660-1690 EAST 112TH AVENUE

ADAMS COUNTY

SHEET NO.

2 OF 5

MATCH LINE (SEE SHEET 3 OF 5)

ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF TRACT 1, NORTH GLENN - SEVENTH FILING,
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

MATCH LINE (SEE SHEET 2 OF 5)

EAST LINE NORTH GLENN SIXTH FILING
WEST LINE NORTH GLENN SEVENTH FILING

TRACT 3

NORTH GLENN
SEVENTH FILING
(FILE 10, MAP 368)

RECOVERED NAIL WITH 3/4" BRASS TAG,
SET FLUSH IN CONCRETE SIDEWALK.
BRASS TAG STAMPING IS ILLEGIBLE.
"ACCEPTED AS INTERSECTION
OF RIGHTS-OF-WAY"

225.01' (C) 225' (P)

10TH PLACE
50' RIGHT-OF-WAY (P)

RECOVERED NUMBER 4 REBAR, SET
FLUSH WITH GRADE. "ACCEPTED AS
INTERSECTION OF RIGHTS-OF-WAY"

TRACT 4

NORTH GLENN
SEVENTH FILING
(FILE 10, MAP 368)

RECOVERED REBAR WITH 1 1/4" YELLOW
PLASTIC CAP, 0.4' +/- BELOW GRADE.
PLASTIC CAP STAMPING IS ILLEGIBLE.
"ACCEPTED"

TRACT 15

NORTH GLENN
SEVENTH FILING
(FILE 10, MAP 368)

× CALCULATED OFFSET
OF 7.75'. "RECOVERED
CHISELED + NOT USED
IN THIS SURVEY"

S 00° 08' 07" E
BASIS OF BEARING
IRMA DRIVE
80' RIGHT-OF-WAY (P)

839.68' (P) TOTAL LENGTH
S 00° 08' 07" E 839.57' (C) TOTAL LENGTH

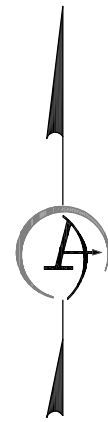
S 32° 27' 37" E 101.07' (MS)

NORTH GLENN
SEVENTH FILING
(FILE 10, MAP 368)

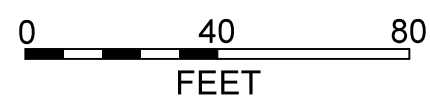
TRACT 6

RECOVERED NAIL WITH 1" ALUMINUM TAG,
SET FLUSH IN TOP OF 8" WIDE CONCRETE
WALL. (ALUMINUM TAG STAMPED: PLS 37929.
"ACCEPTED AS THE WEST LINE OF
NORTHGLENN SEVENTH FILING. AT THE TIME
OF PREPARING THIS SURVEY THERE WAS
NO SURVEY ON FILE WITH THE COUNTY FOR
THE RECOVERED MONUMENT"

MURIEL DRIVE
60' RIGHT-OF-WAY (P)



Scale: 1" = 40'



NOT TO
SCALE



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SUBJECT PROPERTY LINE
- - - RECORD EASEMENT LINE
- (MS) AS FIELD MEASURED
- (C) CALCULATED
- (D) DEED, BOOK 2936, PAGE 667
- (P) PLAT, NORTH GLENN - SEVENTH FILING
FILE 10, MAP 368
- (P1) PLAT, NORTH GLENN - SIXTH FILING
FILE 10, MAP 367
- ⬆ TITLE EXCEPTION
- × RECOVERED CHISELED PLUS ON CONCRETE
CURB, UNLESS NOTED OTHERWISE
- ⊙ RECOVERED MONUMENT AS NOTED

6078 Blue Terrace Pl
Castle Pines, CO 80108
720.384.5330
arrowpointsurveying@gmail.com



DESIGNED BY:	N/A
DRAWN BY:	LAS
CHECKED BY:	JWD
FIELD SURVEY:	CREW 009

PROJ. NO.:	202205108
FILE NAME:	1660_BNDY.DWG
DATE:	MAY, 2022
SCALE:	1" = 40'

BOUNDARY DATA

1660-1690 EAST 112TH AVENUE

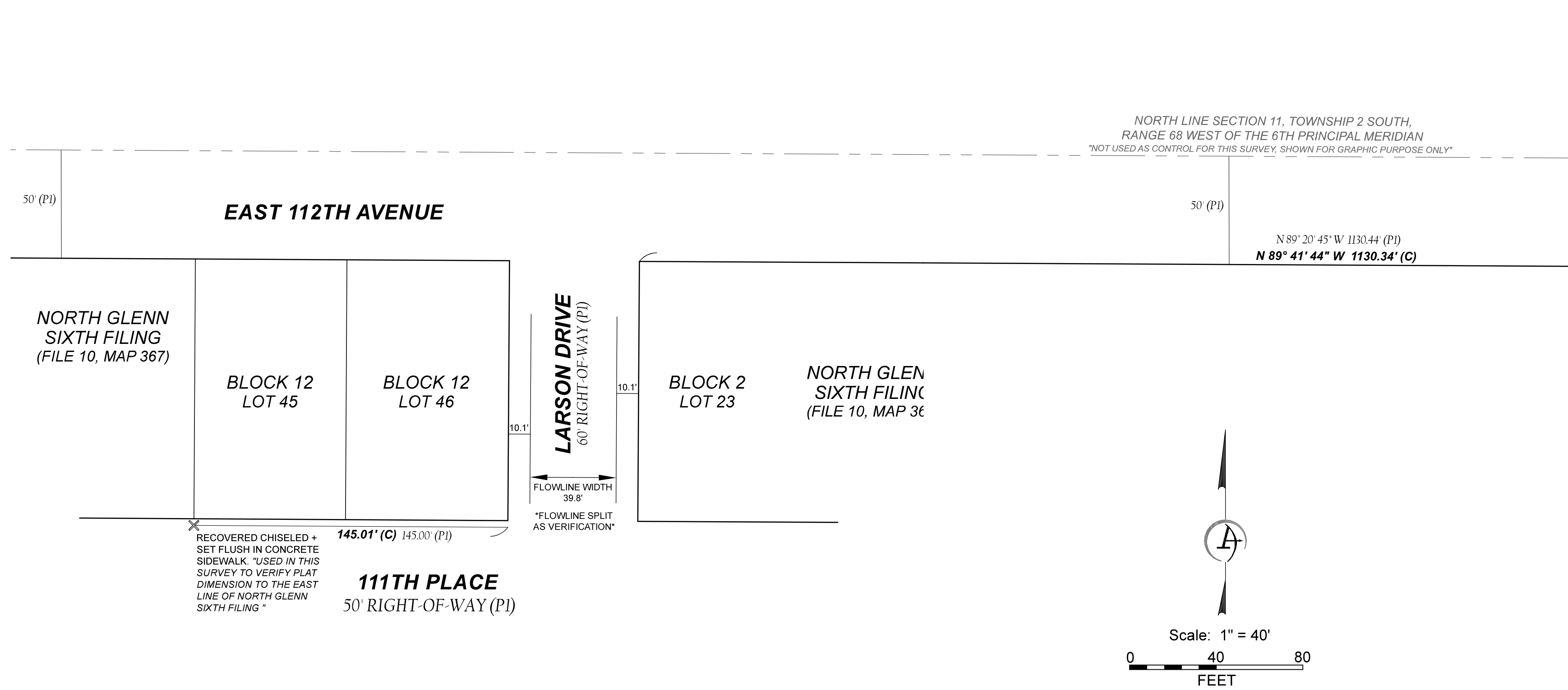
COLORADO

ADAMS COUNTY

SHEET NO.
3 OF 5

ALTA/NSPS LAND TITLE SURVEY

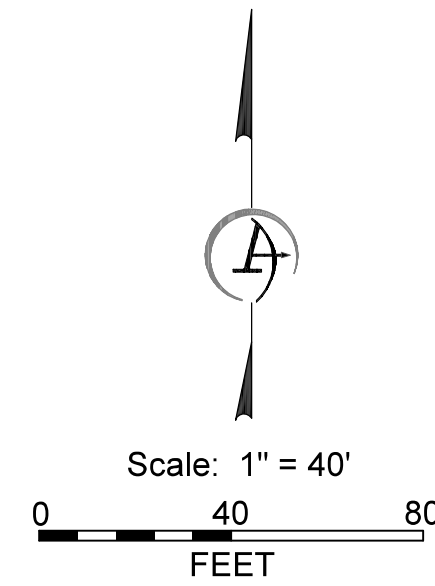
THAT PORTION OF TRACT 1, NORTH GLENN - SEVENTH FILING,
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SUBJECT PROPERTY LINE
- - - - - RECORD EASEMENT LINE
- (MS) AS FIELD MEASURED
- (C) CALCULATED
- (D) DEED, BOOK 2936, PAGE 667
- (P) PLAT, NORTH GLENN - SEVENTH FILING
FILE 10, MAP 368
- (P1) PLAT, NORTH GLENN - SIXTH FILING
FILE 10, MAP 367
- ⬠ TITLE EXCEPTION
- ⊗ RECOVERED CHISELED PLUS ON CONCRETE
CURB, UNLESS NOTED OTHERWISE
- ⊙ RECOVERED MONUMENT AS NOTED



MATCH LINE (SEE SHEET 2 OF 5)

6078 Blue Terrace Pl
 Castle Pines, CO 80108
 720.384.5330
 arrowpointsurveying@gmail.com

Arrow Point
 Surveying, Ltd.

DESIGNED BY:	N/A
DRAWN BY:	LAS
CHECKED BY:	JWD
FIELD SURVEY:	CREW 009

PROJ. NO.:	202205108
FILE NAME:	1660_BNDY.DWG
DATE:	MAY, 2022
SCALE:	1" = 40'

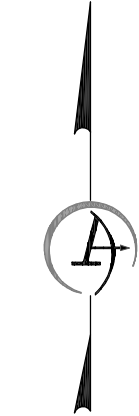
BOUNDARY DATA

1660-1690 EAST 112TH AVENUE
 ADAMS COUNTY
 COLORADO

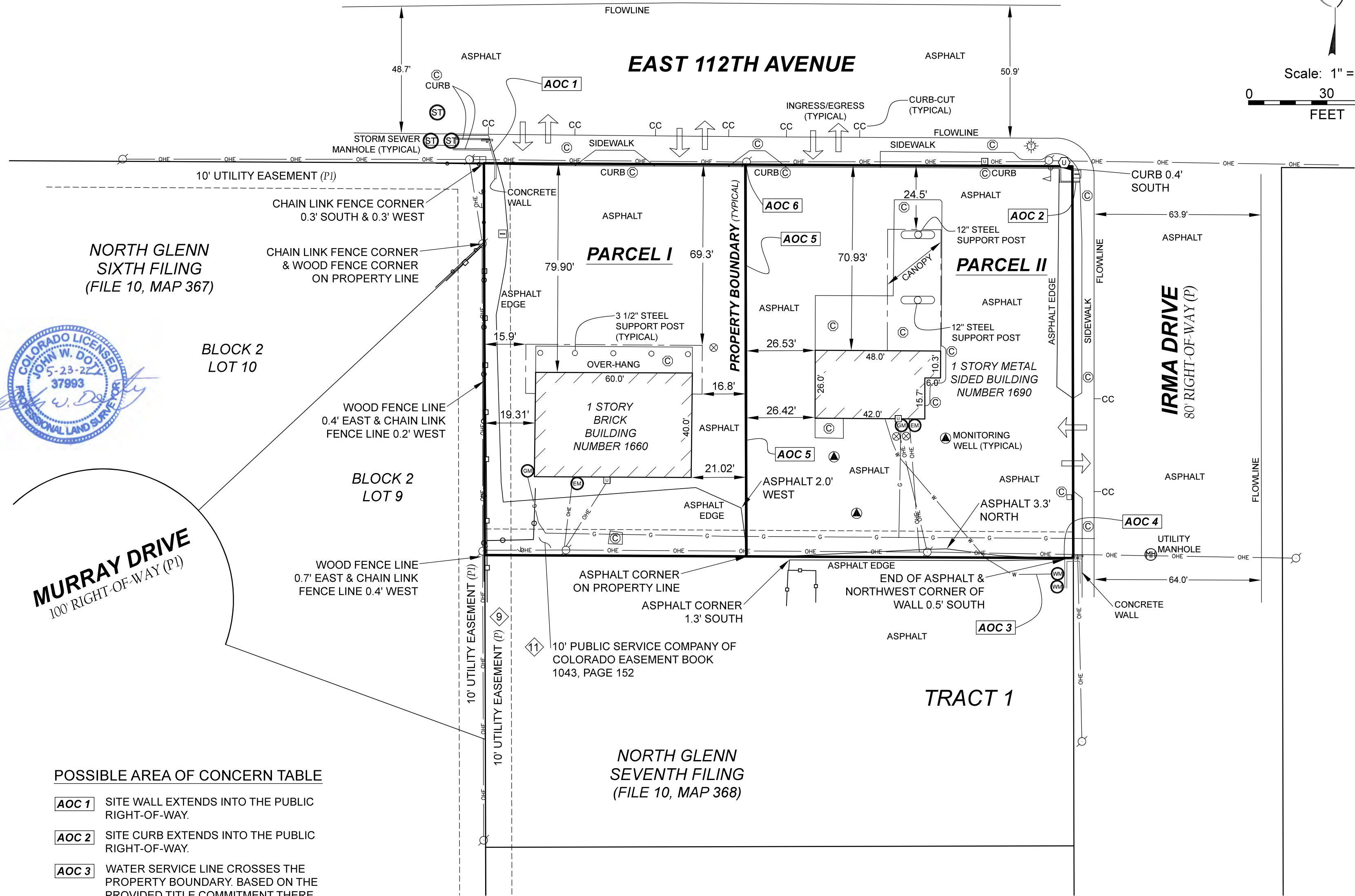
SHEET NO.
4 OF 5

ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF TRACT 1, NORTH GLENN - SEVENTH FILING,
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO



Scale: 1" = 30'
 0 30 60
 FEET



MURRAY DRIVE
 100' RIGHT-OF-WAY (P1)

POSSIBLE AREA OF CONCERN TABLE

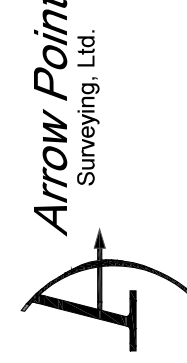
- AOC 1** SITE WALL EXTENDS INTO THE PUBLIC RIGHT-OF-WAY.
- AOC 2** SITE CURB EXTENDS INTO THE PUBLIC RIGHT-OF-WAY.
- AOC 3** WATER SERVICE LINE CROSSES THE PROPERTY BOUNDARY. BASED ON THE PROVIDED TITLE COMMITMENT THERE DOES NOT APPEAR TO BE A RECORDED EASEMENT FOR THE NOTED SERVICE LINE.
- AOC 4** ASPHALT CROSSES THE PROPERTY BOUNDARY.
- AOC 5** BASED ON THE PROVIDED TITLE COMMITMENT THERE DOES NOT APPEAR TO BE A RECORDED CROSS-ACCESS EASEMENT SHARED BETWEEN PARCEL I AND PARCEL II.
- AOC 6** SITE CURB CROSSES THE PROPERTY BOUNDARY.

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- | | | | |
|---------------------|------------------|----------------------------|---|
| TRAFFIC SIGNAL POLE | GAS METER | CONCRETE | DEED, BOOK 2936, PAGE 667 |
| FLAGPOLE | UTILITY PULL BOX | CURB-CUT | PLAT, NORTH GLENN - SEVENTH FILING FILE 10, MAP 368 |
| SIGN | UTILITY PEDESTAL | OHE OVER-HEAD UTILITY LINE | PLAT, NORTH GLENN - SIXTH FILING FILE 10, MAP 367 |
| BOLLARD POST | UTILITY BOX | W UNDERGROUND WATER LINE | TITLE EXCEPTION |
| WATER METER | ELECTRIC METER | G UNDERGROUND GAS LINE | RECORD EASEMENT LINE |
| UTILITY POLE | CONCRETE BASE | CHAIN LINK FENCE LINE | |
| GUY ANCHOR | | WOOD FENCE LINE | |

6078 Blue Terrace Pl
 Castle Pines, CO 80108
 720.384.5330
 arrowpointsurveying@gmail.com



DESIGNED BY:	N/A
DRAWN BY:	LAS
CHECKED BY:	JWD
FIELD SURVEY:	CREW 009
PROJ. NO.:	202205108
FILE NAME:	1660_SITE.DWG
DATE:	MAY, 2022
SCALE:	1" = 30'
SITE IMPROVEMENTS	
1660-1690 EAST 112TH AVENUE	
COLORADO	
ADAMS COUNTY	
SHEET NO.	5 OF 5



AEI Consultants

March 11, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

1660 and 1690 East 112th Avenue
Northglenn, Adams County, Colorado 80233

Project Information:

AEI Project No. 457061

Prepared For:

Jordon Perlmutter and Co.
1601 Blake Street, Suite 600
Denver, Colorado 80202

Northglenn Urban Renewal Authority
11701 Community Center Drive
Northglenn, CO 80234

Prepared By:

AEI Consultants
2420 West 26th Avenue, Suite 400-D
Denver, CO 80211

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence
Regional Focus
Local Solutions

March 11, 2022

Mr. Brian Heinze
Jordon Perlmutter and Co.
1601 Blake Street, Suite 600
Denver, Colorado 80202

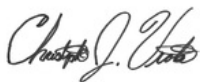
Subject: Phase I Environmental Site Assessment
1660 and 1690 East 112th Avenue
Northglenn, Colorado 80233
AEI Project No. 457061

Dear Mr. Heinze:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (720) 238-4582 or cviola@aeiconsultants.com.

Sincerely,



Chris Viola
Vice President, Business Development
AEI Consultants

PROJECT SUMMARY

1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado 80233
AEI Project No. 457061

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Review of Site and Vicinity	✓				Phase II Subsurface Investigation
4.0	Regulatory Agency Records Review			✓		None
5.0	Regulatory Database Records Review			✓		None
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance	✓				Phase II Subsurface Investigation
8.1	Asbestos-Containing Building Materials				✓	O&M Plan
8.2	Lead-Based Paint				✓	None
8.3	Radon					None
8.4	Mold					None

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
Findings	5
Conclusions, Opinions, and Recommendations	8
1.0 INTRODUCTION	9
1.1 Scope of Work	9
1.2 Additional Services	9
1.3 Significant Assumptions	9
1.4 Limitations	10
1.5 Limiting Conditions/Deviations	11
1.6 Data Failure and Data Gaps	11
1.7 Reliance	12
2.0 SITE AND VICINITY DESCRIPTION	13
2.1 Site Location and Description	13
2.2 On-Site Utilities	13
2.3 Site and Vicinity Characteristics	14
2.4 Physical Setting	14
3.0 HISTORICAL REVIEW OF SITE AND VICINITY	15
3.1 Aerial Photographs	15
3.2 Sanborn Fire Insurance Maps	16
3.3 City Directories	16
3.4 Historical Topographic Maps	17
4.0 REGULATORY AGENCY RECORDS REVIEW	18
4.1 Local Environmental Health Department and/or State Environmental Agency	18
4.2 Fire Department	18
4.3 Building Department	20
4.4 Planning Department	20
4.5 Assessor's Office	20
4.6 Other Agencies Searched	20
4.7 Oil and Gas Wells	21
4.8 Oil and Gas Pipelines	21
4.9 State Environmental Superliens	21
4.10 State Property Transfer Laws	21
5.0 REGULATORY DATABASE RECORDS REVIEW	22
5.1 Records Summary	22
5.2 Vapor Migration	24
6.0 INTERVIEWS AND USER PROVIDED INFORMATION	25
6.1 Interviews	25
6.2 User Provided Information	26
6.3 Previous Reports and Other Provided Documentation	27
7.0 SITE RECONNAISSANCE	28
7.1 Subject Property Reconnaissance Findings	28
7.2 Adjoining Property Reconnaissance Findings	30
8.0 NON-ASTM SERVICES	31
8.1 Asbestos-Containing Building Materials	31
8.2 Lead-Based Paint	32
8.3 Radon	33
8.4 Mold	34
9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	35
10.0 REFERENCES	36

TABLE OF APPENDICES

APPENDIX A: FIGURES
APPENDIX B: PROPERTY PHOTOGRAPHS
APPENDIX C: REGULATORY DATABASE
APPENDIX D: HISTORICAL SOURCES
APPENDIX E: REGULATORY AGENCY RECORDS
APPENDIX F: ASTM USER QUESTIONNAIRE
APPENDIX G: OTHER SUPPORTING DOCUMENTATION
APPENDIX H: QUALIFICATIONS
APPENDIX I: LIST OF COMMONLY USED ABBREVIATIONS

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Jordon Perlmutter and Co. to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado 80233
Property ID (APN or Block/Lot)	011911103017 (1690 E. 112th Avenue) and 011911103018 (1660 E. 112th Avenue)
Location	Southwest quadrant of the intersection of East 112th Avenue and Irma Drive
Property Type	Commercial
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.76/Assessor
Number of Buildings	Two: vacant gas station and auto service facility at 1690 E. 112th Avenue; dance studio at 1660 E. 112th Avenue
Building Construction Date(s)/Source	1690 E. 112th Avenue- 1963; 1660 E. 112th Avenue- 1964/ Assessor
Building Square Footage (SF)/Source	3,552 combined/Assessor
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Asphalt-paved parking areas, concrete walkways and associated landscaping
On-site Occupant(s)	1690 E. 112th Avenue- Vacant; 1660 E. 112th Avenue - Kinetic Movement Dance Academy
Current On-site Operations/Use	Vacant and a dance studio
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	EDR Hist Auto, LTANKS, LUST, UST, and RGA LUST

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1937	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, topographic maps, agency records
1937-1950	Agricultural land	Aerial photographs, topographic maps

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1963 and 1964	Current improvements	Agency records
1963-Present	Buildings occupied by a gasoline station, an automobile service facility, a 7-Eleven store, a sports store, and dance school (refer to the city directory listings in Section 3.3 and discussion of subsurface investigations in Section 4.6)	Aerial photographs, city directories, agency records, site observations, interviews

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	East 112th Avenue residential properties	None identified
East	Irma Drive followed by USA Food and Gas (1720 East 120th Avenue)	See Section 5.1
Southeast	Performance Woodworking (11170 Irma Drive)	See Section 5.1
South	Mercedes Mexican (11165 Irma Drive)	None identified
West	Residential properties (1511 and 1527 East 111th Place)	None identified

If the surrounding properties are listed in the regulatory database, please refer to [Section 5.1](#) for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- According to review of historic and regulatory records, the subject property (1690 East 112th Avenue) operated as a gasoline station and auto repair service facility from approximately 1964 through 2021. During AEI's site reconnaissance, chronic petroleum staining was observed throughout interior concrete floors in the former auto service garage, and throughout the exterior asphalt paved areas of the property. In addition, two abandoned in-ground hydraulic lifts, one floor drain, and an oil-water separator were observed within the interior of the garage. These features are assumed to have been installed during the construction of the building. Based on their age, long history of auto repair, and potential that the integrity of the equipment has failed, these features and the chronic staining are considered RECs.

- During AEI's site reconnaissance, several cut vent pipes were observed along the southern exterior wall of the 1690 East 112th Avenue subject building. The former gasoline pump islands and canopy are located on the north side of the building. Due to the length of time this facility had operated as a gasoline station, it is assumed that several generations of fuel tanks (gasoline and diesel fuel USTs) were located throughout the site. However, AEI's review of the regulatory database report and the CDLE OPS website did not identify the subject property as a gas station. Therefore, it does not appear that the former USTs were ever registered with the State. Based on these unknowns, the former gas station and associated USTs are considered a REC.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- According to review of regulatory records, the former auto repair facility at the subject property (1690 East 112th Avenue) operated a 500-gallon waste oil UST located along the southern exterior wall of the building. The UST was removed on November 18, 2003 when contamination was identified triggering LUST ID 9422. As a result, soil borings were advanced on-site and groundwater monitoring wells were developed to determine the extent of the release. The average depth to groundwater measured at 24 feet bgs. In January of 2004, the the Colorado Department of Labor and Employment, Division of Oil and Public Safety (CDLE OPS) informed the subject property owner (Joe Roth of Roth Automotive) that a correction action plan was required. The specifics of the plan stated that the owner needed to determine the impacts the release had to groundwater and surface water; if free product existed; were impacted soils affecting groundwater; and the potential threat to human health. As a result, further investigation were conducted on-site in March and September of 2006. Soil and groundwater samples were collected within the vicinity of the former UST and analyzed for BTEX, TEH, Oil & Grease, Diesel, and various metals. The laboratory analytical results did not identify detectable levels of BTEX in soil. However, TEH was identified at 89 ppm and 15 ppm. No elevated COCs were identified in the three groundwater monitoring wells sampled. After review of the investigation reports, the CDLE OPS determined that contaminant levels were below state clean-up levels, and granted a No Further Action (NFA) status for LUST ID 9422 on January 4, 2007. Based on the regulatory closure achieved, the former waste oil UST and associated contamination are considered a HREC.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property. A de minimis condition is defined by the ASTM Standard as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- Due to the age of the subject property buildings, there is a potential that ACMs are present. The observed suspect ACMs at the 1660 E. 112th Avenue subject building were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants. Suspect ACMs at the 1690 E. 112th Avenue subject building were in poor to damaged condition. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.
- Due to the age of the subject property buildings, there is a potential that LBP is present. Painted surfaces at the 1660 E. 112th Avenue subject building were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants. Painted surfaces at the 1690 E. 112th Avenue subject building were in poor to damaged condition. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the property except for those previously identified in the Findings section. AEI recommends the following:

- Conduct a geophysical survey to determine if USTs have been abandoned on-site.
- Conduct a Phase II Subsurface Investigation to determine potential impacts from the in-ground hydraulic lifts, floor drain, oil-water separator, and chronic staining identified within the former garage service area.
- Conduct a Phase II Subsurface Investigation within the vicinity of the former gasoline fuel islands and UST graves to determine potential impacts.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado ([Appendix A: Figures](#) and [Appendix B: Property Photographs](#)).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to [Section 6.3](#) for a summary of previous reports and other documentation provided to AEI during this assessment.
- The City of Northglenn Building Department was contacted on February 23, 2022 for information on the subject property in order to identify historical tenants/use, property development, and/or hazardous substance/petroleum product handling. As of this writing, records were not available for review. However, based on the quality of information obtained from other sources, including review of historical and regulatory records, this limitation is not expected to significantly alter the findings of this assessment.

1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

The following data failure was identified during the course of this assessment:

Data Failure	The earliest historical resource obtained during this assessment was an aerial photograph from 1937 indicating that the subject property was developed agriculturally. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for agricultural purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	Aerial photographs, topographic maps, agency records

1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Jordon Perlmutter and Co. and Northglenn Urban Renewal Authority. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by Jordon Perlmutter and Co. on February 17, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	1660 and 1690 East 112th Avenue, Northglenn, Adams County, Colorado 80233
Property ID (APN or Block/Lot)	011911103017 (1690 E. 112th Avenue) and 011911103018 (1660 E. 112th Avenue)
Location	Southwest quadrant of the intersection of East 112th Avenue and Irma Drive
Property Type	Commercial
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.76/Assessor
Number of Buildings	Two: vacant gas station and auto service facility at 1690 E. 112th Avenue; dance studio at 1660 E. 112th Avenue
Building Construction Date(s)/Source	1690 E. 112th Avenue- 1963; 1660 E. 112th Avenue- 1964/ Assessor
Building Square Footage (SF)/Source	3,552 combined/Assessor
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Asphalt-paved parking areas, concrete walkways and associated landscaping
On-site Occupant(s)	1690 E. 112th Avenue- Vacant; 1660 E. 112th Avenue - Kinetic Movement Dance Academy
Current On-site Operations/Use	Vacant and a dance studio
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	EDR Hist Auto, LTANKS, LUST, UST, and RGA LUST

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas / Xcel Energy
Cooling System	Electricity / Xcel Energy
Potable Water	City of Northglenn
Sewage Disposal/Treatment	City of Northglenn

Utility source/system information listed in the table above was obtained during the site visit and through on-line research.

2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a commercial and residential area of Northglenn, Colorado. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	East 112th Avenue residential properties	None identified
East	Irma Drive followed by USA Food and Gas (1720 East 120th Avenue)	See Section 5.1
Southeast	Performance Woodworking (11170 Irma Drive)	See Section 5.1
South	Mercedes Mexican (11165 Irma Drive)	None identified
West	Residential properties (1511 and 1527 East 111th Place)	None identified

If the surrounding properties are listed in the regulatory database, please refer to [Section 5.1](#) for discussion.

2.4 PHYSICAL SETTING

Geologic Unit: Description/Source	The Denver Basin is a unique geologic formation along the Front Range reaching generally from Greeley on the north to Colorado Springs on the south, and from the Foothills on the west to Limon on the east. It is composed of bedrock aquifers, or water bearing formations, that lie one on top of the other in layers. It consists of a large asymmetric syncline of Paleozoic, Mesozoic, and Cenozoic sedimentary rock layers, trending north to south along the east side of the Front Range from the vicinity of Pueblo northward into Wyoming. The basin is deepest near Denver/USGS and U.S. Department of the Interior
Soil Series: Description/Source	PIB—Platner loam, 0 to 3 percent slopes and ShF—Samsil-Shingle complex, 3 to 35 percent slopes: The Platner series consists of very deep well drained soils that formed in pedisements of Ogallala or similar age. Platner soils are on broad table lands with slopes of 0 to 25 percent. The Samsil series consists of shallow, well drained soils formed in alluvium or residuum weathered from shale. Permeability is slow. Slope ranges from 2 to 60 percent. The Shingle series consists of well drained soils that are very shallow or shallow to bedrock. They formed in residuum and colluvium derived from interbedded shale and sandstone or in alluvium from mudstone. Shingle soils are on bedrock-controlled hillslopes and ridges. Slopes are 0 to 80 percent. /USDA Soil Survey
Groundwater Flow Direction/Source	Southeast/Topographic map interpretation
Estimated Depth to Groundwater/ Source	10-20 feet bgs/Colorado Division of Water Resources
Surface waters on the subject property or adjoining sites	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1937	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, topographic maps, agency records
1937-1950	Agricultural land	Aerial photographs, topographic maps
1963 and 1964	Current improvements	Agency records
1963-Present	Buildings occupied by a gasoline station, an automobile service facility, a 7-Eleven store, a sports store, and dance school (refer to the city directory listings in Section 3.3 and discussion of subsurface investigations in Section 4.6)	Aerial photographs, city directories, agency records, site observations, interviews

Due to the length of time the subject property had operated as a gasoline station, it is assumed that several generations of fuel tanks (gasoline and diesel fuel USTs) were located throughout the site. However, AEI's review of the regulatory database report and the CDLE OPS website did not identify the subject property as a gas station. Therefore, it does not appear that the former USTs were ever registered with the State. Based on these unknowns, the former gas station and associated USTs are considered a REC. Please refer to Sections 4.6 and 5.1 of this report for further discussion.

If available, copies of historical sources are provided in [Appendix D](#).

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjoining Site Descriptions
1937	Appears to be agricultural land	NORTH: Road with agricultural land beyond EAST: Agricultural land SOUTH: Agricultural land WEST: Agricultural land
1950	No significant changes	NORTH: Road with agricultural land beyond EAST: Agricultural land SOUTH: Agricultural land WEST: Agricultural land

Year(s)	Subject Property Description	Adjoining Site Descriptions
1963	Appears to be developed with one commercial building and one gasoline service station and canopy with asphalt paved parking areas, and concrete walkways	NORTH: Road with residential properties beyond EAST: Road with contractor's yard and out-structures SOUTH: Vacant land WEST: Residential properties
1970, 1979, 1984, 1994, 2006, 2009, 2017	No significant changes	NORTH: Road with residential properties beyond EAST: Road with gasoline station beyond SOUTH: Commercial building WEST: Residential properties

Environmental concerns associated with the historic uses of the subject property as a gasoline station and auto repair facility are further discussed in Sections 4.6 and 5.1 of this report.

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property at the EDR. The following table summarizes the results of the city directory search:

Year(s)	Address - Occupant Listed
1962	1660 East 112th Avenue – No listing 1680 East 112th Avenue – No listing 1690 East 112th Avenue – No listing
1967	1660 East 112th Avenue – Seven Eleven 1680 East 112th Avenue – East Northglenn Station 1690 East 112th Avenue – No listing
1972	1660 East 112th Avenue – Seven Eleven 1680 East 112th Avenue – No listing 1690 East 112th Avenue – No listing
1977	1660 East 112th Avenue – Seven Eleven 1680 East 112th Avenue – No listing 1690 East 112th Avenue – No listing
1982	1660 East 112th Avenue – Larry Calame, Striker Sports

Year(s)	Address - Occupant Listed
	1680 East 112th Avenue – No listing 1690 East 112th Avenue – R & G Tire & Muffler
1986	1660 East 112th Avenue – Cherilyn’s Dance Center 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Brewers Auto Service
1992	1660 East 112th Avenue – Cherilyn’s Dance Center 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Dunwoody’s Automotive
1995	1660 East 112th Avenue – Cherilyn’s Dance Center 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Dunwoody’s Automotive
2000	1660 East 112th Avenue – Premier School of Dance 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Dunwoody’s Automotive
2005	1660 East 112th Avenue – Premier School of Dance 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Roth’s Auto
2010	1660 East 112th Avenue – Premier School of Dance 1680 East 112th Avenue – No listing 1690 East 112th Avenue – Roth’s Auto
2014	1660 East 112th Avenue – Kinetic Move Dance Academy 1680 East 112th Avenue – No listing 1690 East 112th Avenue – 24 Hour Locksmiths, Roth’s Auto, U-Haul
2017	1660 East 112th Avenue – Kinetic Move Dance Academy 1680 East 112th Avenue – No listing 1690 East 112th Avenue – 24 Hour Locksmiths, Roth’s Auto, U-Haul

Environmental concerns associated with the historic uses of the subject property as a gasoline station and auto repair facility are further discussed in Sections 4.6 and 5.1 of this report.

3.4 HISTORICAL TOPOGRAPHIC MAPS

In an attempt to close any data failure, AEI reviewed historical topographic maps at NETR’s www.historicaerials.com. No additional historical information was obtained from available topographic maps.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Colorado Department of Public Health and Environment (CDPHE), Hazardous Materials and Waste Management Division (HMWMD)	February 23, 2022	Email	Ms. Pearl Campos	Ms. Campos provided a record for a property in Broomfield that did not correspond to the subject property. Therefore, there are no records for the subject property.

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CDPHE Water Quality Control Division (WQCD)	February 23, 2022	Email	Mr. Frank Dale	No records on file

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
North Metro Fire Rescue District (NMFRD)	February 24, 2022	Email	Mr. Wayne Belohlavy, Fire Inspector	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
2020	1690 East 112th Avenue	Fire Inspection	North Metro Fire Rescue District records shows the most recent Fire and Life Safety Codes Inspection was completed on January 3, 2020. At that time no Fire and Life Safety Code Violations were found.
2003	1690 East 112th Avenue	Tank Removal	North Metro Fire Rescue District records show this location was issued on November 17, 2003, a hazardous materials permit for the removal of a 500-gallon, underground storage tank from the location. Tank removal was completed.

Date	Occupant	Document Type	Document Notes/Violations
2003	1690 East 112th Avenue	N/A	North Metro Fire Rescue District show no other permits have been issued for any above-ground storage tank(s) or under-ground storage tank(s) for this location since the removal of the under-ground storage tank on November 17, 2003.
September 1988	1690 East 112th Avenue	Spill	Spill of approximately 20 gallons of gasoline in the parking lot of business. Spill was mitigated and cleaned up by the business owner/operator at the time of the spill. {Fire Dept. Case #88-2325-10}
April 1986	1690 East 112th Avenue	Spill	Release of unknown toxics, flammables, and acids at the business. Hazardous materials were mitigated and cleaned by the business owner/operator. (Fire Dept. Case #86-732)
March 1986	1690 East 112th Avenue	Spill	Spill of approximately 20 boxes of poison and chemicals at the business. Spill was mitigated with the assistance of the Fire Dept. Spill was cleaned up by the business owner-operator. (Fire Dept. Case #86-604-0)
April 1982	1690 East 112th Avenue	Spill	Spill of large quantity of oil in the business. Spill was contained to the property with the assistance of the Fire Dept. Spill was cleaned up by the business owner/operator.
2022	1660 East 112th Avenue	Correspondence	North Metro Fire Rescue District records show this location to be "Kinetic Movement Dance Academy".
2020	1660 East 112th Avenue	Fire Inspection	North Metro Fire Rescue District records shows the most recent Fire and Life Safety Codes Inspection was completed on January 31, 2020. At that time no Fire and Life Safety Code Violations were found.

Environmental concerns associated with the historic uses of the subject property as a gasoline station and auto repair facility are further discussed in Sections 4.6 and 5.1 of this report.

4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Northglenn Building Department (NBD)	February 23, 2022	Email	Representative	Response pending, refer to Section 1.5

4.4 PLANNING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
City of Northglenn Planning and Development (NPD)	February 23, 2022	Website	Representative	No evidence indicating the existence of AULs on file for the subject property

4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Adams County Assessor's Office	February 23, 2022	Website	N/A	Information obtained is discussed below

Records Summary

APN	011911103017 (1690 E. 112th Avenue) and 011911103018 (1660 E. 112th Avenue)
Acreage	0.76
Construction Date	1690 E. 112th Avenue- 1963; 1660 E. 112th Avenue- 1964
Building Square Footage	3,552 combined
Current Owner	Jordan Perlmutter Et Al
Additional Information	None

4.6 OTHER AGENCIES SEARCHED

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Colorado Department of Labor and Employment (CDLE), Division of Oil and Public Safety (OPS)	March 3, 2022	Email	N/A	Records discussed below
CDPHE Indoor Air Division	February 23, 2022	Email	Hannah, Records Department	No records on file
CDPHE Air Pollution Control Division	February 23, 2022	Email	Hannah, Records Department	No records on file

The former auto repair facility at the subject property (1690 East 112th Avenue) operated a 500-gallon waste oil UST located along the southern exterior wall of the building. The UST was removed on November 18, 2003 when contamination was identified triggering LUST ID 9422. As a result, soil borings were advanced on-site and groundwater monitoring wells were developed to determine the extent of the release. The average depth to groundwater measured at 24 feet bgs. In January of 2004, the the Colorado Department of Labor and Employment, Division of Oil and Public Safety (CDLE OPS) informed the subject property owner (Joe Roth of Roth Automotive) that a correction action plan was required. The specifics of the plan stated that the owner needed to determine the impacts the release had to groundwater and surface water; if free product existed; were impacted soils affecting groundwater; and the potential threat to human health. As a result, further investigation were conducted on-site in March and September of 2006. Soil and groundwater samples were collected within the vicinity of the former UST and analyzed for BTEX, TEH, Oil & Grease, Diesel, and various metals. The laboratory analytical results did not identify detectable levels of BTEX in soil. However, TEH was identified at 89 ppm and 15 ppm. No elevated COCs were identified in the three groundwater monitoring wells sampled. After review of the investigation reports, the CDLE OPS determined that contaminant levels were below state clean-up levels, and granted a No Further Action (NFA) status for LUST ID 9422 on January 4, 2007. Based on the regulatory closure achieved, the former waste oil UST and associated contamination are considered a HREC.

Copies of available documentation are provided in Appendix E.

4.7 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
Colorado Oil and Gas Conservation Commission (COGCC)	March 7, 2022	COGCC Map	No

4.8 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	March 7, 2022	NPMS Public Map Viewer	No

4.9 STATE ENVIRONMENTAL SUPERLIENS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

4.10 STATE PROPERTY TRANSFER LAWS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in [Appendix C](#) of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	0			
RCRA CORRACTS	1.0	1			
RCRA-TSDF	0.5	0			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	1		✓	
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	0			
STATE/TRIBAL SWLF	0.5	0			
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	2	✓	✓	

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL LUST	0.5	2	✓	✓	
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	0			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	11			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	1	✓		

Facility Name	EAST NORTH GLEN CHEVRON
Address	1680 East 112th Avenue
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	EDR HIST AUTO
Comments	The subject property was listed as East North Glen Chevron from 1969 to 1973. Please refer to Sections 3.0, 4.6, and 7.1 for further discussion.
Facility Name	ROTH'S AUTO
Address	1690 East 112th Avenue
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	UST, LUST, LTANKS, RGA LUST
Comments	The subject property's auto service facility formerly operated a 500-gallon waste oil UST. The UST was removed in November of 2003 and contamination was identified triggering LUST ID 9422. Please refer to Section 4.6 for further discussion.

Facility Name	GOLD PLANE CUSTOM CABINETS
Address	11170 IRMA DRIVE
Distance & Direction	Adjoining to the southeast
Hydrologic Position	Down-gradient
Databases Listed	RCRA-VSQG, ICIS, US AIRs, FINDs, ECHO, AIRs
Comments	This facility registered as a conditionally exempt small quantity generator in 1999. The facility was identified as a generator of ignitable waste, spent halogenated solvents and spent non halogenated solvents. Based on the lack of a documented release, the review of regulatory agency files was not deemed necessary, and the site is not expected to represent a significant environmental concern to the subject property.
Facility Name	USA FOOD & GAS
Address	1720 E 112TH AVENUE

Distance & Direction	Adjoining to the east
Hydrologic Position	Cross-gradient
Databases Listed	LTANKS, LUST, LUST TRUST, UST and AST, RCRA non-generator, FINDs, ECHO
Comments	<p>The adjacent property to the east was identified as a gasoline filling station. This facility has had three spill events (Events 11068, 3228 and 10595). The spill events occurred in 1994, 2008 and 2010. All of the spill events were identified as being closed by the CDLE OPS. Based on regulatory status and cross-gradient hydraulic position, this facility and former releases are not expected to represent a significant environmental concern to the subject property.</p> <p>Copies of available closure documentation are provided in Appendix G.</p>

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative	Perlmutter Jordan ET AL	N/A	None	N/A	Not interviewed; refer to Section 1.5
Key Site Manager	Ms. Kenya Jenkins, Director of Property Management, Jordon Perlmutter & Co	March 3, 2022	In Person	Unknown	Interviewed; see Interview Summary table below

Interview Summary

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	Unknown	Yes, former gas station and auto repair facility
Do you have any knowledge of previous environmental investigations conducted on site?	Unknown	Unknown
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	Unknown	Yes
Are you aware of any known plans for site redevelopment or change in site use?	Unknown	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	Unknown	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	Unknown	Yes
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	Unknown	No
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	Unknown	No

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User Questionnaire was completed by Mr. Brian Heinze, Director of Development, Jordan Perlmutter and Company. The following table represents information contained therein.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).	No

Question	Response/ Comment
<p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:</p> <p>(a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?</p>	<p>a) Yes, past uses, b) No, c) Yes, petroleum release in 2003, closed in 2004 d) Yes, petroleum release in 2003, closed in 2004</p>
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).</p> <p>Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>	<p>No</p>

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	March 3, 2022
AEI Site Assessor(s)	Gregory Harris
Property Escort(s)/ Relationship(s) to Property	Ms. Kenya Jenkins / Project Manager for Jordan Perlmutter Inc.
Units/Areas Observed	AEI accessed the interior areas of both subject buildings and all exterior areas of the subject property
Area(s) not accessed and reason(s)	None
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✓	✓
Interior Stains or Corrosion	✓	
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers	✓	✓
Pits, Ponds, and Lagoons		
Stained Soil or Pavement	✓	
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells	✓	
Septic Systems		
Biomedical Wastes		
Other		

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pole-Mounted	Three	Xcel Energy	UNK	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Hydraulic Lifts

The 1690 E. 112th Avenue subject building is equipped with two abandoned below-ground hydraulic lifts. The lifts were presumably installed in 1963 when the building was constructed. Therefore, the potential exists that the hydraulic fluid within the lift systems previously contained PCBs. Due to the age of the equipment, the integrity is unknown and it is possible that a release of hydraulic fluid containing PCBs has occurred. As such, the presence of the hydraulic lifts are considered a REC.

7.1.2 INTERIOR STAINS OR CORROSION

Chronic petroleum staining was observed throughout the former service garage in the 690 E. 112th Avenue subject building. Specifically, within the vicinity of a floor drain and sump/oil-water separator system. Please refer to Section 7.1.3 below for further discussion.

7.1.3 DRAINS, SUMPS, AND CLARIFIERS

The 1690 E. 112th Avenue subject building is equipped with a abandoned floor drain and oil-water separator. Chronic petroleum staining was observed in the vicinity of these features, which were presumably installed in 1963 when the building was constructed. Based on the age of the system, long history of auto repair, and potential that the integrity of the equipment has failed, they are considered a REC.

7.1.4 STAINED SOIL AND PAVEMENT

AEI observed significant petroleum staining on the concrete foundation of the 1690 E. 112th Avenue subject building. In addition, chronic petroleum staining was observed throughout the asphalt paved areas and the areas of the former dispenser islands. No further information was available regarding historic operations of the former on-site gas station and associated USTs. As such, these former operations are considered a REC.

7.1.5 WELLS

Four groundwater monitoring wells were observed throughout the paved areas of the subject property. The wells were reportedly installed during the removal former waste oil UST in 2004. Please refer to Section 4.6 for further discussion.

7.2 ADJOINING PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

The adjoining site to the east was observed to be occupied by a gas station. This site was identified in the regulatory database and is further discussed in [Section 5.1](#).

7.2.2 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Transformer(s)

Pole-mounted and/or pad-mounted transformers were observed on the adjoining sites during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

7.2.3 DRAINS, SUMPS, AND CLARIFIERS

Several storm drains were observed in the parking areas of the adjoining properties and adjoining roadways. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, their presence is not expected to represent a significant environmental concern.

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property buildings, there is a potential that ACMs are present. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs at the 1660 E. 112th Avenue subject building were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants. Suspect ACMs at the 1690 E. 112th Avenue subject building were in poor to damaged condition. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

8.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. Painted surfaces at the 1660 E. 112th Avenue subject building were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants. Painted surfaces at the 1690 E. 112th Avenue subject building were in poor to damaged condition. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

The Colorado Department of Public Health and Environment (CDPHE) has developed its own map of counties within the State of Colorado that uses the same three zones as the United States EPA.

Radon sampling was not requested as part of this assessment. According to the CDPHE radon zones map, every county in the state of Colorado is Zone 1, which has a predicted average indoor screening level above the action level of 4 pCi/L set forth by the EPA. Radon sampling would be necessary to determine site-specific radon conditions.

8.4 MOLD

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property buildings to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. However, stained ceiling tiles were observed within the 690 E. 112th Avenue subject building. These impacted materials should be replaced and source of water intrusion addressed as a part of routine maintenance activities.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Gregory Harris
Associate Consultant

Reviewed By:



Michael DiFabio
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	March 2022	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2013	USGS, Eastlake
Depth to Groundwater Information	March 2022	Colorado Division of Water Resources
Aerial Photographs	1937-2017 (non-inclusive)	EDR
Sanborn Map Report/Search	No Coverage Letter	EDR
City Directories	1962-2017 (non-inclusive)	EDR
Environmental Health Department	February 23, 2022	Colorado Department of Public Health and Environment (CDPHE), Hazardous Materials and Waste Management Division
State Environmental Agency	February 23, 2022	CDPHE Water Quality Control Division
Fire Department	February 24, 2022	North Metro Fire Rescue District
Building Department	February 23, 2022	City of Northglenn Building Department
Planning Department	February 23, 2022	City of Northglenn Planning and Development
Assessor's Information and Parcel Map	February 23, 2022	Adams County Assessor's Office
Other Agencies Searched	February 23, 2022	Colorado Department of Labor and Employment (CDLE), Division of Oil and Public Safety (OPS), CDPHE Indoor Air Division, CDPHE Air Pollution Control Division
Oil and Gas Wells	March 7, 2022	Colorado Oil and Gas Conservation Commission
Oil and Gas Pipelines	March 7, 2022	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	February 18, 2022	EDR
Interview with Key Site Manager	March 3, 2022	Ms. Kenya Jenkins, Director of Property Management, Jordon Perlmutter & Co
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon



AEI Consultants

May 10, 2022

Updated June 3, 2022 to include NURA

LIMITED PHASE II SUBSURFACE INVESTIGATION

Property Identification:
1690 East 112th Avenue
Northglenn, Colorado, 80233

AEI Project No. 457061

Prepared for:
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Environmental
Due Diligence

Building
Assessments

Site Investigation
& Remediation

Energy Performance
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Industrial Hygiene

Construction
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TABLE OF CONTENTS

1.0 SITE DESCRIPTION	1
2.0 BACKGROUND	2
3.0 INVESTIGATION EFFORTS	3
3.1 Health and Safety Plan	3
3.2 Utility Clearance and GPR Survey	3
3.3 Drilling and Soil Sample Collection	3
3.4 Groundwater Sample Collection.....	5
3.5 Soil Gas Sampling	5
3.6 Investigation Derived Waste	6
3.7 Laboratory Analysis.....	6
4.0 FINDINGS.....	7
4.1 Subsurface Findings.....	7
4.2 Soil Analytical Results	7
4.3 Groundwater Analytical Results.....	8
4.4 Soil Gas Analytical Results.....	8
5.0 SUMMARY AND CONCLUSIONS.....	8
6.0 REFERENCES	9
7.0 REPORT LIMITATIONS AND RELIANCE.....	9

FIGURES

Figure 1	Topographic (Site Location) Map
Figure 2	Sample Location Map

TABLES

Table 1	Soil Sample Data Summary (TPH and VOCs)
Table 2	Soil Sample Data Summary (PCBs)
Table 3	Groundwater Sample Data Summary
Table 4	Soil Gas Sample Data Summary

APPENDICES

Appendix A	GPR Summary Report
Appendix B	Soil Boring Logs
Appendix C	Laboratory Analytical Reports



May 10, 2022

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Subject: Limited Phase II Subsurface Investigation
1690 East 112th Avenue,
Northglenn, Colorado, 80233
AEI Project No. 457061

This report presents the results of the Limited Phase II Subsurface Investigation performed by AEI Consultants ("AEI") at 1690 East 112th Avenue, Northglenn, Colorado, 80233("the Site"). This investigation was completed to assess the recognized environmental conditions (RECs) identified in AEI's March 11, 2022 Draft *Phase I Environmental Site Assessment* (ESA) report (project number 457061). The investigation was completed in general accordance with the scope of services outlined in AEI's proposal dated March 18, 2022 (AEI Proposal Number 83702) authorized on April 1, 2022.

The purpose of this investigation was to evaluate whether the subsurface (i.e. soil, groundwater, and soil gas) at the Site has been significantly impacted by historical auto repair and gas station operations at the Site. Information regarding the site description, background, scope of work, findings, conclusions, and recommendations are provided in the following sections.

1.0 SITE DESCRIPTION

The March 11, 2022 Draft Phase I ESA assessed a larger property with two buildings. A former gas station and auto repair operated at the eastern building (1690 E. 112th Avenue). A dance school studio operated at the western building (1660-1680 E. 112th Avenue). This investigation focused on the 1690 Building, which is currently vacant.

The Site slopes to the south at an elevation of about 5,283 feet above mean sea level. In conformance with the surface topography, the groundwater flow direction is inferred to be to the southeast, based on the topographic map interpretation. Groundwater was expected to be at a depth of 10-24 feet below ground surface (bgs), according to the Colorado Division of Water Resources and previous site reports. The City of Northglenn manages and provides potable water to the Site. City of Northglenn potable water is supplied from snowmelt and rain in the Clear Creek Watershed, which travels Clear Creek to Standley Lake prior to treatment, according to the City of Northglenn 2019 Drinking Water Quality Report.

According to the information obtained from the USDA Soil Survey, the area surrounding the Site is generally comprised of Platner loam, (0 to 3 percent slopes); and Samsil-Shingle complex, (3 to 35 percent slopes). The Platner series consists of very deep well drained soils that formed in pediments of Ogallala or similar age. Platner soils are on broad table lands with slopes of 0 to 25 percent. The Samsil series consists of shallow, well drained soils formed in alluvium or residuum weathered from shale. Permeability is slow. Slope ranges from 2 to 60 percent.

The Shingle series consists of well drained soils that are very shallow or shallow to bedrock. They formed in residuum and colluvium derived from interbedded shale and sandstone or in alluvium from mudstone. Shingle soils are on bedrock-controlled hillslopes and ridges. Slopes are 0 to 80 percent within the Blakeland and Truckton Series. The Truckton series consists of very deep, well drained soils that formed in locally transported parent materials derived from arkose beds. These soils are on gently to moderately steeply sloping fans, terraces, valley side slopes, hills and ridges. The slopes range from 0 to 30 or more percent. The Blakeland series consists of very deep, somewhat excessively drained soils that formed in eolian and alluvial materials from arkose deposits. They are on uplands, often adjacent to drainageways, and have slopes of 2 to 40 percent.

2.0 BACKGROUND

According to the ESA report prepared by AEI, the following RECs were identified in connection with the Site:

- “According to review of historic and regulatory records, the property (1690 East 112th Avenue) operated as a gasoline station and auto repair service facility from approximately 1964 through 2021. During AEI's site reconnaissance, chronic petroleum staining was observed throughout interior concrete floors in the former auto service garage, and throughout the exterior asphalt paved areas of the property. In addition, two abandoned in-ground hydraulic lifts, one floor drain, and an oil-water separator were observed within the interior of the garage. These features are assumed to have been installed during the construction of the building. Based on their age, long history of auto repair, and potential that the integrity of the equipment has failed, these features and the chronic staining are considered RECs.
- During AEI's site reconnaissance, several cut vent pipes were observed along the south exterior wall of the 1690 East 112th Avenue subject building. The former gasoline pump islands and canopy are located on the north side of the building. Due to the length of time this facility had operated as a gasoline station, it is assumed that several generations of fuel tanks (gasoline and diesel fuel USTs) were located throughout the site. However, AEI's review of the regulatory database report and the CDLE OPS website did not identify the subject property as a gas station. Therefore, it does not appear that the former USTs were ever registered with the State. Based on these unknowns, the former gas station and associated USTs are considered a REC”.

This investigation was performed in order to evaluate if the subsurface (i.e. soil, groundwater, and/or soil vapor) has been adversely impacted by the site operations including the former auto repair and gas station.

3.0 INVESTIGATION EFFORTS

AEI performed a Limited Phase II Subsurface Investigation, including the advancement of eight (8) exterior soil borings for collection of soil samples; two (2) temporary groundwater wells for collection of groundwater samples; and one exterior soil gas sample probe for the collection of a soil vapor sample. Three existing permanent groundwater monitoring wells were also observed, two existing wells were sampled. The sampling locations are shown on Figure 2. Due to the low ceiling of the building, which prevented drill rig access, all drilling/sampling operations took place at the building exterior. The completed activities included soil sampling at eight locations, groundwater sampling at four locations, and soil vapor sampling at one location.

3.1 Health and Safety Plan

A site-specific health and safety plan was prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork.

3.2 Utility Clearance and GPR Survey

The public underground utility locating service Colorado 811 was notified to identify public utilities in the work area. Private utility locating was conducted on April 26, 2022 by GPRS Utility Locators of Denver, Colorado to identify underground utilities at the Site. GPRS confirmed the route of the supply lines from the former USTs to the former fuel dispensers, which ran around the eastern side of the building. A disturbed area of soil was encountered at the rear (south) of the building which was likely the former UST(s) location, but the actual outline of the tank excavation could not be determined. Two hydraulic lifts, floor drains and an oil water separator (OWS) were observed in the former garage area of the building. Exterior boring locations were placed clear of utilities or subsurface anomalies. The GPR survey summary report is included in Appendix A.

3.3 Drilling and Soil Sample Collection

On April 26, 2022, eight (8) soil borings (SB-1 through SB-8) were advanced on the Site at the locations shown on Figure 2. The borings were advanced by Site Services of Golden, Colorado, using a track-mounted, direct push drill rig (Geoprobe[®] 7822 DT). The locations of the borings are described as follows:

- Boring SB-1 was advanced to a depth of 15 feet, at the northwest exterior of the building;
- Boring SB-2 was advanced to a depth of 20 feet, northeast of the building and east of the former dispenser canopy (lines to the dispensers were located east and south of boring SB-2);
- Boring SB-3 was advanced to a depth of 15 feet, northeast of the former dispenser canopy;
- Boring SB-4 was advanced to a depth of 25 feet, to the north of the building, west of the former dispenser canopy;
- Boring SB-5 was advanced to a depth of 15 feet, west of the building;
- Boring SB-6 was advanced to a depth of 15 feet, south of the building, west of the suspect former UST(s);
- Boring SB-7 was advanced to a depth of 15 feet, south of the building, within the suspect former UST(s) excavation; and

- Boring SB-8 was advanced to a depth of 15 feet, east of the building, adjacent to the suspect lines from the former USTs to the former dispensers.

No groundwater was visually encountered during advancement of the borings however, groundwater was found to accumulate in the borings shortly after completion in several borings. The borings were advanced using a 2.25-inch outer diameter Macro-Core[®] sampler (rod) and soil samples were collected continuously by advancing the rods with five-foot long acetate sample liners. At each attempted five-foot interval, the direct push core was retrieved, core barrel disassembled, and the sample liner was removed and logged based on the lithology. Soil cores from each of the soil borings were continuously evaluated for the purposes of lithologic logging, headspace testing and sample collection for potential laboratory analyses. In some cases, sample recovery was poor, due to the gravelly subsurface lithology. The lithological descriptions are recorded in the soil boring logs for borings SB-1 through SB-8 which are included in Appendix B. The soils were described primarily as sandy clay, with varying amounts of fine sand and clay.

Soil samples were collected from acetate sleeves where possible. In order to inspect and collect samples, a section of the liner was removed with a splitting tool to expose the soil. The soil column was then visually inspected for discoloration, monitored for odors, and measured for organic compounds using an MiniRae[®] 3000 photoionization detector (PID). Select soil samples were placed in laboratory supplied glass containers. The sample containers were sealed, labeled, and entered onto chain of custody documentation, a copy of which is included in Appendix C. After labeling, the containers were placed into a cooler containing ice for transportation to a state-certified laboratory. Based on observations during drilling, soil samples were selected from each boring for laboratory analyses.

The recovered soil samples were screened for volatile organic compounds (VOCs), using a PID. The PID readings ranged from 0.0 ppm in various locations/depths (e.g. SB-2, 5'-7.5') to 895 ppm at boring SB-1 (10'-12.5'). Aged petroleum odors and grey and/or black staining indicative of petroleum, were generally observed at approximately 10 feet bgs in soil cores from all borings except SB-6.

Soil samples from the following depths were sampled by method 5035, for laboratory analyses of TPH (multi-range) and BTEX:

- Soil sample SB-1 at 10-12.5 feet bgs;
- Soil sample SB-2 at 10-12.5 feet bgs;
- Soil sample SB-3 at 7.5-10 feet bgs;
- Soil sample SB-4 at 7.5-10 feet bgs;
- Soil sample SB-5 at 10-12.5 feet bgs;
- Soil samples SB-6 at 5-7.5 feet bgs;
- Soil sample SB-7 at 7.5-10 feet bgs; and
- Soil sample SB-8 at 10-12.5 feet bgs.

The following samples were also analyzed for VOCs, and PCBs:

- Soil sample SB-1 at 10'-12.5' feet bgs; and



- Soil sample SB-5 at 10'-12.5' feet bgs.

An additional soil sample was also collected from SB-2 at 17.5'-20' bgs, to characterize deeper soils, if necessary, in the event of no groundwater, but was not submitted for analysis. The above samples were submitted for analyses of TPH by US EPA method 8015M, BTEX/VOCs by US EPA method 8260B, and PCBs by US EPA method 8082, where applicable. The sample chains of custody are included in the laboratory reports, which are included in Appendix C.

3.4 Groundwater Sample Collection

Slight moisture was observed intermittently in the soil cores collected from the borings although saturated soils were not encountered during boring advancement. Temporary wells (TW-1 and TW-2), constructed using 10 feet of 0.01-inch slotted schedule 40 PVC screen with sufficient riser to reach the surface, were installed in borings SB-4 and SB-7 respectively, to allow groundwater to accumulate for sampling and laboratory analysis. The wells were left in place for 1 to 5 hours, after which sufficient water had accumulated for sample collection. A grab sample was then collected from each well, using a dedicated bailer. After sample collection the well casings were removed, and the borings were backfilled with hydrated bentonite and the surface reinstated with asphalt patch to match the surrounding conditions.

As discussed in Section 2.0 above, three permanent groundwater monitoring wells ("MW-1" through "MW-3") were observed in the vicinity of the presumed former UST area. These were opened and gauged for total depth and standing water level depth, using an electronic water level indicator. The standing water level depths below the top of each well casing were recorded in feet as follows:

- "MW-1": 6.98 feet
- "MW-2": 8.56 feet
- "MW-3": 5.20 feet

A grab sample was collected from both "MW-1" (west of the suspect former UST excavation) and "MW-2" (east of the suspect former UST excavation) for laboratory analysis.

The groundwater samples TW-1, TW-2, "MW-1", and "MW-2" were also transferred into laboratory supplied containers and placed in an ice-filled cooler for transport, under proper chain of custody, to a state-certified laboratory for analysis of: BTEX using US EPA Test Method 8260.

3.5 Soil Gas Sampling

On April 26, 2022, one soil gas collection point (SG-1) was advanced at the Site, using a track-mounted direct push drill rig. The location of the soil boring for SG-1 is listed below:

- Soil gas point, SG-1, was advanced to a depth of 5 feet, approximately 5 feet north of the building exterior wall, west of the dispenser canopy. The soil gas sample was collected from approximately 4.5 feet.

The boring SG-1 was advanced to a total depth of 5 feet bgs. The soil was logged and screened using a PID, before the borehole was converted to a soil vapor sampling probe in accordance with the AEI's Standard Operating Procedures for Sub-Slab Vapor/Soil Gas Sampling. Using



Teflon-lined tubing and a 2-inch porous tip, a vapor probe was installed near the bottom of the boring, approximately 4.5 feet deep. Clean, silica sand was then placed in the annulus around the porous point, followed by hydrated bentonite to seal the boring. Prior to collecting the sample, the vapor probe was allowed to equilibrate.

The soil vapor sample was collected using an evacuated 1-liter Summa[®] canister, equipped with a 200 milliliter per minute flow controller. The canister was checked, tested and certified by the laboratory for air tightness and proper vacuum prior to shipping. Prior to sampling, the sampling lines were purged of any vapors and a vacuum gauge was used to measure and record the initial canister vacuum pressure. The soil gas sample was collected over a period of approximately 15 minutes, as the flow appeared to be restricted, probably due to the tightly packed clay in the subsurface. The weather at the time of sampling was sunny, with an approximate temperature of 74 degrees Fahrenheit, and a slight southwesterly breeze. Once sampling was completed, the canister was sealed, and the final pressure reading was recorded. The initial and final pressure readings were also recorded on the chain-of-custody form. The sample was shipped to a state-certified air analysis laboratory under the appropriate chain-of-custody documentation. The sample (SG-1), was analyzed for BTEX by US EPA method TO-15.

3.6 Investigation Derived Waste

Site personnel wore disposable nitrile gloves during sample collection; changing gloves prior to and between each sample collection. Down-hole equipment including sampling tubes, samplers, and hand tools were decontaminated prior to drilling each boring and/or were dedicated to a single boring. No other waste was derived during this investigation.

3.7 Laboratory Analysis

Nine (9) soil samples were transferred under appropriate chain-of-custody documentation to Pace Analytical of Mount Juliet, Tennessee for analysis. The samples were analyzed as follows:

- Soil samples SB-1 at 10-12.5 feet bgs; SB-2 at 10-12.5 feet bgs; SB-3 at 7.5-10 feet bgs; SB-4 at 7.5-10 feet bgs; SB-5 at 10-12.5 feet bgs; SB-6 at 5-7.5 feet bgs; SB-7 at 7.5-10 feet bgs; and SB-8 at 10-12.5 feet bgs, were analyzed for TPH (multi-range) by US EPA method 8015M.
- Soil samples SB-2 at 10-12.5 feet bgs; SB-3 at 7.5-10 feet bgs; SB-4 at 7.5-10 feet bgs; SB-6 at 5-7.5 feet bgs; SB-7 at 7.5-10 feet bgs; and SB-8 at 10-12.5 feet bgs were analyzed for BTEX by US EPA method 8260.
- Soil samples SB-1 at 10-12.5 feet bgs, and SB-5 at 10-12.5 feet bgs were analyzed for VOCs by US EPA method 8260B and for PCBs by US EPA method 8082.
- Groundwater samples TW-1, TW-2, "MW-1", and "MW-2" were analyzed for BTEX by US EPA method 8260.
- Soil vapor sample SG-1 was analyzed for BTEX by US EPA method TO-15.

No further sample analyses were conducted as part of this investigation. Chain-of-custody documentations and the certified analytical reports are provided in Appendix C.

4.0 FINDINGS

For the purpose of providing context to the laboratory results, AEI compared the soil data to OPS Tier 1 Risk-Based Screening Levels (RBSLs) and US EPA Regional Screening Levels (RSLs) using target cancer risk of 1 in a million (1E-06) and hazard quotient 1 (<https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables>), RSLs for industrial soil, and soil screening levels for protection of groundwater, maximum contaminant levels (MCL) based (if available) or risk-based. Groundwater results were compared to Basic Standards for Groundwater, Regulation No. 41 and RBSLs, if available.

Soil gas sample results were compared to the US EPA Vapor Intrusion Screening Levels (VISL) for Target Sub-Slab and Near-source Soil Gas Concentration with default variables (Target cancer risk of 1E-06 and Target Hazard Quotient of 1.0), November 2021, with site specific values generated using the EPA VISL calculator (https://epa-visl.ornl.gov/cgi-bin/visl_search) and RBSLs if available.

Tables 1 through 4 present the detected compounds and screening levels for comparison. Tables 1 and 2 present the soil TPH/VOC/BETX and PCB sample results. Table 3 presents the groundwater sample results for BETX compounds. Table 4 presents the soil gas sample results for BETX compounds. Chain-of-custody documentation and the certified analytical reports are provided in Appendix C.

4.1 Subsurface Findings

The GPR survey identified the suspect former tank excavation to the south of the building, and no USTs were identified on Site from the survey. Lines from the excavation to the former dispensers were identified east of the building during the GPR survey.

Hydraulic lifts and an oil water separator (OWS) were observed in the auto service area of the building. The drilling equipment could not access within the building, and borings were placed north and west of the building to assess the lifts and auto service operations. Borings were placed east and west of the dispenser canopy, east of the building (along the lines to the former dispensers), and south of the building (at the suspect former UST excavation) to investigate impacts from the former USTs. The subsurface conditions were described as mostly sandy clay with staining and an aged petroleum odor between 7-12 feet bgs. PID readings had elevated detections from about 300 to 800 ppm in borings SB-1 to SB-8 at 7 to 12 feet bgs (except low readings below 10 ppm in boring SB-6).

4.2 Soil Analytical Results

TPH

- TPH compounds in one or more of the three TPH ranges (DRO, ORO and GRO) were detected in all eight soil samples analyzed. The cumulative total of the TPH ranges in each of the soil samples did not exceed 500 mg/kg, which is the threshold established by the Colorado Division of Oil and Public Safety (OPS) for TPH in soil.

- The gasoline range organics (GRO) had detections from 4.46 mg/kg in sample SB-4 to 325 mg/kg in sample SB-7.
- The diesel range organics (DRO) had detections from 5.01 mg/kg in sample SB-5 to 28.1 mg/kg in sample SB-7.
- The oil range organics (ORO) had detections of 7.48 mg/kg in samples SB-1 to 40.6 mg/kg in sample SB-4.

VOCs/BTEX

- Benzene, ethylbenzene, and xylenes were detected above the laboratory reporting limits in seven of the eight samples analyzed. The concentrations were detected below Tier 1 RBSLs. One benzene detection at 0.0199 mg/kg (samples SB-2) was above the RSL for Protection of Groundwater, based on MCLs.
- Samples SB-1 (10-12.5') and SB-5 (10-12.5') were analyzed for additional VOC compounds, which were below laboratory reporting limits or below RSLs; except two compounds detected in sample SB-1. The reported concentrations of dibromomethane, and n-propylbenzene in sample SB-1 (10-12.5') exceeded the Soil Screening Level for the Protection of Groundwater (risk-based).

PCBs

- PCB compounds were not detected above the laboratory reporting limits in the two soil samples analyzed [SB-1 (10-12.5') and SB-5 (10-12.5')].

4.3 Groundwater Analytical Results

- Benzene, toluene, and xylenes were detected below laboratory reporting limits in the four samples analyzed for BTEX.
- Ethylbenzene was detected at a concentration (0.000138 µg/L) between the laboratory method detection limit and reporting limit in groundwater sample SB-7/TW-2. The estimated concentration did not exceed screening levels.

4.4 Soil Gas Analytical Results

- Benzene, toluene, ethylbenzene, and xylenes were detected in the soil gas sample SG-1 at concentrations above their laboratory reporting limits. The reported concentrations did not exceed the Tier 1 RBSLs or calculated VISL target concentrations, if available.

5.0 SUMMARY AND CONCLUSIONS

AEI completed a limited Phase II subsurface investigation at the Site, which included eight soil samples, four groundwater samples, and one soil gas sample collected and analyzed for BTEX/VOCs, and/or TPH, and PCBs (soil samples only).

The subsurface findings included sandy clays, aged petroleum odors, and elevated PID readings in most borings from 7-12 feet bgs. The GPR survey identified the suspect former UST excavation south of the building and lines east of the building from the excavation to the former dispensers. No remaining USTs were identified during the GPR survey. UST lines, out of use hydraulic lifts, and out of use OWS should be properly closed or removed.



The soil laboratory results reported detections of TPH compounds below the Tier 1 RBSL threshold screening value (500 ppm). The BETX compounds were detected below Tier 1 RBSLs. One benzene detection was above an RSL, soil screening for protection of groundwater. Two VOCs had detections above an RSL, soil screening for protection of groundwater. PCBs were not detected above laboratory reporting limits. Overall, the soil results were below Tier 1 RBSLs (if available) and below industrial soil. Limited compounds had detections above soil screening levels for protection of groundwater and groundwater is not a drinking water source in Northglenn. Four groundwater samples, laboratory analyzed for BETX, had no detections above Tier 1 RBSLs or above Basic Standards for Groundwater. The soil gas sample had detections of BETX below Tier 1 RBSLs and below VISL.

Based on the findings and sample results described above, residual petroleum impacts remain in the soil. The laboratory results were below Tier 1 RBSLs and below industrial soil RSLs, suggesting no additional remedial action is warranted. The groundwater results were below basic standards for groundwater. The soil gas results were below VISL. Based on the sample results and current conditions, no groundwater remediation or vapor mitigation appears warranted.

Redevelopment of the site should consider the residual petroleum impacts in the soil for planning and/or potential off-site disposal, as well as removal and/or closure of piping, lifts, and an OWS. A soil management plan may benefit the redevelopment planning.

6.0 REFERENCES

AEI Consultants, 2022. March 11, 2022 Draft *Phase I Environmental Site Assessment (ESA) Report 1690 East 112th Avenue, Northglenn, Adams County, Colorado 80233* (project number 457061). March 11, 2022.

United States Environmental Protection Agency Regional Screening Levels Summary Table, November 2020

Colorado Department Of Labor And Employment Division Of Oil And Public Safety Petroleum Storage Tank Owner/Operator Guidance Document. Revised October 2005.

US EPA VISL calculator (commercial properties) (https://epa-visl.ornl.gov/cgi-bin/visl_search). Generated May 3, 2022.

7.0 REPORT LIMITATIONS AND RELIANCE

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the Site. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.



Any conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work. No other warranty, either expressed or implied, has been made.

This investigation was prepared for the sole use and benefit of Jordon Perlmutter and Co. and Northglenn Urban Renewal Authority (NURA). All reports, both verbal and written, whether in draft or final, are for the benefit of Jordon Perlmutter and Co. and NURA. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by Jordon Perlmutter and Co. and NURA. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

If there are any questions regarding our investigation, please do not hesitate to contact Chris Viola at (303) 916-1270 or the undersigned at AEI.

Sincerely,
AEI Consultants



Jonathan O'Brien
Project Manager, Site Mitigation



Patricia Feeley
Vice President, SM Central

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2420 West 26th Avenue, Suite 400-D
Denver, Colorado 80211
Phone: (720) 238-4582



Phase I Environmental Site Assessment

REPORT DATE: June 5, 2023

PROPERTY INFORMATION:

11165 Irma Drive
Northglenn, Adams County, Colorado 80233

PROJECT INFORMATION:

AEI Project No. 478898
Site Assessment Date: May 26, 2023

PREPARED FOR:

Nura
11701 Community Center Drive
Northglenn, Colorado 80233

PREPARED BY:

AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597



June 5, 2023

Allison Moeding
Nura
11701 Community Center Drive
Northglenn, Colorado 80233

Subject: Phase I Environmental Site Assessment
11165 Irma Drive
Northglenn, Colorado 80233
AEI Project No. 478898

Dear Allison Moeding :

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (720) 238-4582 or cviola@aeiconsultants.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Viola".

Chris Viola
Vice President
AEI Consultants

PROJECT SUMMARY

11165 Irma Drive, Northglenn, Adams County, Colorado 80233
AEI Project No. 478898

Report Section	REC	CREC	HREC	OEC	Recommended Action
1.0 Introduction					None
2.0 Site and Vicinity Description					None
3.0 Historical Records Review					None
4.0 Regulatory Agency Records Review					None
5.0 Regulatory Database Records Review					None
6.0 Interviews and User Provided Information					None
7.0 Site Reconnaissance					None
8.1 Asbestos-Containing Building Materials				✓	O&M Plan
8.2 Lead-Based Paint				✓	None
8.3 Naturally-Occurring Radon					None
8.4 Suspect Mold or Microbial Growth Conditions				✓	Replace stained ceiling tiles and confirming that the source of water intrusion has been addressed.

TABLE OF CONTENTS

REPORT VIABILITY	4
EXECUTIVE SUMMARY	5
Findings and Opinions	6
Conclusions	7
Recommendations	7
1.0 INTRODUCTION	8
1.1 Scope of Work	8
1.2 Additional Services	8
1.3 Significant Assumptions	8
1.4 Limitations	9
1.5 Limiting Conditions/Deviations	10
1.6 Data Failure and Data Gaps	10
1.7 Reliance	11
2.0 SITE AND VICINITY DESCRIPTION	12
2.1 Site Location and Description	12
2.2 On-Site Utilities	12
2.3 Site and Vicinity Characteristics	12
2.4 Physical Setting	13
3.0 HISTORICAL RECORDS REVIEW	14
3.1 Aerial Photographs	14
3.2 Sanborn Fire Insurance Maps	15
3.3 City Directories	15
3.4 Historical Topographic Maps	16
3.5 Chain of Title	16
4.0 REGULATORY AGENCY RECORDS REVIEW	17
4.1 Local Environmental Health Department and/or State Environmental Agency	17
4.2 Fire Department	17
4.3 Building Department	17
4.4 Planning Department	17
4.5 Assessor's Office	18
4.6 Other Agencies Searched	18
4.7 Oil and Gas Wells	18
4.8 Oil and Gas Pipelines	18
4.9 State Environmental Superliens	18
4.10 State Property Transfer Laws	18
5.0 REGULATORY DATABASE RECORDS REVIEW	19
5.1 Records Summary	19
5.2 Vapor Migration	21
5.3 PFAS-Related Regulatory Database Listings (Emerging Contaminants)	21
6.0 INTERVIEWS AND USER PROVIDED INFORMATION	23
6.1 Interviews	23
6.2 User Provided Information	24
6.3 Previous Reports and Other Provided Documentation	25
6.4 Environmental Lien and AUL Search	25
7.0 SITE RECONNAISSANCE	26
7.1 Subject Property Reconnaissance Findings	26
7.2 Adjoining Property Reconnaissance Findings	27
8.0 NON-ASTM SERVICES	28
8.1 Asbestos-Containing Building Materials	28
8.2 Lead-Based Paint	29
8.3 Naturally-Occurring Radon	30
8.4 Suspect Mold or Microbial Growth Conditions	30

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS 32
10.0 REFERENCES 33

TABLE OF APPENDICES

- APPENDIX A: FIGURES
- APPENDIX B: PROPERTY PHOTOGRAPHS
- APPENDIX C: REGULATORY DATABASE
- APPENDIX D: HISTORICAL SOURCES
- APPENDIX E: REGULATORY AGENCY RECORDS
- APPENDIX F: ASTM USER QUESTIONNAIRE
- APPENDIX G: OTHER SUPPORTING DOCUMENTATION
- APPENDIX H: QUALIFICATIONS
- APPENDIX I: COMMONLY USED ACRONYMS & ABBREVIATIONS

REPORT VIABILITY

Site Visit	May 26, 2023
Regulatory Database Review	May 16, 2023
Interview(s)	Property Owner: N/A Key Site Manager: May 26, 2023
EP Declaration	June 5, 2023
Environmental Lien Search (if conducted by AEI)	N/A
Report Viability per ASTM E1527-21	November 12, 2023

The dates listed are required for Users who are using the report in connection with CERCLA liability protections. The User may have their own criteria when the report is being used for business risk purposes, and not CERCLA liability protections.

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Nura to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 11165 Irma Drive, Northglenn, Adams County, Colorado (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

Property Information	
Site Address(es)	11165 Irma Drive, Northglenn, Adams County, Colorado 80233
Property ID (APN or Block/Lot)	0171911103016
Location	150 feet south of East 112th Avenue, west of Irma Drive
Property Type	Retail - Free Standing
Site and Building Information	
Approximate Site Acreage/Source	0.57/Assessor
Number of Buildings	One
Building Construction Date(s)/Source	1963/Assessor
Building Square Footage (SF)/Source	1,148/Assessor
Number of Floors/Stories	Single-story
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Asphalt-paved parking areas, gravel area, and associated landscaping
On-site Occupant(s)	Mercedes Mexican Restaurant
Current On-site Operations/Use	Food preparation and sales
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1937-1963	Undeveloped land	Aerial photographs
1963	Current commercial building constructed	Agency records
1967-Present	Current commercial building occupied by restaurants including A&W Root Beer (1967-1977), Dragon House (1982), Vidals Mexican Restaurant (1992-1995), Mercedes Mexican Restaurant (2000-Present)	Aerial photographs, city directories, site visit

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Vacant building (1690 East 112th Avenue) Kinetic Movement Dance Academy (1660 East 112th Avenue)	Yes; refer to Section 5.1
East	Irma Drive followed by: USA Food and Gas (1720 East 112th Avenue) Performance Woodworking (11170 Irma Drive) The Glenn Bar and Grill (11140 Irma Drive)	Yes; refer to Section 5.1

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
South	Spot Wash on Irma (11155 Irma Drive)	None identified
West	Residences (1527-1537 East 111th Place)	None identified

FINDINGS AND OPINIONS

Significant Data Gap(s) is defined by the current ASTM Standard E1527 as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

AEI did not identify significant data gaps which affected our ability to identify RECs.

Recognized Environmental Condition (REC) is defined by the current ASTM Standard E1527 as the (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the current ASTM Standard E1527 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the current ASTM Standard E1527 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the current ASTM Standard E1527. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property. A de minimis condition is defined by the ASTM Standard as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- Due to the age of the subject property building, there is a potential that ACMs are present. The observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.
- Due to the age of the subject property building, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.
- AEI observed interior areas of the subject property building in order to identify the presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold. However, several water stained ceiling tiles were observed in the restaurant. Based upon our observations, AEI recommends replacing stained ceiling tiles and confirming that the source of water intrusion has been addressed.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21, of 11165 Irma Drive, Northglenn, Adams County, Colorado, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

RECOMMENDATIONS

AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 11165 Irma Drive, Northglenn, Adams County, Colorado ([Appendix A: Figures](#) and [Appendix B: Property Photographs](#)).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with the most current ASTM E1527 Standard associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by the current ASTM Standard E1527. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under the current ASTM Standard E1527.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. The current ASTM Standard E1527 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the current ASTM Standard E1527.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to [Section 6.3](#) for a summary of previous reports and other documentation provided to AEI during this assessment.
- The North Metro Fire Rescue District was contacted for information on the subject property in order to identify historical tenants/use, property development, and/or hazardous substance/petroleum product handling. As of the report due date, records were not available for review. However, based on the quality of information obtained from other sources including historical sources, this limitation is not expected to significantly alter the findings of this assessment.

1.6 DATA FAILURE AND DATA GAPS

According to the current ASTM Standard E1527, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to the current ASTM Standard E1527, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to the current ASTM Standard E1527, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to the current ASTM Standard E1527, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

AEI did not identify evidence of data failure during the course of this assessment.

1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Nura. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by Nura on May 15, 2023. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

Property Information	
Site Address(es)	11165 Irma Drive, Northglenn, Adams County, Colorado 80233
Property ID (APN or Block/Lot)	0171911103016
Location	150 feet south of East 112th Avenue, west of Irma Drive
Property Type	Retail - Free Standing
Site and Building Information	
Approximate Site Acreage/Source	0.57/Assessor
Number of Buildings	One
Building Construction Date(s)/Source	1963/Assessor
Building Square Footage (SF)/Source	1,148/Assessor
Number of Floors/Stories	Single-story
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Asphalt-paved parking areas, gravel area, and associated landscaping
On-site Occupant(s)	Mercedes Mexican Restaurant
Current On-site Operations/Use	Food preparation and sales
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	None identified

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas/ Xcel Energy
Cooling System	Electricity/ Xcel Energy
Potable Water	City of Northglenn
Sewage Disposal/Treatment	City of Northglenn

Utility source/system information listed in the table above is provided by Allison Moeding, perspective buyer.

2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a commercial and residential area of Northglenn, Colorado. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Vacant building (1690 East 112th Avenue) Kinetic Movement Dance Academy (1660 East 112th Avenue)	Yes; refer to Section 5.1
East	Irma Drive followed by: USA Food and Gas (1720 East 112th Avenue) Performance Woodworking (11170 Irma Drive) The Glenn Bar and Grill (11140 Irma Drive)	Yes; refer to Section 5.1
South	Spot Wash on Irma (11155 Irma Drive)	None identified
West	Residences (1527-1537 East 111th Place)	None identified

2.4 PHYSICAL SETTING

Geologic Unit: Description/Source	The Denver Basin is a unique geologic formation along the Front Range reaching generally from Greeley on the north to Colorado Springs on the south, and from the Foothills on the west to Limon on the east. It is composed of bedrock aquifers, or water bearing formations, that lie one on top of the other in layers. It consists of a large asymmetric syncline of Paleozoic, Mesozoic, and Cenozoic sedimentary rock layers, trending north to south along the east side of the Front Range from the vicinity of Pueblo northward into Wyoming. The basin is deepest near Denver/USGS and U.S. Department of the Interior
Soil Series: Description/Source	Samsil-Shingle complex, 3 to 35 percent slopes: The Samsil series consists of shallow, well drained soils formed in alluvium or residuum weathered from shale. Permeability is slow. Slope ranges from 2 to 60 percent. The Shingle series consists of well drained soils that are very shallow or shallow to bedrock. They formed in residuum and colluvium derived from interbedded shale and sandstone or in alluvium from mudstone. Shingle soils are on bedrock-controlled hillslopes and ridges. Slopes are 0 to 80 percent. /USDA Soil Survey
Groundwater Flow Direction/Source	South/Topographic map interpretation
Estimated Depth to Groundwater/Source	15-25 feet bgs/USGS groundwater data
Surface waters on the subject property or adjoining sites	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL RECORDS REVIEW

Reasonably ascertainable standard historical sources as outlined in the current ASTM Standard E1527 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1937-1963	Undeveloped land	Aerial photographs
1963	Current commercial building constructed	Agency records
1967-Present	Current commercial building occupied by restaurants including A&W Root Beer (1967-1977), Dragon House (1982), Vidals Mexican Restaurant (1992-1995), Mercedes Mexican Restaurant (2000-Present)	Aerial photographs, city directories, site visit

AEI did not identify potential environmental concerns in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in [Appendix D](#).

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years (1937-2019):

Year(s)	Subject Property Description	Adjoining Site Descriptions
1937, 1950	Undeveloped land	NORTH: Undeveloped land EAST: Undeveloped land SOUTH: Undeveloped land WEST: Undeveloped land
1963	Undeveloped land	NORTH: Commercial buildings EAST: Roadway followed by commercial buildings SOUTH: No significant change WEST: Residences
1970, 1979, 1984, 1993, 1994, 1999, 2006, 2011, 2015, 2019	Current commercial building	NORTH: No significant change EAST: Roadway followed by commercial buildings in similar configuration as present day SOUTH: Commercial building WEST: No significant change

Subject property:

- No potential environmental concerns identified

Adjoining Site(s):

- No potential environmental concerns identified

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. No potential tenants of concern were identified based on AEI's review of the historical city directories. Directories were reviewed in approximate five-year increments from 1962-2020. The first listing for the subject property appeared in 1967. The following table summarizes the results of the city directory search for the subject property.

Subject Property

Year(s)	Address - Occupant Listed
1967, 1972, 1977	11165 Irma Drive- A&W Root Beer
1982	11165 Irma Drive- Dragon House
1992, 1995	11165 Irma Drive- Vidals Mexican Restaurant
2000, 2005, 2010, 2014, 2017, 2020	11165 Irma Drive-Mercedes Mexican Restaurant

The table below summarizes the search of historical city directories conducted for the adjoining sites. Refer to the appendices for a complete list of historical adjoining occupants identified during the review of city directories obtained from EDR.

Adjoining Sites

Direction	Address(es)	Potential Listings of Concern
North	1690 East 112th Avenue 1660 East 112th Avenue	1690 East 112th Avenue- Roths Auto (2005-2017), Dunwoodys Auto (1992-2000), Brewers Auto Service (1986), R&G Tire and Muffler (1982) 1660 East 112th Avenue- 711 Stores (1972-1977)
East	1720 East 112th Avenue 11170 Irma Drive 11140 Irma Drive	1720 East 112th Avenue- USA Food and Gas (2000-2017), Mountain View Amoco (1992-1995), Northglenn 66 Service (1972-1986)
South	11155 Irma Drive	None identified
West	1527-1537 East 111th Place	None identified

Subject property:

- No potential environmental concerns identified

Adjoining Site(s):

- Historical gas station, and auto service - Refer to Section 5.1

3.4 HISTORICAL TOPOGRAPHIC MAPS

In an attempt to close any data failure, AEI reviewed historical topographic maps utilizing EDR. Historical topographic maps were reviewed for the years 1890-2019. No additional historical information was obtained from available topographic maps.

3.5 CHAIN OF TITLE

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Colorado Department of Public Health and Environment (CDPHE)	May 22, 2023	Online	N/A	No records on file

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Colorado Department of Labor and Employment Division of Oil and Public Safety (CDLE OPS)	May 22, 2023	Online	N/A	No records on file

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
North Metro Fire Rescue District (NMFDRD)	May 22, 2023	Email	N/A	Response pending, refer to Section 1.5

4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Northglenn Building Department (NBD)	May 22, 2023	Email	N/A	Records discussed below

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the NBD.

Records Summary - EDR Lightbox Building Permits

Year(s)	Owner/Applicant	Description of Permit and Building Use
2009	Not listed	Construct 10x10 trash enclosure

Evidence indicating current or prior use or storage of hazardous substances was not identified in the building permits available via EDR Lightbox.

4.4 PLANNING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Northglenn Planning Department (NPD)	May 22, 2023	Telephone	Administrator	No evidence indicating the existence of AULs on file for the subject property

4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Adams County Assessor's Office	May 22, 2023	Online	N/A	Information obtained is discussed below

Records Summary

APN	0171911103016
Acreage	0.57 acres
Construction Date	1963
Building Square Footage	1,148 square feet
Current Owner	Barry Glenda

4.6 OTHER AGENCIES SEARCHED

No other agencies were contacted during the course of this assessment.

4.7 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
Colorado Oil and Gas Conservation Commission (COGCC)	May 22, 2023	COGCC Map	No

4.8 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	May 22, 2023	NPMS Public Map Viewer	No

4.9 STATE ENVIRONMENTAL SUPERLIENS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

4.10 STATE PROPERTY TRANSFER LAWS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The minimum search distance from the federal and state environmental records database listings specified in the current ASTM Standard E1527 is included in Section 5.1. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below as well as the total number of sites identified, is included in [Appendix C](#) of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion, if any, are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
Federal NPL (Superfund) sites	1.0			
Federal Delisted NPL sites	0.5			
Federal CERCLA removals/orders sites	0.5			
Federal CERCLA sites with NFRAP	0.5			
Federal RCRA facilities undergoing Corrective Action	1.0			
Federal RCRA TSD facilities	0.5			
Federal RCRA generators (LQG, SQG, VSQG)	SP/ADJ		✓	
Federal RCRA NonGen/NLR sites	SP/ADJ			
Federal IC/EC sites	SP			
Federal ERNS sites	SP			
State/tribal "Superfund" equivalent sites	1.0			
State/tribal hazardous waste facilities	0.5			
State/tribal landfill and solid waste disposal facilities	0.5			
State/tribal leaking storage tanks	0.5		✓	
State/tribal registered storage tanks	SP/ADJ		✓	
State/tribal voluntary cleanup sites	0.5			

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
State/tribal IC/EC registries	SP			
State/tribal brownfield sites	0.5			
Orphans	N/A			
Additional Environmental Record lists	SP/ADJ		✓	

Facility Name	East North Glen Chevron/Roths Auto
Address	1680 and 1690 East 112th Avenue
Distance & Direction	Adjoining to the north
Hydrologic Position	Up-gradient
Databases Listed	EDR Hist Auto
Comments	<p>The site was identified as a gas station from 1969 to 1973.</p> <p>The site was identified with a release in 2004 and closure in 2007. One used oil UST was permanently closed in 2003. According to records obtained from the CDLE, during the removal of the tank, less than 10 gallons of oil was presumed to have leaked. A soil sample did not identify concentrations above RBSLs. The site was granted closure on January 4, 2007. Based on the regulatory oversight, and current regulatory status, the site is not expected to represent a significant environmental concern to the subject property.</p>

Facility Name	Performance Woodworking
Address	11170 Irma Drive
Distance & Direction	Adjoining to the east
Hydrologic Position	Cross-gradient
Databases Listed	RCRA-VSQG, ICIS, US AIRS, FINDS, ECHO, AIRS
Comments	<p>The site was identified as a generator from 1999 to 2017 generating ignitable waste, and spent halogenated solvents. A general violation was noted. The FINDS and ECHO listings are pointers to the RCRA listing and considered duplicative. The AIRS listing identifies woodworking activities release of ethylene glycol monobutyl ether, particulate matter, toluene, and VOCs. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site is not expected to represent a significant environmental concern.</p>

Facility Name	Amoco Oil, USA Food and Gas, Northglenn 66
Address	1720 East 112th Avenue
Distance & Direction	Adjoining to the east
Hydrologic Position	Cross-gradient
Databases Listed	RCRA NonGen/NLR, FINDS, ECHO, LUST, LTANKS, LUST TRUST, UST, AST, EDR HIST AUTO
Comments	<p>In 1995, the site was identified as a non-generator, historically generating ignitable waste and benzene. No violations were found. The FINDS and ECHO listings are pointers to the RCRA listing and considered duplicative.</p> <p>The site was identified as a gas station from 1974 to 2014. The site was identified with a closed release in 1994, 2008, 2010, and 2019. The USTs installed in 1994 are listed as currently in use. An AST is listed as permanently closed. Groundwater was identified as flowing south-southeast. Quarterly groundwater monitoring occurred for the 1994 release through 1999 at which point concentrations were below RBSLs and the site received closure for the</p>

event on December 20, 1999. A release occurred in 2010, and soil borings were installed at the dispensers. BTEX was below RBSLs, while TEPH concentrations exceeded the Total Petroleum Hydrocarbon (TPH). The event received closure On March 29, 2010. On March 28, 2019, a confirmed release was discovered at the premium unleaded (PUL) spill bucket. Concentrations of benzene were above the Tier I RBSL of 0.005 milligrams/liter (mg/l) in groundwater monitoring wells MW-01 and MW-02. Benzene concentrations in groundwater monitoring wells MW-01 and MW-02 were below the calculated Tier II SSTLs for over four consecutive quarters. The event received NFA on May 12, 2022. Based on the regulatory oversight, and current regulatory status, the site is not expected to represent a significant environmental concern to the subject property.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

5.3 PFAS-RELATED REGULATORY DATABASE LISTINGS (EMERGING CONTAMINANTS)

As defined in Section 3.2.36 of the current ASTM Standard E1527, hazardous substance means “those substances defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts.” There are some substances that non-environmental professionals and others may assume to be hazardous substances that are not defined (or not yet defined) as hazardous substances under CERCLA, through interpretation by EPA regulations and the courts. These substances may include: (i) some substances that occur naturally or through biological digestion (for example, methane), and (ii) substances about which human understanding is evolving (for example, per- and polyfluoroalkyl substances, also known as “PFAS”). These and any other “emerging contaminants,” where they are not identified as a hazardous substance by CERCLA, as interpreted by EPA regulations and the courts, are not included in the scope of this standard. Some of these substances may be considered a “hazardous substance” (or equivalent) under applicable state laws. In those instances, where a Phase I ESA is performed to satisfy both federal and state requirements, or as directed by the user of the report, it is permissible to include analysis and/or discussion of these substances, in the same manner as any other Non-Scope Consideration. If and when such emerging contaminants are defined to be a hazardous substance under CERCLA, as interpreted by EPA regulations and the courts, such substances shall be evaluated within the scope of this standard.

As an initial screening tool for potential PFAS contamination, AEI reviewed PFAS-related database listings from EDR.

It should be noted that AEI's limited PFAS screening is based solely on review of the resources cited. Identification, or lack thereof, is not a warranty that PFAS contamination is present or absent at a site. Additionally, it should be noted that given the evolving nature of science

and regulatory oversight of PFAS, additional sources of PFAS contamination may exist at the subject property, adjoining sites and/or other other nearby sites not identified by the limited screening tools reviewed.

Source	Subject Property Identified	Adjoining Site(s) Identified	Other Nearby Site(s) of Concern Identified	Comments
EDR PFAS Regulatory Database Listing(s)				No listings warranting discussion were identified

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to the current ASTM Standard E1527, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative	N/A	N/A	N/A	N/A	Not interviewed; refer to Section 1.5
Key Site Manager	Allison Moeding	May 26, 2023	In Person	2023	Interviewed; see Interview Summary table below

INTERVIEW SUMMARY

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	N/A	No
Do you have any knowledge of previous environmental investigations conducted on site?	N/A	No
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	N/A	No
Are you aware of any known plans for site redevelopment or change in site use?	N/A	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	N/A	No
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	N/A	No

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to the current ASTM Standard E1527 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User Questionnaire was completed by Ms. Allison Moeding, Northglenn Urban Renewal Authority. The following table represents information contained therein.

Question	Response/ Comment
<p>1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</p>	No
<p>2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi).</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	No
<p>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</p> <p>Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	No
<p>4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</p> <p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	Yes
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:</p> <p>(a) Do you know the past uses of the property?</p> <p>(b) Do you know of specific chemicals that are present or once were present at the</p>	No

Question	Response/ Comment
property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 ENVIRONMENTAL LIEN AND AUL SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	May 26, 2023
AEI Site Assessor(s)	Nicole Bailey
Property Escort(s)/ Relationship(s) to Property	Ms. Allison Moeding/Site contact
Units/Areas Observed	All areas
Area(s) not accessed and reason(s)	N/A
Other Physical Constraints	None
General Observations	The property includes a commercial restaurant building

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use (including drums, totes, and intermediate bulk containers)		✓
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✓	
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers	✓	
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems or Cesspools		
Biomedical Wastes		
Other		

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pad-Mounted	Four	Xcel Energy	1963	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

7.1.2 DRAINS, SUMPS, AND CLARIFIERS

AEI noted a container used to collect kitchen grease from the on-site restaurant located in the trash enclosure. According to site contact, the kitchen grease is picked up regularly. Based on the non-hazardous nature of this material, it is not expected to represent a significant environmental concern.

7.2 ADJOINING PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE (INCLUDING DRUMS, TOTES, AND INTERMEDIATE BULK CONTAINERS)

The adjoining site to the east was observed to be occupied by a gas station. Based on the nature of use, hazardous substances and/or petroleum products are likely utilized/stored on the site. This site was identified in the regulatory database and is further discussed in [Section 5.1](#).

7.2.2 ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

The adjoining site to the east was observed to be occupied by a gas station. Based on the nature of use, USTs as well as other hazardous substances and/or petroleum are utilized on the site. This site was identified in the regulatory database and is further discussed in [Section 5.1](#).

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property building, there is a potential that ACMs are present. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment
Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.

Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

8.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥ 1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

8.3 NATURALLY-OCCURRING RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the United States EPA, the radon zone level for the area is Zone 1, which has a predicted average indoor screening level above the action level of 4.0 pCi/L set forth by the EPA. Radon sampling would be necessary to determine site-specific radon conditions.

8.4 SUSPECT MOLD OR MICROBIAL GROWTH CONDITIONS

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property building in order to identify the presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold. However, several water stained ceiling tiles were observed in the restaurant. Based upon our observations, AEI recommends replacing stained ceiling tiles and confirming that the source of water intrusion has been addressed.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Nicole Bailey
Senior Project Manager

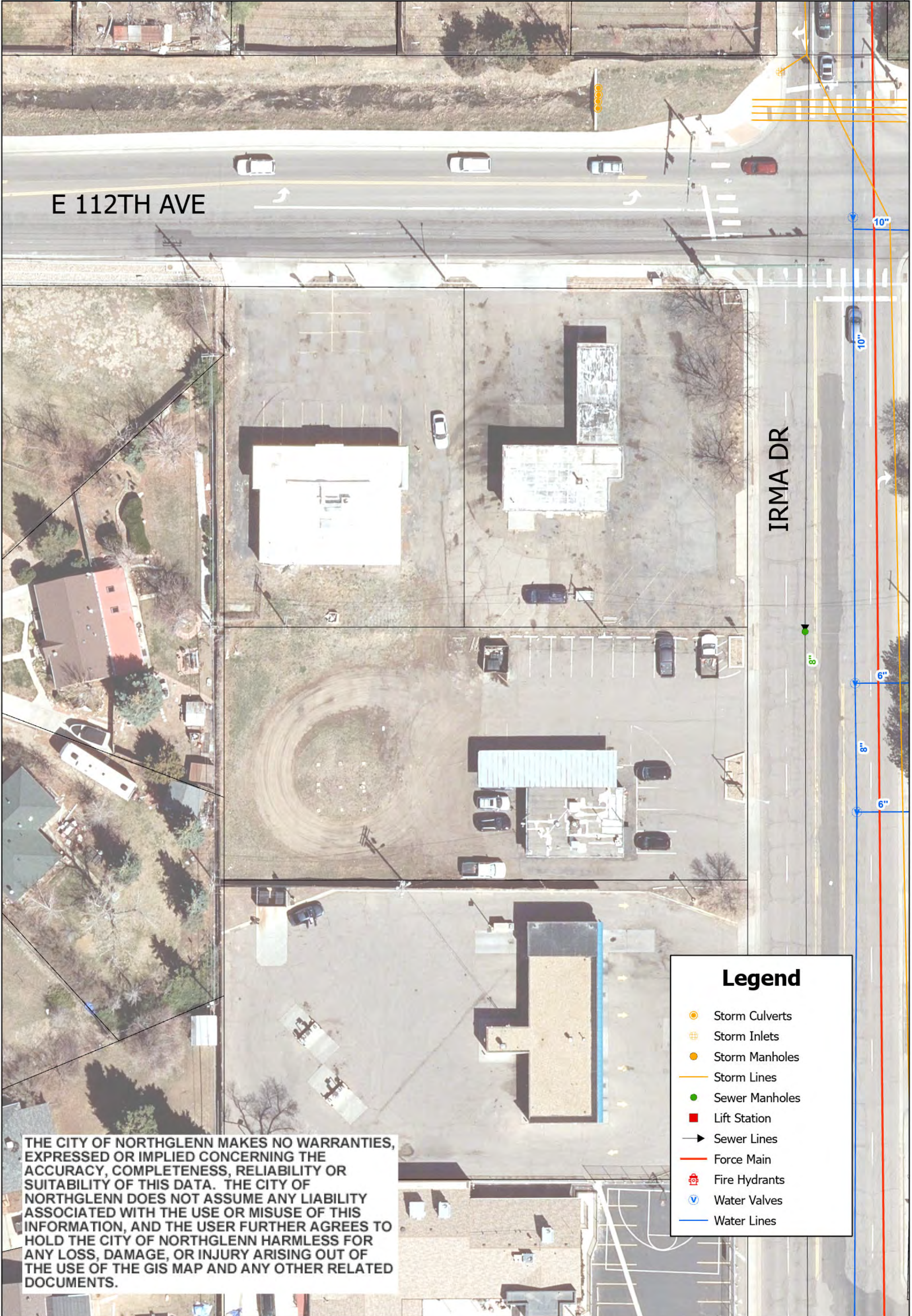
Reviewed By:



Taylor Strickland
Senior Author

10.0 REFERENCES











Item	Date(s)	Source
Soils Information	Accessed May 2023	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	2013	USGS, Eastlake
Depth to Groundwater Information	May 2023	USGS groundwater data
Aerial Photographs	1937-2019	EDR
Sanborn Map Report/Search	May 2023	EDR
City Directories	1962-2020	EDR
Historical Topographic Maps	1890-2019	EDR
Environmental Health Department	May 22, 2023	Colorado Department of Public Health and Environment
State Environmental Agency	May 22, 2023	Colorado Department of Labor and Employment Division of Oil and Public Safety
Fire Department	May 22, 2023	North Metro Fire Rescue District
Building Department	May 22, 2023	Northglenn Building Department
Planning Department	May 22, 2023	Northglenn Planning Department
Assessor's Information and Parcel Map	May 22, 2023	Adams County
Oil and Gas Wells	May 22, 2023	Colorado Oil and Gas Conservation Commission
Oil and Gas Pipelines	May 22, 2023	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	May 16, 2023	EDR
Interview with Owner	N/A	N/A
Interview with Key Site Manager	May 26, 2023	Allison Moeding
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon



E 112TH AVE

IRMA DR

Legend

-  Storm Culverts
-  Storm Inlets
-  Storm Manholes
-  Storm Lines
-  Sewer Manholes
-  Lift Station
-  Sewer Lines
-  Force Main
-  Fire Hydrants
-  Water Valves
-  Water Lines

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