

**Phase I Environmental Site
Assessment Report
(ASTM E 1527-13)**

**10th Street Property
500 South 10th Street
Grand Junction, Colorado 81501**

May 13, 2014

Walter Project No.: 327-01-001

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Phase I Environmental Site Assessment Report

(ASTM E 1527-13)

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500 South 10th Street
Grand Junction, Colorado 81501**

May 13, 2014

Walter Project No.: 327-01-001

Prepared for: Attn.: Ms. MRutheyi Thompson
Lands & Recreation Management Group
U S Bureau of Reclamation
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I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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EXECUTIVE SUMMARY

Investigation Scope - Ms. MRutheyi Thompson with the U S Bureau of Reclamation, Lands & Recreation Management Group contracted **Walter Environmental & Engineering Group, Inc.** (*Walter*) to conduct an ASTM International (ASTM) Phase I Environmental Site Assessment (Phase I) for the site (subject site) known as the 10th Street Property, 500 South 10th Street, Grand Junction, Mesa County, Colorado. This report presents the results of the Phase I.

Interview - *Walter* interviewed a Key Site Manager, Mr. Kevin Conrad, Operations Manager with Grand Valley Water Users Association. According to Mr. Conrad he began working at the subject site in 1985. Mr. Conrad provided the following salient information:

- Two ASTs currently located on the property were used for storing diesel fuel from at least 1985 until approximately 1988,
- Mr. Conrad had second hand knowledge of an underground storage tank (UST) located beneath the shop floor of the old building that was removed prior to constructing the new building, and
- Used oil from equipment maintenance was stored in 55 gallon drums that were kept in one of the storage sheds located east of the shop, and a third party contractor was hired to recycle the oil on a routine basis.

Walter does not believe the previous storage of used oil meets the ASTM definition of a recognized environmental condition. The ASTs and UST are discussed below.

Public-Records Search Results - The subject site was not identified in the public-record summary report. The summary of records identified several locations that *Walter* believes meet the ASTM definition of a recognized environmental condition. However, *Walter* believes that these identified sites do not pose a reasonable potential to affect and/or have affected the subject site due to the characteristics summarized in this report.

Summary of Findings - This assessment has revealed evidence of two recognized environmental conditions in connection with the subject site that *Walter* believes pose a reasonable potential to affect and/or have affected the subject site. The recognized environmental conditions are:

- Presence of two (approximately 8,000 gallon) ASTs observed on the subject site with visible soil staining beneath the dispensing nozzle adjacent to, and outside, the secondary containment, and
- Point source rock identified in Building 3 during a radiological survey at the subject site that was conducted on July 23, 1986.

One subject site feature was identified that *Walter* believes meets the ASTM definition of a recognized environmental condition. However, *Walter* believes the risk to the subject site is low due to the characteristics summarized in this report. The identified feature is:

- Historical presence of a gasoline storage tank on the northwestern corner of the property that was identified on the 1926 Sanborn fire insurance map, and second hand knowledge reported by Mr. Conrad.

Recommendations - Should the user of this report wish to determine with certainty whether the identified site uses and/or features presented in this report have affected the subject site, additional environmental investigation is warranted.

Prior to any renovation and/or demolition, a building materials survey should be completed. Based on the age of the buildings (prior to 1978), asbestos containing building materials, PCB containing light ballasts, lead based paints, and mercury containing fluorescent lighting and thermostatic controllers may be present. Any materials containing these compounds should be handled and disposed of in accordance with applicable regulatory requirements.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

1.0 INTRODUCTION

Ms. MRutheyi Thompson with the U S Bureau of Reclamation, Lands & Recreation Management Group contracted **Walter Environmental & Engineering Group, Inc. (Walter)** to conduct an ASTM International (ASTM) Phase I Environmental Site Assessment (Phase I) for the site (subject site) known as the 10th Street Property, 500 South 10th Street, Grand Junction, Mesa County, Colorado (Figure 1 and Appendix A). This report presents the results of the Phase I. The goal of a Phase I is to determine whether visual, owner/occupant knowledge, and/or public-record data exist to suggest the presence of ASTM-defined “recognized environmental conditions and/or other indications of potential environmental liability.” *Walter* conducted this Phase I in conformance with ASTM Standard Practice E 1527-13.

1.1 Key Definitions

Specifically, ASTM defines a “recognized environmental condition” as:

“The term **recognized environmental conditions** means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- (1) due to any release to the environment;
 - (2) under conditions indicative of a release to the environment;
 - or (3) under conditions that pose a material threat of a future release to the environment.
- De minimis conditions are not recognized environmental conditions.”

ASTM defines a “de minimus condition” as:

“**De minimis condition** - a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.”

New to ASTM Standard Practice E 1527-13 are the terms “controlled recognized environmental conditions” and “historical recognized environmental conditions.”

“**Controlled Recognized Environmental Condition** - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), **with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls** (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

“Historical recognized environmental condition - 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

In this report *Walter* uses the phrase (or a similar phrase) that “No features were identified on the subject/adjoining site that *Walter* believes meet the ASTM definition of a recognized environmental condition.” It should be understood by the user that this phrase also means that no “controlled recognized environmental conditions” nor “historical recognized environmental conditions” were identified.

1.2 Investigation Methodology

This Phase I consists of four components; these components include: 1) site reconnaissance, 2) interview(s), 3) a records review, and 4) preparation of a summary report.

During site reconnaissance, *Walter’s* environmental professional obtained information concerning the likelihood of environmental conditions in connection with the property, and made visual and physical observations of the property and structures. An interview was conducted with a Key Site Manager. The records review included standard environmental record sources, various historical records, and physical-setting sources. This report presents the findings of the assessment process, and provides conclusions and recommendations. In addition, the environmental professional’s opinion of the impact of recognized environmental conditions and/or other indications of potential environmental liability (in connection with the subject site) is provided in this report. Appendices attached to this report document findings generated by the assessment process.

Following standard ASTM procedures, *Walter’s* scope did not include laboratory analysis of soils and/or ground water, or investigation of wetlands, flood zones, wildlife habitat, threatened or endangered species, prime or unique farmlands, mineral rights, radon, cultural/historic resources, or utility easements. *Walter* did not test building materials, or evaluate worker-safety compliance.

2.0 SITE DESCRIPTION

Walter conducted a site inspection on Friday, February 14, 2014 (Appendix B, Photographs 1 through 7). The weather conditions at the time of the site visit were partly sunny skies with a temperature in the low 50s (degrees Fahrenheit). Shaded areas of the site were snow covered. The subject site was comprised of an approximate 1.16 acre parcel of land. Improvements included five structures (Buildings 1 through 5, Figure 2). Building 1 consisted of a wood framed, approximately 4,420 square foot, open air storage shed. Building 2 consisted of a single story, approximately 6,254 square foot, brick and metal building that housed office space and

a large shop. Buildings 3 through 5 consisted of single story, wood framed sheds. A concrete and asphalt parking area was present along the length of Building 1 adjacent to 10th Street. The area adjacent to the eastern side of Building 1 was also paved with concrete. The remainder of the site was covered with gravel.

2.1 Local Hydrogeology

Based on the topographic and hydrogeologic data presented, and *Walter's* experience, ground water is typically present beneath the site on the underlying bedrock and within the underlying soil. *Walter* anticipates that ground water will generally follow topography (Figure 1), flowing toward the southwest across the subject site, toward the Colorado River located south and southwest of the subject site.

2.2 Site and Vicinity Characteristics

The table that follows summarizes the site and vicinity characteristic data.

Table One - Site and Vicinity Characteristics		
Parcel	Use/Characteristic	Reference(s)
Subject Site Observation	Potable Water Source: Municipal Sewage Disposal System: Municipal Fuel Source(s) for Heating/Cooling: Electricity/Natural Gas Stains or Corrosion: Observed (See Section 3.2.2) Floor Drains and Sumps: Observed (See Section 3.2.2) Pits, Ponds, or Lagoons: None Observed Stained Soil or Pavement: Observed (See Section 3.2.2) Stressed Vegetation: None Observed Solid Waste: None Observed Wells: None Observed	Site Inspection
Parcels North of the Subject Site	Vacant (Photographs 8 and 9)	Appendix B
Parcels East of the Subject Site	Industrial / Commercial (Photograph 10)	Appendix B
Parcels South of the Subject Site	Union Pacific Railroad (Photograph 11)	Appendix B
Parcels West of the Subject Site	Industrial / Commercial / Gas Station (Photograph 12)	Appendix B

3.0 ENVIRONMENTAL ISSUES

3.1 Interview

Walter interviewed a Key Site Manager, Mr. Kevin Conrad, Operations Manager with Grand Valley Water Users Association. Mr. Conrad stated that he began working at the subject site in 1985.

Mr. Conrad stated that the two ASTs currently located on the property were used for storing diesel fuel at the time he started in 1985. Mr. Conrad estimated that the ASTs were used until approximately 1988, when the company began fueling vehicles offsite.

Mr. Conrad had second hand knowledge of an underground storage tank (UST) that he understood was located beneath the shop floor of the old shop building located on the northwestern portion of the property. The dispensing equipment was thought to be located inside the shop. Mr. Conrad believed the USTs were removed prior to constructing the new building. *Walter* believes the historical UST does not meet the ASTM definition of a recognized environmental condition. However, *Walter* believes the historical presence of an UST poses a reasonable potential to affect and/or have affected the subject site.

According to Mr. Conrad, used oil from equipment maintenance was stored in 55 gallon drums that were kept in one of the storage sheds located east of the shop. Mr. Conrad stated that the storage shed had a concrete floor. A third party contractor was periodically hired to recycle the used oil. *Walter* does not believe the previous storage of used oil meets the ASTM definition of a recognized environmental condition.

Mr. Conrad was aware of only minor spills and leaks from vehicles and equipment. Mr. Conrad was unaware of any environmental liens, or environmental concerns associated with the subject site.

3.2 Historic and Observed Subject-Site Uses

To determine the site-use history, *Walter*:

- reviewed a USGS topographic map (Figure 1),
- visited the site (Appendix B),
- reviewed historic aerial photographs (Appendix C),
- reviewed Sanborn fire-insurance maps for the subject site (Appendix D), and
- reviewed historic city-directory data for the site from Environmental Data Resources, Inc. (EDR) (Appendix E).

3.2.1 USGS Topographic Map

The USGS topographic map (Figure 1) illustrated subject-site use for 1962 and 1973. No features were illustrated in the topographic maps that *Walter* believes meets the ASTM

definition of a recognized environmental condition and/or indicates a potential environmental liability.

3.2.2 Site Visit

Walter conducted a site visit on Friday, February 14, 2014 (Appendix B, Photographs 1 through 7). The subject site was unoccupied at the time of the site visit.

A floor drain and oil/water separator was observed within the shop portion of Building 2 (Appendix B, Photographs 3 and 4). The oil/water separator appeared to be plumbed to the sanitary sewer. The floor drain and oil/water separator contained water at the time of the site visit.

It has been *Walter's* experience that (in a commercial and/or industrial setting) it is possible for waste liquids to be disposed of inappropriately via floor drains. No staining or odors were observed adjacent to the floor drains. Therefore, *Walter* does not believe that the floor drains meet the ASTM Definition of a recognized environmental condition, and do not present a reasonable potential to affect and/or have affected the subject site.

Minor staining was observed on the concrete shop floor in Building 2, on the concrete and asphalt parking surface adjacent to 10th Street, and on the wood floor in Building 5. However, *Walter* believes the observed staining meets the ASTM definition of a de minimus condition.

Two large aboveground storage tanks (ASTs) (approximately 8,000 gallons) were observed on the east-central portion of the property. The ASTs were supported on a masonry foundation and were located within a concrete secondary containment structure with a concrete floor. Fuel dispensing equipment was observed connected to the tanks. Soil staining was also observed beneath the dispensing nozzle adjacent to and outside the concrete secondary containment structure. *Walter* believes the ASTs meet the ASTM definition of a recognized environmental condition, and pose a reasonable potential to affect and/or have affected the subject site.

Based on the age of the buildings (prior to 1978), asbestos containing building materials, PCB containing light ballasts, lead based paints, and mercury containing fluorescent lighting and thermostatic controllers may be present. Any materials containing these compounds should be handled and disposed of in accordance with applicable regulatory requirements.

3.2.3 Historic Aerial Photographs

Historic aerial photographs (Appendix C) provided an indication of site use(s) for multiple years from 1937 through 2012. Although difficult to discern in the 1937 aerial photograph, AST(s) are visible on the site in the 1937 through 2012 aerial photographs. See Section 3.2.2 above for further discussion concerning the ASTs.

3.2.4 City Directories

Historic city directories (Appendix E) provided an indication of site use(s) for multiple years from 1924 through 2013. No subject-site uses or features were identified that *Walter* believes meets the ASTM definition of a recognized environmental condition and/or indicates a potential environmental liability.

3.2.5 Sanborn Fire-Insurance Maps

Historical Sanborn Fire Insurance Maps (Appendix D) provided an indication of subject-site use(s) for the following years: 1926, 1947, and 1961. The 1926 and 1947 maps indicate that a single 8,000 gallon AST containing fuel oil was located on the subject site. The 1926 map also identifies a gasoline storage tank adjacent to the auto repair building on the northwestern corner of the property. The 1961 map identifies two 8,000 gallon ASTs containing fuel oil were located on the subject site. All three maps identify the site was occupied by the Bureau of Reclamation and used for auto repair and warehouse storage. *Walter* believes the fuel tanks and use as an auto repair facility do not meet the ASTM definition of a recognized environmental condition. However, *Walter* believes the fuel tanks and use as an auto repair facility pose a reasonable potential to affect and/or have affected the subject site. See Section 3.2.2 above for further discussion.

3.2.6 Historic and Observed Subject-Site Use Conclusions

One subject-site feature was identified in the above-described data set that *Walter* believes meets the ASTM definition of a recognized environmental condition, and presence a reasonable potential to affect and/or have affected the subject site. The recognized environmental condition is:

- Presence of two large (approximately 8,000 gallon) ASTs observed on the subject site with visible soil staining beneath a dispensing nozzle adjacent to, and outside, the secondary containment structure.

One subject-site feature was identified in the above-described data set that *Walter* believes does not meet the ASTM definition of a recognized environmental condition, but poses a reasonable potential to affect and/or have affected the subject site. The identified feature is:

- Historical presence of a gasoline storage tank on the northwestern corner of the property that was identified on the 1926 Sanborn fire insurance map, and second hand knowledge reported by Mr. Conrad.

3.3 Historic and Observed Adjoining-Site Uses

To determine the adjoining-site use history, *Walter*:

- reviewed a USGS topographic map (Figure 1),

- visited the site vicinity (Appendix B),
- reviewed historic aerial photographs (Appendix C),
- reviewed Sanborn fire-insurance maps for the site vicinity (Appendix D), and
- reviewed historic city-directory data for the site vicinity from EDR (Appendix E).

3.3.1 USGS Topographic Map

The USGS topographic map (Figure 1) illustrated adjoining-site use for 1962 and 1973. No adjoining-site features were illustrated in the topographic maps that *Walter* believes meets the ASTM definition of a recognized environmental condition, and/or indicates a potential environmental liability.

3.3.2 Adjoining-Site Visit

Walter conducted an adjoining-site visit on Friday, February 14, 2014 (Appendix B, Photographs 8 through 12). Concrete foundations for supporting ASTs, concrete secondary containment structures, above ground piping, filling/dispensing equipment, and 10 to 20 55-gallon drums were observed on the adjoining property north of the subject site. The contents of the drums is unknown. However, no evidence of spills or soil staining was observed. An active soil and/or ground water remediation system was operating on the property at the time of the site visit. *Walter* believes the observed bulk fuel storage infrastructure and active remediation meet the ASTM definition of a recognized environmental condition. See Section 3.5.2 for further discussion concerning this site.

An auto repair business (Taber Autobody), and a gasoline station (Dible Oil Company) were observed on adjoining properties west of the subject site. However, due to their presence in an anticipated down-gradient and/or cross-gradient ground water flow direction, *Walter* does not believe these businesses pose a reasonable potential to affect and/or have affected the subject site.

3.3.3 Historic Aerial Photographs

Historic aerial photographs (Appendix C) provided an indication of adjoining-site uses for several years from 1937 through 2012. Although difficult to discern, what appears to be an AST is visible on the adjoining property north of the subject site in the 1937 aerial photograph. Several more ASTs are visible on the adjoining property north of the subject site in the aerial photographs dated between 1954 and 2007. *Walter* believes See Section 3.5.2 for further discussion concerning the adjoining property north of the subject site.

A gas station on an adjoining property west of the site is visible on the aerial photographs dated between 1986 to 2012. See Sections 3.3.2 and 3.5.2 for further details concerning adjoining properties.

3.3.4 Sanborn Fire Insurance Maps

Historical Sanborn Fire Insurance Maps (Appendix D) provided an indication of adjoining subject-site use(s) for the following years: 1926, 1947, and 1961. Home Oil Company was identified as occupying the adjoining property north of the subject site on the 1926 map. Standard Oil Company was identified as occupying the adjoining property north of the subject site on the 1947 and 1961 maps. See Sections 3.3.2 and 3.5.2 for further discussion concerning the adjoining property north of the subject site.

3.3.5 Historic and Observed Adjoining-Property Conclusions

One adjoining-site feature was identified in the above-described data sets that *Walter* believes meet the ASTM definition of a recognized environmental condition. The recognized environmental condition is:

- Historical presence of a bulk fuel storage facility on the adjoining property north of the subject site and the observed active soil and/or ground-water remediation.

See Section 3.5.2 for further discussion concerning the adjoining property north of the subject site.

3.4 Activity and Use Limitations

Walter investigated whether environmental liens, and/or environmental-related activity and use limitations were recorded for the subject site. Public-record data summarized by EDR (Appendix F) included a search of Federal Superfund Liens and CERCLA Lien Information data sets. The subject site did not appear in either data set. In addition, *Walter* reviewed the Colorado Department of Public Health and Environment's (CDPHE) Environmental Covenants and Environmental Use Restrictions List (<http://www.cdphe.state.co.us/>). The subject site did not appear in the CDPHE data set.

3.5 Public Records Review

The purpose of the public records review portion of the investigation was to obtain and examine practically reviewable records that help identify recognized environmental conditions concerning the site. *Walter* requested a public records search from EDR in an attempt to identify:

- National Priorities List (NPL)/Superfund sites,
- Comprehensive Environmental Response, Compensation, and Liability (CERCLA) sites,
- Registered UST and AST sites,
- Leaking UST (LUST) and AST sites,
- Resource Conservation and Recovery Act (RCRA) sites,
- Emergency Response Notification System (ERNS) sites, and
- landfill sites on or in the vicinity of the subject site.

A complete list of the searched databases is provided in the EDR report (Appendix F). Requested search distances met those required by the ASTM Phase I standard.

3.5.1 Subject Site

The subject site was not identified in the EDR public-record summary report.

3.5.2 Sites Within ASTM-Specified Search Distances

EDR's summary of records (Appendix F) identified several sites (within the ASTM-specified search distances) that *Walter* believes meets the ASTM definition of a recognized environmental condition including the previously mentioned Tabor autobody and Dible Oil sites. However, *Walter* believes that, with the exception of the L & M Oil Company site, these identified sites do not pose a reasonable potential to affect and/or have affected the subject site due to their:

- location in an anticipated down-gradient or cross-gradient ground-water flow direction, and/or
- distance from the subject site, and/or
- having achieved a closed status, and/or
- lack of reported spills/leaks/violations.

Walter contacted the Colorado Division of Oil & Public Safety (OPS) to request additional information concerning the L & M Oil Company site on the adjoining property north of the subject site. Based on data reported in the Fourth Quarter -2013 Monitoring and Remediation Report (MRR) (Appendix G) prepared for the site by Storage Tank Technology, Inc. of Grand Junction, Colorado (STTI), soil and/or ground water impacts have not been identified near the southern property boundary adjacent to the subject site. It appears petroleum impacts are contained to the central portion of the property. Ground water flow was reported to be toward the southwest beneath the site. Based on these data, *Walter* does not believe the soil and ground water impacts identified on the adjoining property north of the site have affected the subject site. In addition, *Walter* believes the future risk to the subject site from the adjoining site is low.

3.5.3 Orphan Sites

EDR included a list of Orphan Sites that *Walter* believes meet the ASTM definition of a recognized environmental condition. Orphan Sites are defined by EDR as those sites with inadequate or poor address information. Upon review of the orphan site list, no orphan sites were identified within the subject-site vicinity.

3.5.4 Public-Records Review Conclusions

The subject site was not identified in the public-record summary report. The summary of records identified several locations that *Walter* believes meet the ASTM definition of a recognized environmental condition. However, with the exception of the L & M Oil site, *Walter* believes that these identified sites do not pose a reasonable potential to affect and/or have affected the

subject site due to the characteristics summarized above.

Based on the data summarized in the paragraphs above, *Walter* does not believe the soil and ground water impacts identified on the adjoining property north of the subject site have affected the subject site. In addition, *Walter* believes the future risk to the subject site from the adjoining site is low.

3.6 Other Records

3.6.1 Public Agency Request

Walter contacted the Grand Junction Fire Department requesting knowledge of hazardous or toxic spills, or underground storage tank releases that have occurred on or adjacent to the subject site. A copy of the request letter is included in Appendix H. At this time, *Walter* has not received a response from that agency. Ms. Thompson will be notified if *Walter* is supplied with information that affects the recommendations within this report.

3.6.2 Uranium Mill Tailings

In the Grand Junction area, uranium mill tailings were an inexpensive and plentiful material used in building foundations, under sidewalks, and even as a soil amendment to improve drainage in orchards and gardens. The use of this material is reported to span the period of 1952 to 1965 (personal communication, CDPHE). During the 1970s through the 1990s potentially-affected properties were surveyed, and (where appropriate) remediated by state and federally-funded programs.

Walter requested the CDPHE mill-tailings report for the subject site. CDPHE records (Appendix I) indicated that a survey of the subject site was conducted on July 23, 1986. The radiological screening indicated that:

- “The drip lines of Buildings #1 and #5 produced slightly elevated readings (15-17 uR/h) over background gamma exposure rate of 13 uR/h. This is a wind-blown association from proximity to the Grand Junction tailings pile located about one mile southeast of this property.”
- “Indoors, background gamma exposure rates ranged from 10-14 uR/h. A rock sample located in the southwest corner of Building #3 read 260 uR/h. No readings exceeded background plus 30%.”

Based on the above findings, the site was excluded from the mill tailings remediation program.

Walter did not observe the point source rock referenced in the mill tailing report during the subject site visit. It is not known if this point source has been removed. Therefore, *Walter* believes this meets the ASTM definition of a recognized environmental condition, and poses a reasonable potential to affect and/or have affected the subject site.

3.7 Data Gaps

As required by the ASTM standard, *Walter* consulted reasonably ascertainable information sources to identify the historic uses of the subject site and adjoining sites. *Walter* believes that no data gaps were encountered that were significant enough to impair *Walter's* ability to identify conditions indicative of releases and threatened releases.

4.0 FINDINGS AND CONCLUSIONS

Walter has performed a Phase I Investigation in conformance with the scope and limitations of ASTM Practice E 1527-13 of the site known as the 10th Street property, 500 South 10th Street, Grand Junction, Mesa County, Colorado. This assessment has revealed evidence of two recognized environmental conditions in connection with the subject site that *Walter* believes pose a reasonable potential to affect and/or have affected the subject site. The recognized environmental conditions are:

- Presence of two (approximately 8,000 gallon) ASTs observed on the subject site with visible soil staining beneath the dispensing nozzle adjacent to, and outside, the secondary containment, and
- Point source rock identified in Building 3 during a radiological survey at the subject site that was conducted on July 23, 1986.

One subject site feature was identified that *Walter* believes does not meet the ASTM definition of a recognized environmental condition, but poses a reasonable potential to affect and/or have affected the subject site. The identified feature is:

- Historical presence of a gasoline storage tank on the northwestern corner of the property that was identified on the 1926 Sanborn fire insurance map, and second hand knowledge reported by Mr. Conrad.

5.0 RECOMMENDATIONS

Should the user of this report wish to determine with certainty whether the identified subject site uses and/or features presented in this report have affected the subject site, additional environmental investigation is warranted.

Prior to any renovation and/or demolition, a building materials survey should be completed. Based on the age of the buildings (prior to 1978), asbestos containing building materials, PCB containing light ballasts, lead based paints, and mercury containing fluorescent lighting and thermostatic controllers may be present. Any materials containing these compounds should be handled and disposed of in accordance with applicable regulatory requirements.

6.0 LIMITATIONS

This Phase I investigation neither confirms nor denies the presence of contamination. The investigation only identifies potential sources of environmental condition that may result in a liability to the property owner and/or occupant. Additionally, the identification of a potential source of an environmental condition does not imply that the source is contaminated, only that a contaminant potential or a negative impact to the property exists. Sample collection and laboratory testing are necessary to determine the actual presence and extent of contamination or compounds of concern. This assessment does not imply, assert, guarantee, or assure that all potential contaminant sources have been identified.

Should additional surface, subsurface, or chemical data become available, the conclusions and recommendations contained in this report will not be considered valid unless the data are reviewed and the conclusions of this report are modified or approved in writing by *Walter*. The qualifications of the report preparer are provided as Appendix J.

GLOSSARY

AST - Above-Ground Storage Tank

ASTM - American Society of Testing and Materials

CDPHE - Colorado Department of Public Health and Environment

CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned. As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

CORRACTS-Corrective Action Report - CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

DOE - United States Department of Energy

EDR - Environmental Data Resources, Inc.

ERNS - Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

FIFRA - Federal Insecticide, Fungicide, and Rodenticide Act. The Act is designed to manage the development, storage, application and disposal of pesticides.

FINDS - Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR included the following FINDS databases in their report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

LQG - Large Quantity Generator. A facility that generates 1,000kg (or more) of hazardous waste in one or more months during the year.

LUST - Leaking Underground Storage Tank.

Material Threat - A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

NPL - National Priority List. The NPL is a subset of CERCLIS and identifies more than 1,200 sites for priority cleanup under the Superfund Program.

NRCS - Natural Resource Conservation Service.

RCRIS - Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Recognized Environmental Conditions - The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

SQG - Small Quantity Generator. A facility that generates between 100 and 1,000kg per month of total hazardous waste.

TSCA - Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

UMTRA - Uranium Mill Tailings Remedial Action

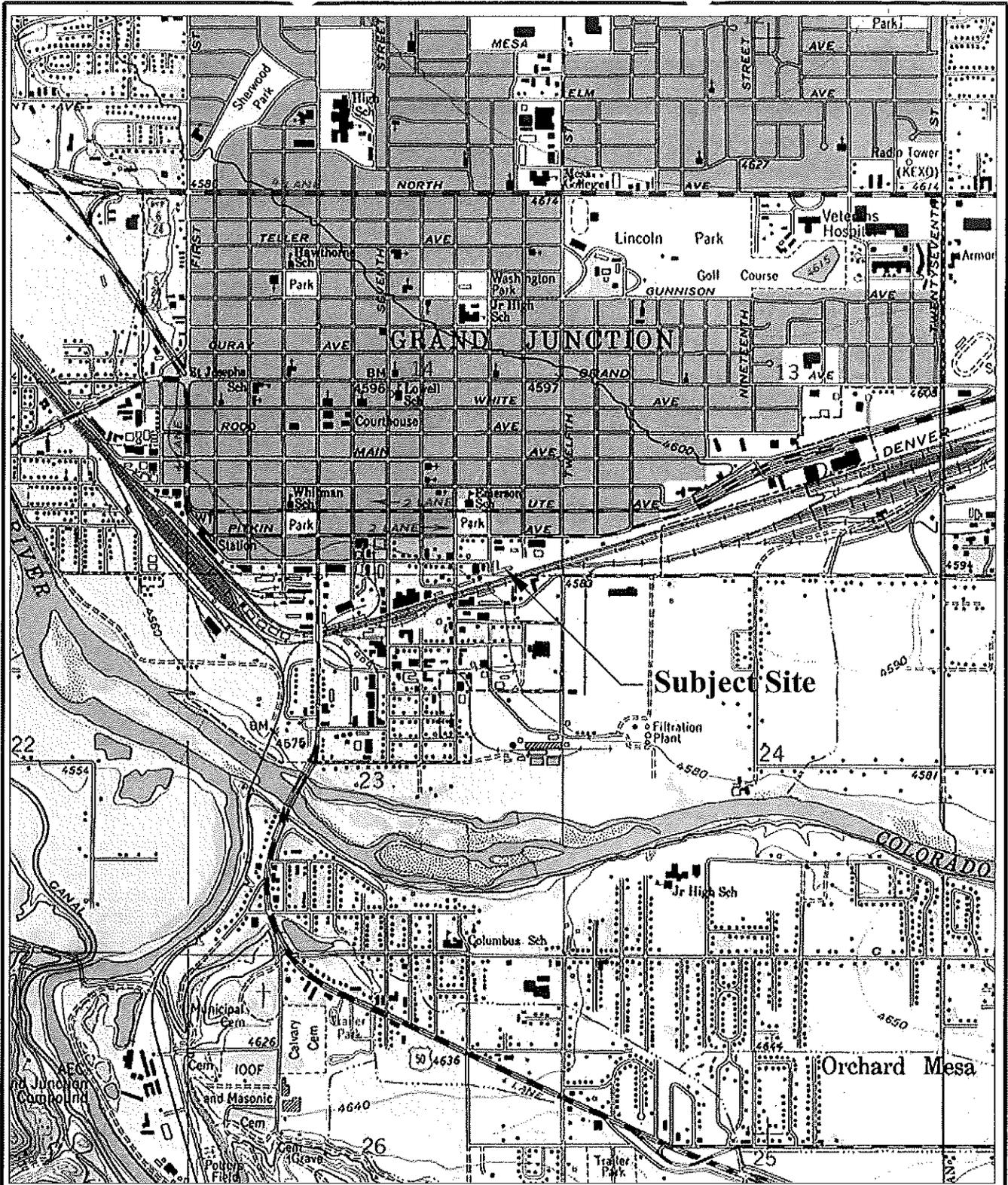
Uranium Mill Tailings - Uranium mill tailings consist of sand wastes generated from the milling of uranium ores to extract "yellowcake," a uranium oxide compound. These tailings contain most of the original radioactivity found in the unprocessed ores. This radioactivity results from a series or chain of radioactive decay products of uranium. There are several different kinds of radiation that can be emitted from these radioactive decay products, including alpha and beta particles and gamma rays.

UST - Registered Underground Storage Tanks. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program.

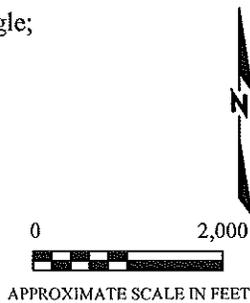
VCUP - The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

FIGURES

c:\twg\clients\active\bureau of reclamation\figure 1\figure 1.dwg
2/13/2014 2:13:50 PM



Source: USGS, Grand Junction, Colorado Quadrangle;
1962, Photorevised 1973.



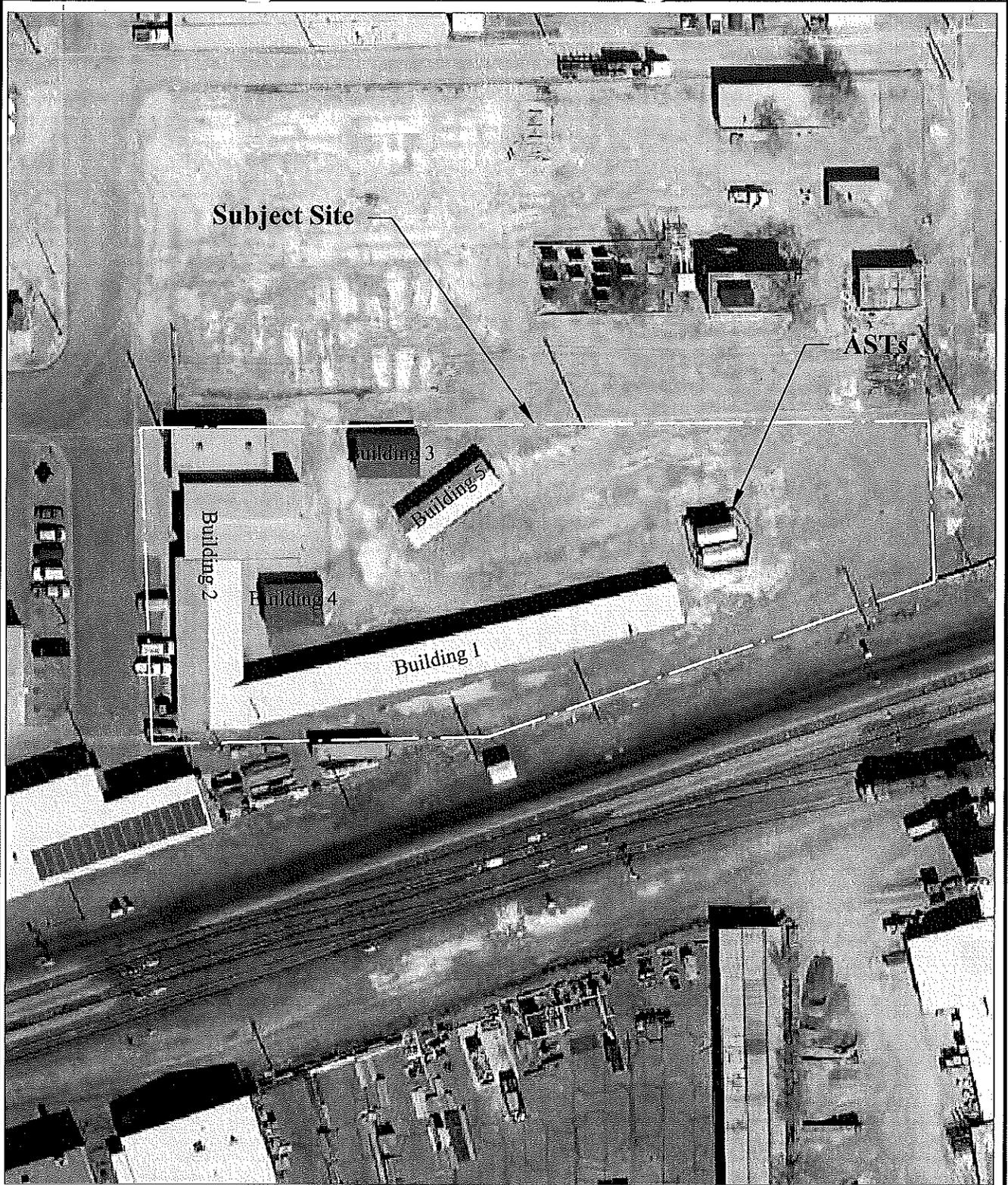
WALTER ENVIRONMENTAL
— & Engineering Group Inc. —

Site Location Map
10th Street Property
500 South 10th Street
Grand Junction, Colorado

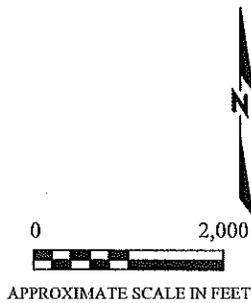
02/13/2014
Project No. 327-01-001

Figure 1

c:\hwg\clients\clients-active\bureau of reclamation\figure 2\figure 2.dwg
2/27/2014 1:38:29 PM



Source: Mesa County, 2014.



WALTER ENVIRONMENTAL
& Engineering Group Inc.

Site Location Map
10th Street Property
500 South 10th Street
Grand Junction, Colorado

02/13/2014
Project No. 327-01-001

Figure 2

APPENDIX A
MESA COUNTY TAX DATA

Mesa County Assessors Office

P.O. Box 20000
544 Road Avenue
Grand Junction, CO 81502

Report Date: 2/4/2014

Property Information

Parcel Num.: 2945-144-47-918
 Account Num.: R064916
 Location: 500 S 10TH ST
 500 S 10TH ST
 Mailing Add.: GRAND JUNCTION,
 CO 81501
 Owner: UNITED STATES OF
 AMERICA
 Joint Owner:
 Neighborhood: AREA 17 SPEC
 PURPOSE
 (223017.00CM)
 Assoc. Parcel:
 Title Status:
 Property Use: Exempt
 Ac.(Unofficial): 1.156
 Lat/Lon: 39.06323916, -
 108.55521715



Air Photography Date: 2012

Legal Sum.: LOTS 1 TO 16 INC BLK 156 CITY OF GRAND JUNCTION SEC 14 1S
 1W & THAT PTN OF VACATED SOUTH AV AS DESC IN B-511 P-92
 EXC THAT PTN FOR D & RGW RR ROW AS DESC IN B-2 PGS-25 &
 154 & B-29 P-136 MESA CO RECDS

Tax Information											
Year	Prop. Code	Imp. (Actual)	Land (Actual)	Total (Actual)	Imp. (Assd.)	Land (Assd.)	Total (Assd.)	TAC Code	Mill Levy	Special Tax	Tax
2013	9111, 9211	\$186,940.00	\$185,630.00	\$372,570.00	\$54,210.00	\$53,830.00	\$108,040.00	10101	0.063108	\$0.00	\$0.00
2012	9111, 9211	\$304,480.00	\$323,810.00	\$628,290.00	\$88,300.00	\$93,900.00	\$182,200.00	10100	0.060862	\$0.00	\$0.00

Taxing Authority Detail						
Year	Agency Abbrev.	Agency Name	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2013	GRJCT	CITY OF GRAND JUNCTION	10101	8.0000	\$108,040.00	\$864.32

2013	COLRW	COLORADO RIVER WATER	10101	0.2540	\$108,040.00	\$27.44216
2013	MCCCB	COUNTY - DEVELOP DISABLED	10101	0.3030	\$108,040.00	\$32.73612
2013	MCGF	COUNTY GENERAL FUND	10101	9.4450	\$108,040.00	\$1020.4378
2013	MCRBS	COUNTY ROAD & BRIDGE-1/2 LEVY	10101	0.2215	\$108,040.00	\$23.93086
2013	MCTV	COUNTY TRANSLATOR TV FUND	10101	0.0210	\$108,040.00	\$2.26884
2013	GRMCD	GRAND RIVER MOSQUITO CTRL	10101	1.5130	\$108,040.00	\$163.46452
2013	GVDD	GRAND VALLEY DRAINAGE DIST	10101	1.3490	\$108,040.00	\$145.74596
2013	LIBR	LIBRARY DISTRICT	10101	3.0270	\$108,040.00	\$327.03708
2013	GJRB	MESA CNTY ROAD & BRIDGE-GRAND JCT	10101	0.2215	\$108,040.00	\$23.93086
2013	SD51006	SCHOOL DIST# 51 2006 OVERID	10101	2.5740	\$108,040.00	\$278.09496
2013	SD51B	SCHOOL DIST# 51 BOND	10101	6.9500	\$108,040.00	\$750.878
2013	SD51	SCHOOL DIST# 51 GENERAL	10101	24.4710	\$108,040.00	\$2643.84684
2013	SD51O	SCHOOL DIST# 51 OVERRIDE	10101	2.6980	\$108,040.00	\$291.49192
2013	MCSS	SOCIAL SERVICES	10101	2.0600	\$108,040.00	\$222.5624
Totals:				63.1080		\$6,818.19

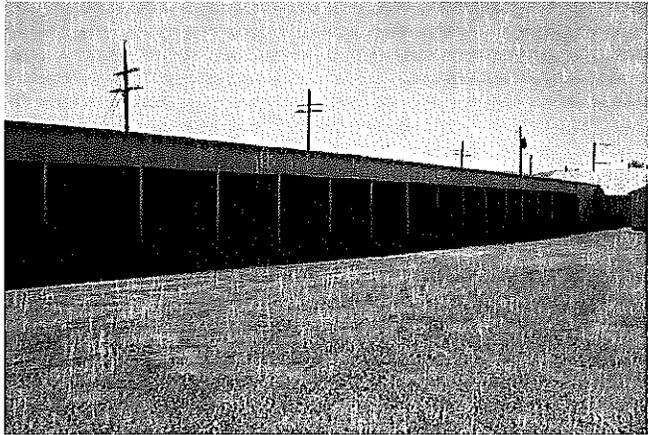
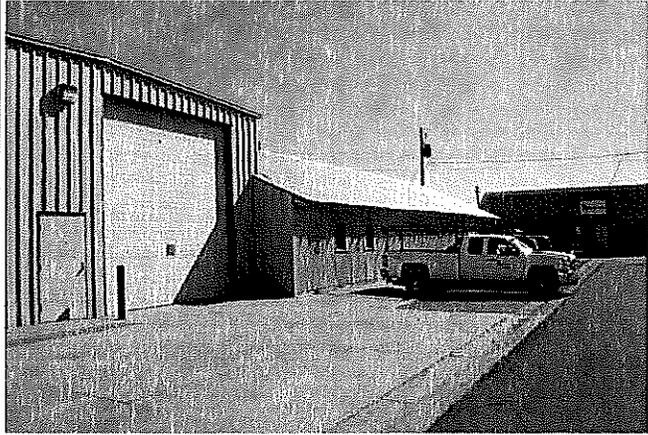
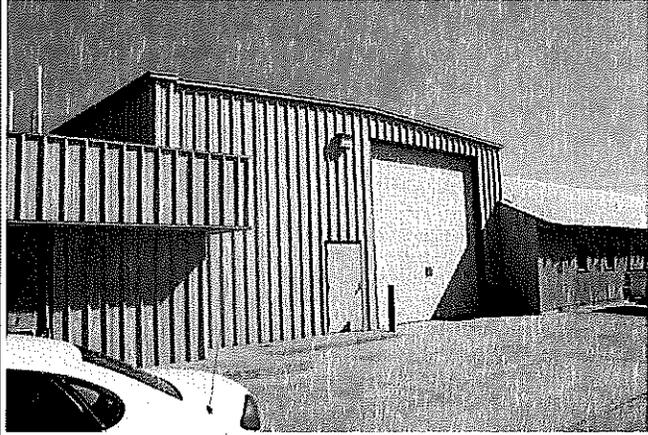
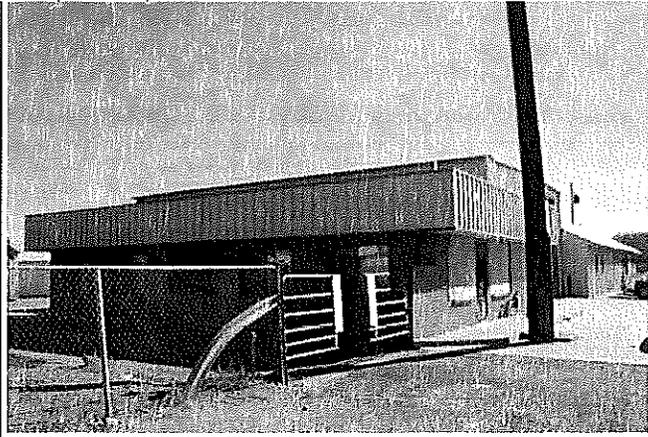
Land Description

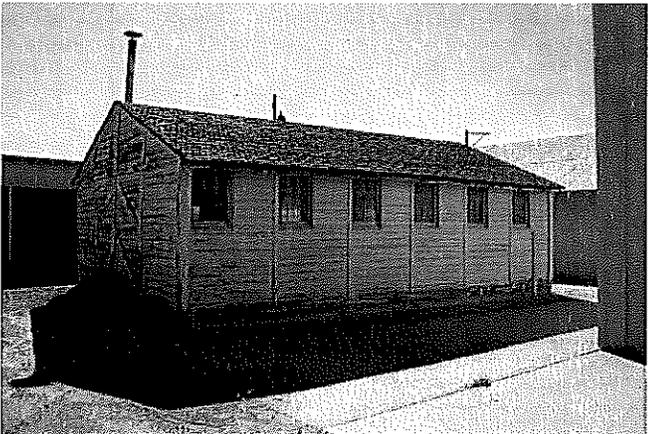
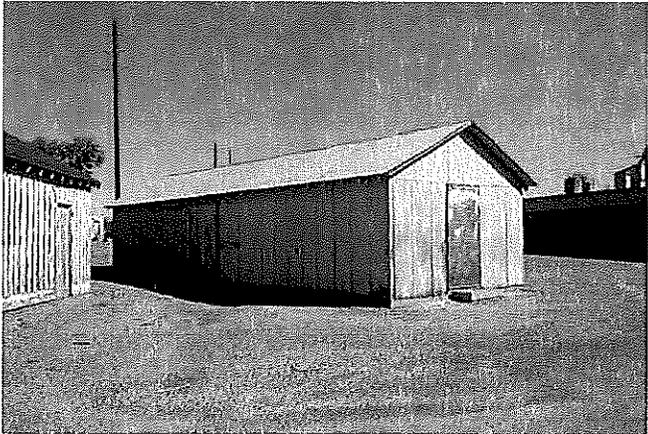
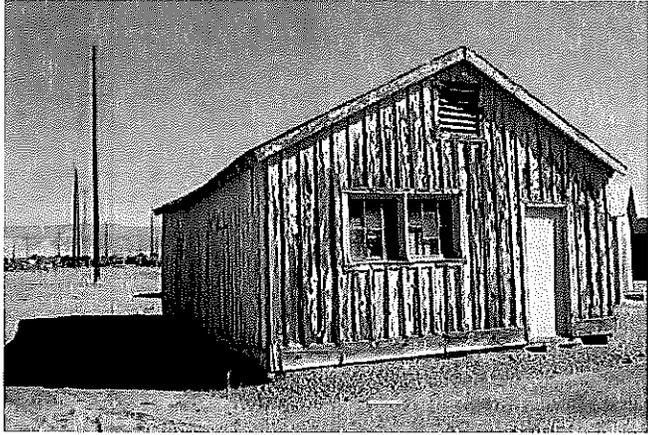
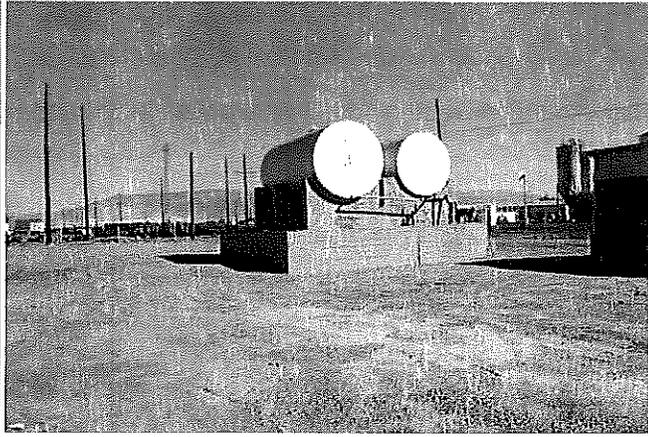
Year	Prop. Use Code	Prop. Use Type	Acres	Sq. Ft.	Units
2014	9111	FEDERAL - ADMINISTRATION	0	41250	
2013	9111	FEDERAL - ADMINISTRATION	0	41250	
2012	9111	FEDERAL - ADMINISTRATION	0	41250	

Acreeage is approximate and should not be used in lieu of Legal Documents

Building Photos

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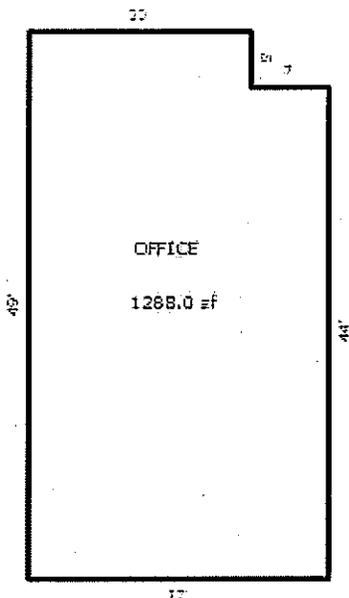
Sales and Conveyance Information

If Book/Page
is Entered, No
Recep. Num.
is Available

No Sales Info Associated With This Parcel

As before, check the associated reception number for Grantee and Grantor information via recorded document.

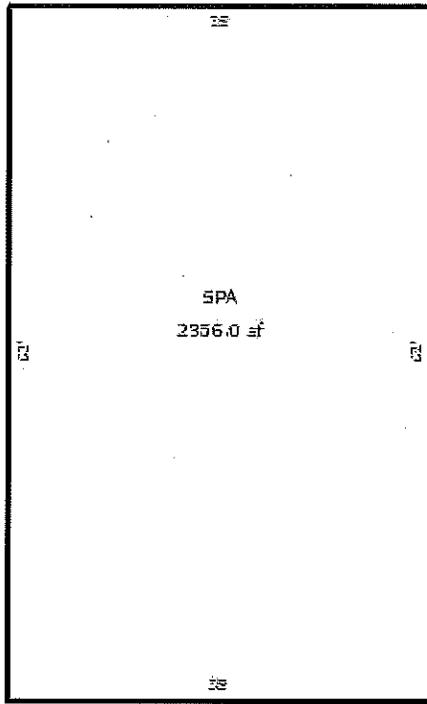
Building Description



Dacon/Apex/Edm™

Building #:	MOD292S13.1358875677602	Stories:	1
Units:	1	Quality:	AVERAGE
Heated Sq. Ft.:	1288	Frame:	WOOD FRAME
Building Use:	(2230)SPECIAL PURPOSE	Exterior Wall:	FACE BRICK
Model Desc.:	Commercial	Interior Wall:	DRYWALL
Style:	COMMERCIAL INDUSTRIAL	Roof Struct.:	FLAT
Actual Year Built:	1985	Roof Cover:	RUBBER MEMBRANE
Effective Year Built:	1990	Air Cond:	WIND WALL UNIT
Architectural Desc.:	SM OFFICE	Heat Fuel:	GAS
Rooms:		Heat Type:	FORCED AIR HEAT
Bedrooms:		Comm. Wall Ht.:	10
Bathrooms:	Commercial-No Bath	Comm. Fixtures:	6

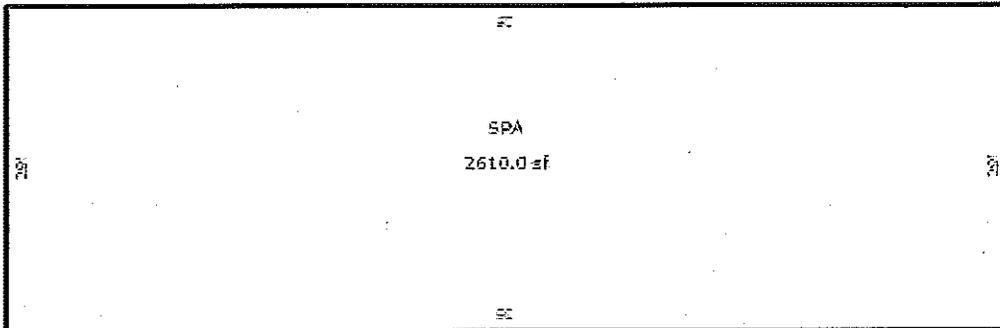
Sub Areas: Office Average(AOF) = 1288 sq.ft.



Space by Area, Inc.

Building #:	MOD292S14.1357023600001	Stories:	1
Units:	1	Quality:	AVERAGE
Heated Sq. Ft.:	2356	Frame:	STEEL
Building Use:	(2230)SPECIAL PURPOSE	Exterior Wall:	CORROGATED MTL
Model Desc.:	Commercial	Interior Wall:	MINIMUM FINISH
Style:	COMMERCIAL INDUSTRIAL	Roof Struct.:	GABLE OR HIP
Actual Year Built:	1985	Roof Cover:	RUBBER MEMBRANE
Effective Year Built:	1990	Air Cond:	WIND WALL UNIT
Architectural Desc.:	MEDIUM WAREHSE	Heat Fuel:	GAS
Rooms:		Heat Type:	FORCED AIR HEAT
Bedrooms:		Comm. Wall Ht.:	16
Bathrooms:	Commercial-No Bath	Comm. Fixtures:	4

Sub Areas: Serv Production Area(SPA) = 2356 sq.ft.

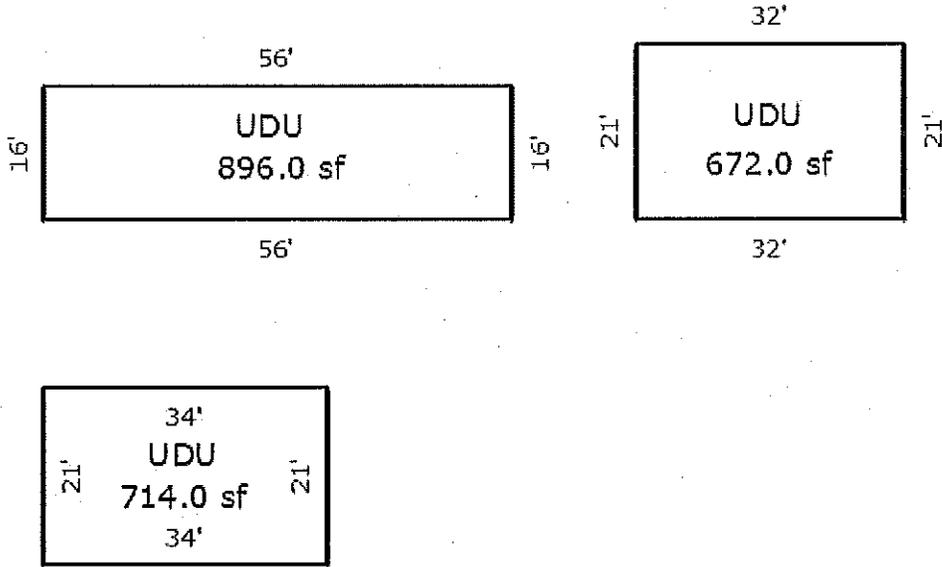


Building #:	MOD292S15.1357023600001	Stories:	1
Units:	1	Quality:	BELOW AVERAGE
Heated Sq. Ft.:	2610	Frame:	WOOD FRAME
Building Use:	(2230)SPECIAL PURPOSE	Exterior Wall:	WOOD SIDING
Model Desc.:	Commercial	Interior Wall:	MINIMUM FINISH
Style:	COMMERCIAL INDUSTRIAL	Roof Struct.:	GABLE OR HIP
Actual Year Built:	1930	Roof Cover:	RUBBER MEMBRANE
Effective Year Built:	1980	Air Cond:	NONE
Architectural Desc.:	MEDIUM WAREHSE	Heat Fuel:	GAS
Rooms:		Heat Type:	FORCED AIR HEAT
Bedrooms:		Comm. Wall Ht.:	16
Bathrooms:	Commercial-No Bath	Comm. Fixtures:	4
Sub Areas:		Serv Production Area(SPA) = 2610 sq.ft.	

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	CAN 4420
---	-------------

Search by Agent Address™

Building #:	MOD292S16.1357023600001	Stories:	1
Units:	1	Quality:	BELOW AVERAGE
Heated Sq. Ft.:	380	Frame:	WOOD FRAME
Building Use:	(2230)SPECIAL PURPOSE	Exterior Wall:	WOOD SIDING
Model Desc.:	Commercial	Interior Wall:	MINIMUM FINISH
Style:	COMMERCIAL INDUSTRIAL	Roof Struct.:	SHED
Actual Year Built:	1930	Roof Cover:	RUBBER MEMBRANE
Effective Year Built:	1975	Air Cond:	NONE
Architectural Desc.:	SM WAREHOUSE	Heat Fuel:	NONE
Rooms:		Heat Type:	NONE
Bedrooms:		Comm. Wall Ht.:	12
Bathrooms:	Commercial-No Bath	Comm. Fixtures:	0
Sub Areas:	Canopy(CAN) = 4420 sq.ft. Semi-Finished Base(SFB) = 380 sq.ft.		



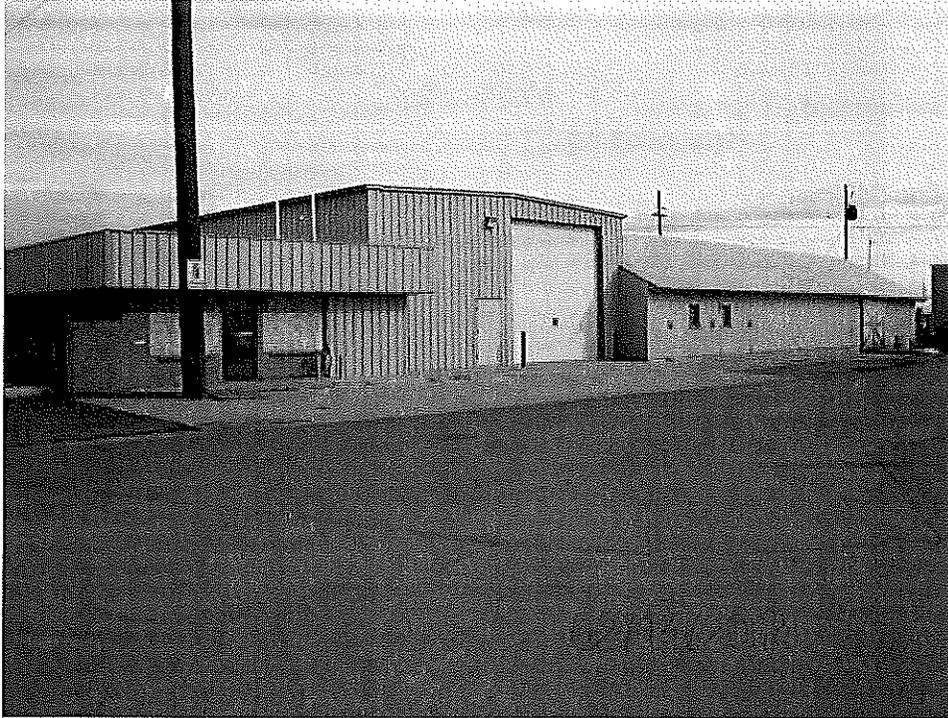
Drawn by AutoCad

Building #:	MOD292S17.1357023600001	Stories:	1
Units:	1	Quality:	BELOW AVERAGE
Heated Sq. Ft.:	0	Frame:	WOOD FRAME
Building Use:	(2230)SPECIAL PURPOSE	Exterior Wall:	MINIMUM
Model Desc.:	Commercial	Interior Wall:	MINIMUM FINISH
Style:	COMMERCIAL INDUSTRIAL	Roof Struct.:	GABLE OR HIP
Actual Year Built:	1930	Roof Cover:	MINIMUM
Effective Year Built:	1975	Air Cond:	NONE
Architectural Desc.:	LG WAREHOUSE	Heat Fuel:	NONE
Rooms:		Heat Type:	NONE
Bedrooms:		Comm. Wall Ht.:	10
Bathrooms:	Commercial-No Bath	Comm. Fixtures:	0
Sub Areas:		Unfin Det Utility(UDU) = 2282 sq.ft.	

Misc. Building Information

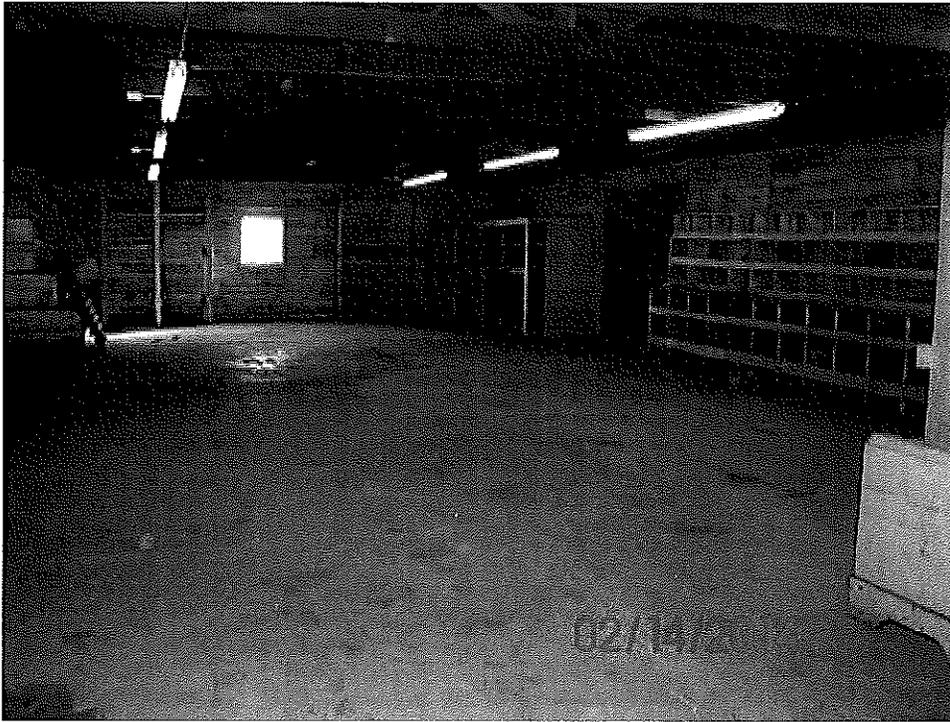
No Misc. Building Associated With This Parcel

APPENDIX B
SITE PHOTOGRAPHS



Photograph 1 - Subject Site

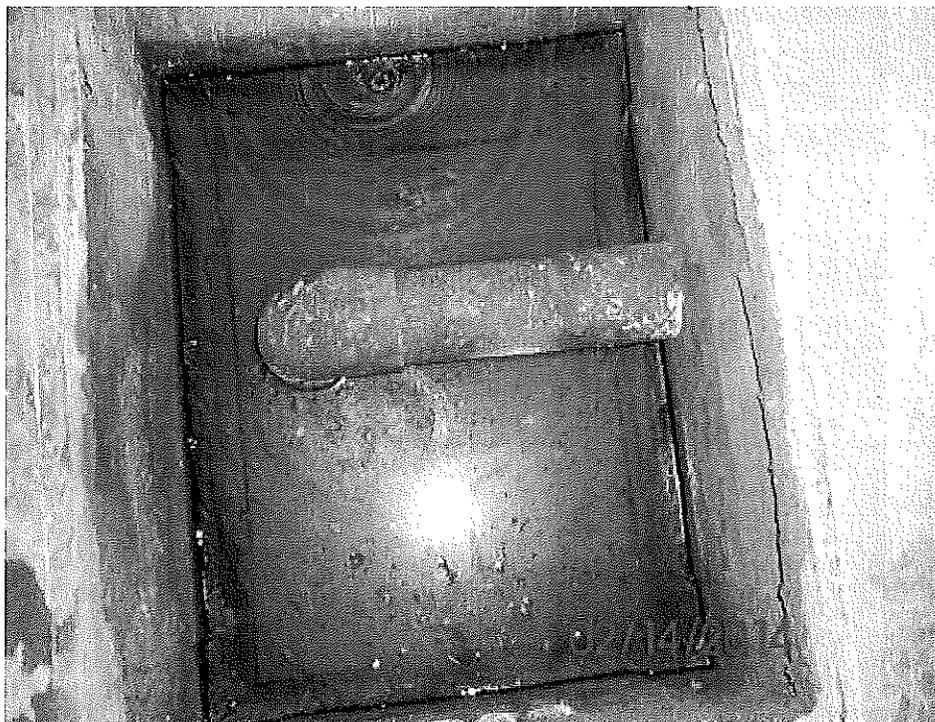
View to the southeast of Building 2 on the subject site. Building 2 is made up of three sections. Office space was located in section on the left side of the photograph. The shop was in the taller section of the building. The section to the right was used for storage.



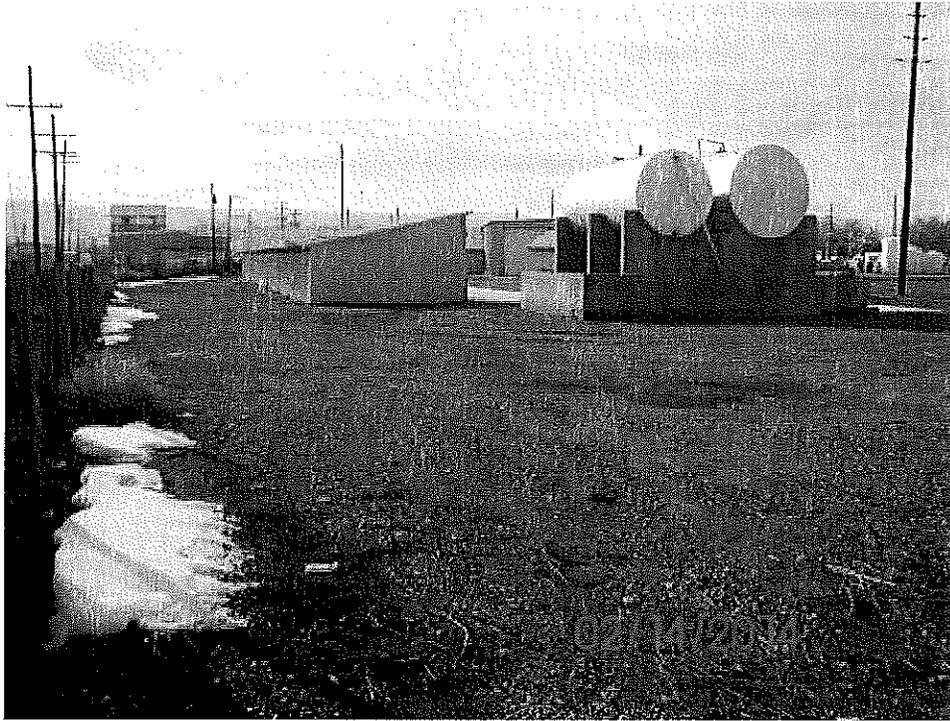
Photograph 2 - Subject Site
View inside the southern end of the shop building (Building 2). This section of the building was used for storage.



Photograph 3 - Subject Site
View of stained concrete and floor drain inside Building 2.



Photograph 4 - Subject Site
View of the water observed in the shop floor drain of Building 2.



Photograph 5 - Subject Site
View to the west of the two large ASTs. Building 1 located to the left of the ASTs.



Photograph 6 - Subject Site
View of the dispensing nozzle and stained soil outside the AST secondary containment.



Photograph 7 - Subject Site

View to the west of the subject site. Building 1 is located along the left side of the photograph. The back of Buildings 4 and 2 are seen looking down the middle of the photograph. Building 5 is located on the right side of the photograph.

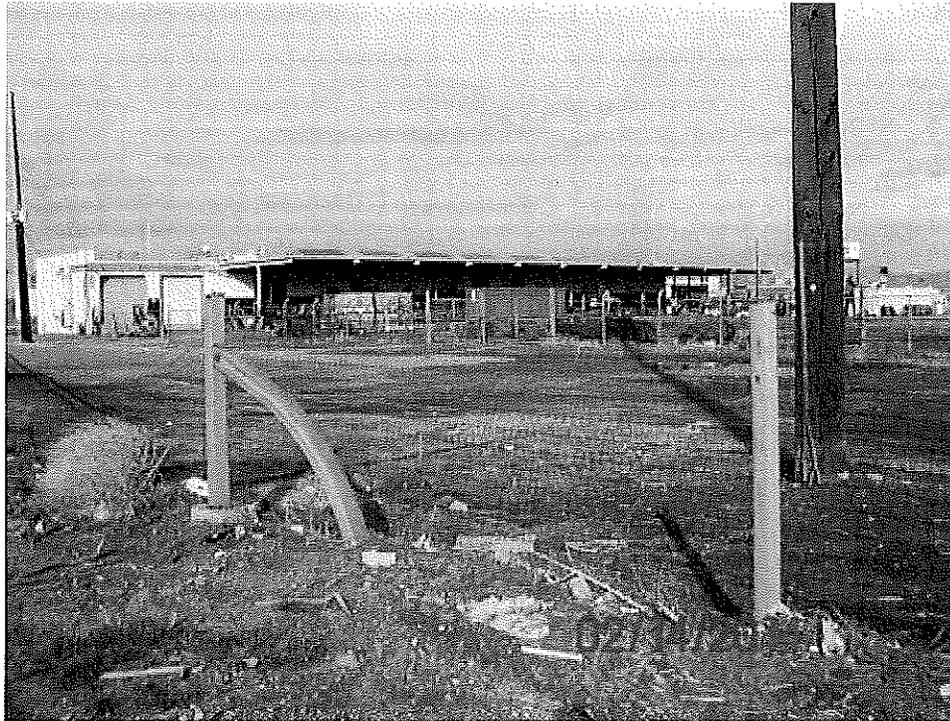


Photograph 8 - Adjoining Site

View to the north of the adjoining site north of the subject site. Solid waste on the adjoining property is seen in the foreground. The old Home Oil Company painted on the old building located on the adjoining property to the north.



Photograph 9 - Adjoining Site
View to the southeast of dispensing equipment and AST foundations on the adjoining site
north of the subject site.



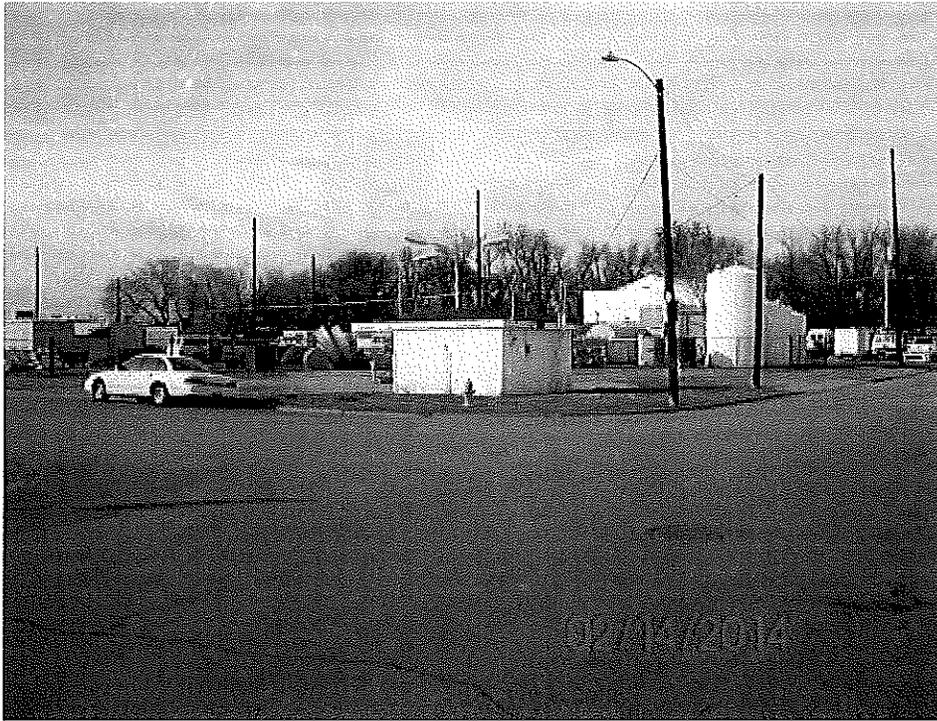
Photograph 10 - Adjoining Site

View to the northeast of the adjoining site east of the subject site. The site is currently occupied by Heuton Tire Company.



Photograph 11 - Adjoining Site

View to the south of the adjoining site south of the subject site. The Union Pacific Railroad is visible in the foreground.



Photograph 12 - Adjoining Site

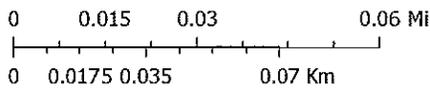
View to the northwest of the adjoining gas station site west of the subject site. The Dible Oil Company is pictured in the photograph.

APPENDIX C
HISTORIC AERIAL PHOTOGRAPHS



1937 Aerial Photograph

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of locations in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 4, 2014

Mesa County, Colorado

GIS/IT Department





Emerson Park 301

S 10TH ST

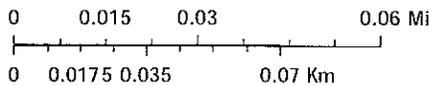
S 11TH ST



1001 1041 1024 1029 1035 1041 1049 1055
 1105 1111 1115 1137
 1002 1039 1040 1104 1132 1136
 409 905 919 929 935 945 953
 1003 1039 1045 1053
 914 914 950
 435
 500
 917 939 949 539
 549
 550
 1125
 606
 706 943
 1100

1954 Aerial Photograph

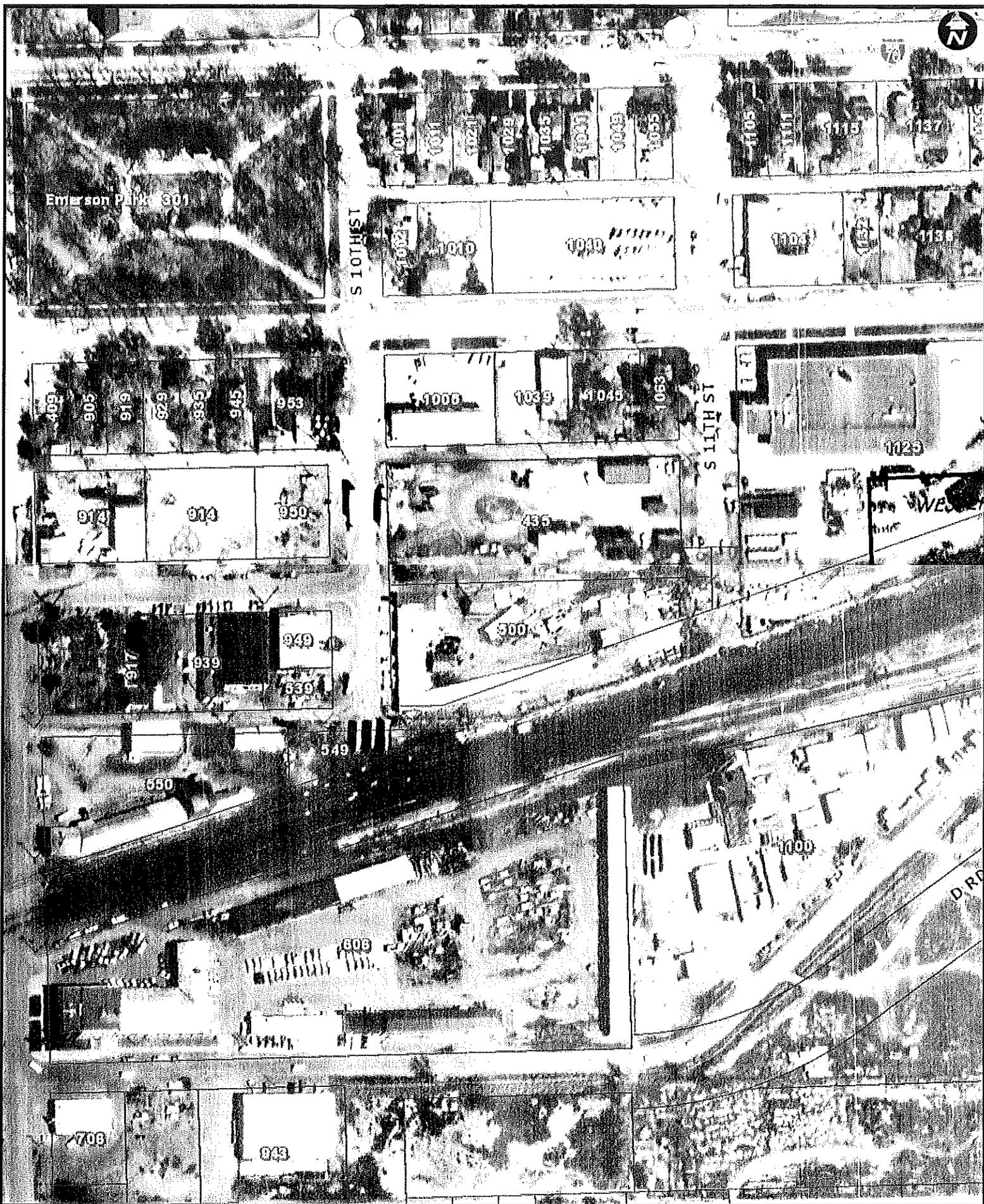
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries. For planning and for modeling, GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 4, 2014



Mesa County, Colorado
 GIS/IT Department



1966 Aerial Photograph

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0 0.015 0.03 0.06 Mi

0 0.0175 0.035 0.07 Km

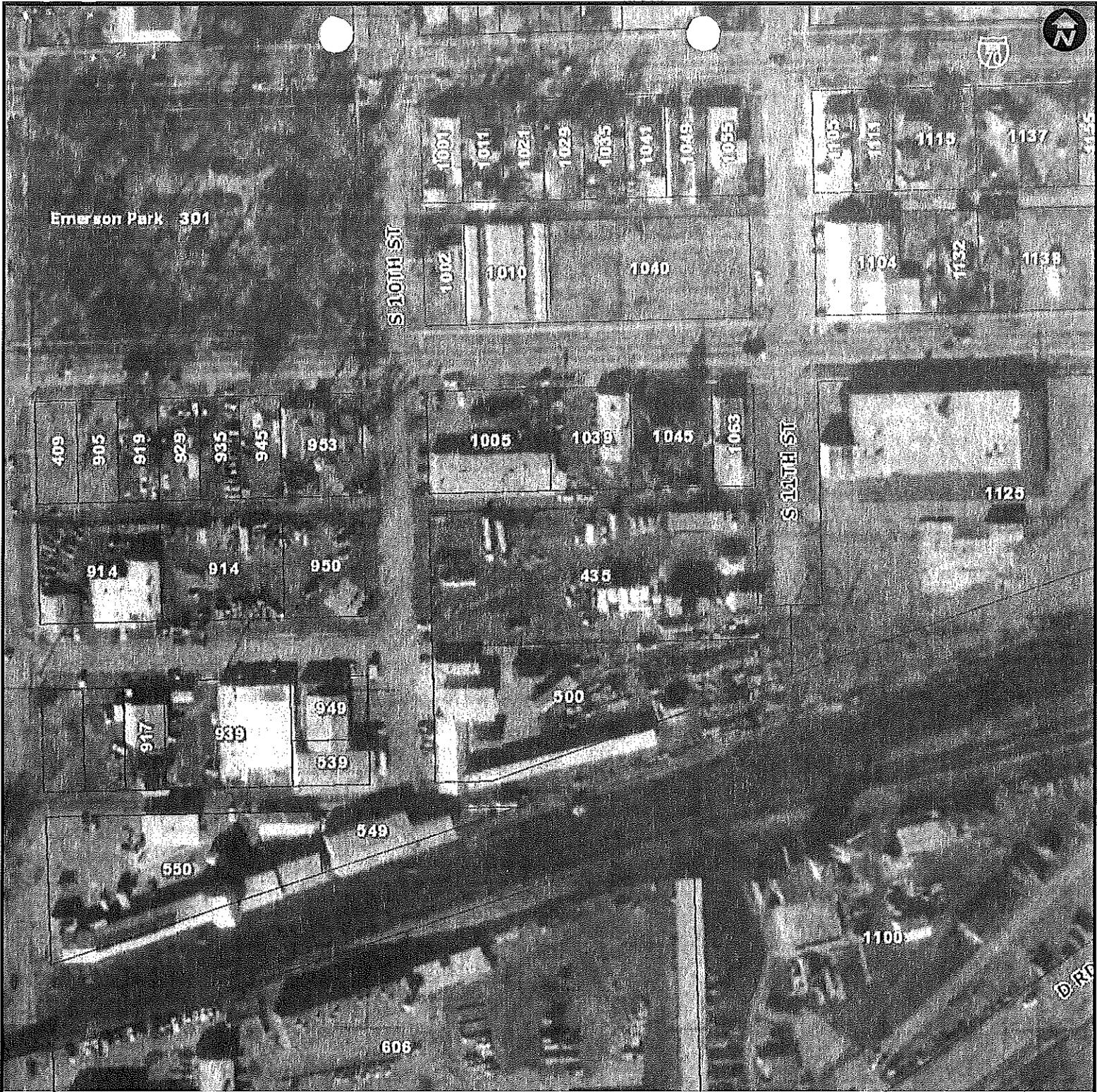
Print Date: February 4, 2014



Mesa County, Colorado

GIS/IT Department

200 West Broadway, Suite 200
Mesa, Colorado 80201



Emerson Park 301

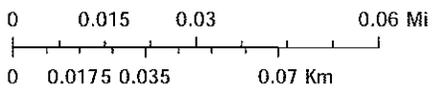
S 10TH ST

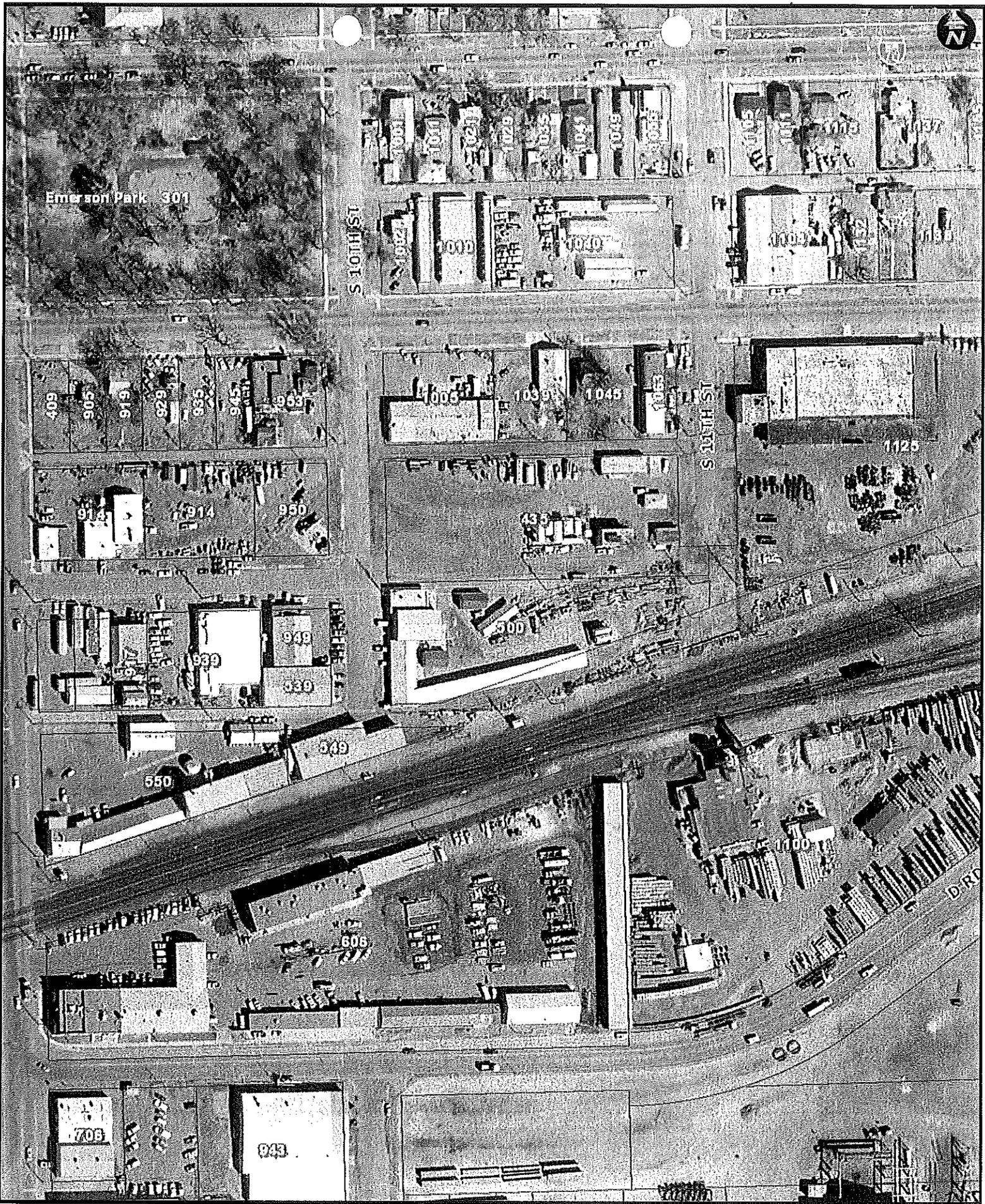
S 14TH ST



1986 Aerial Photograph

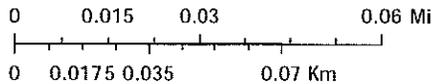
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.





1994 Aerial Photograph

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 4, 2014



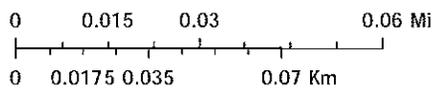
Mesa County, Colorado

GIS/IT Department



2003 Aerial Photograph

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 4, 2014



Mesa County, Colorado

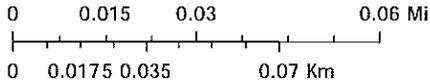
GIS/IT Department

125 West 2nd Street, Suite 200
Mesa, Colorado 81302



2006 Aerial Photograph

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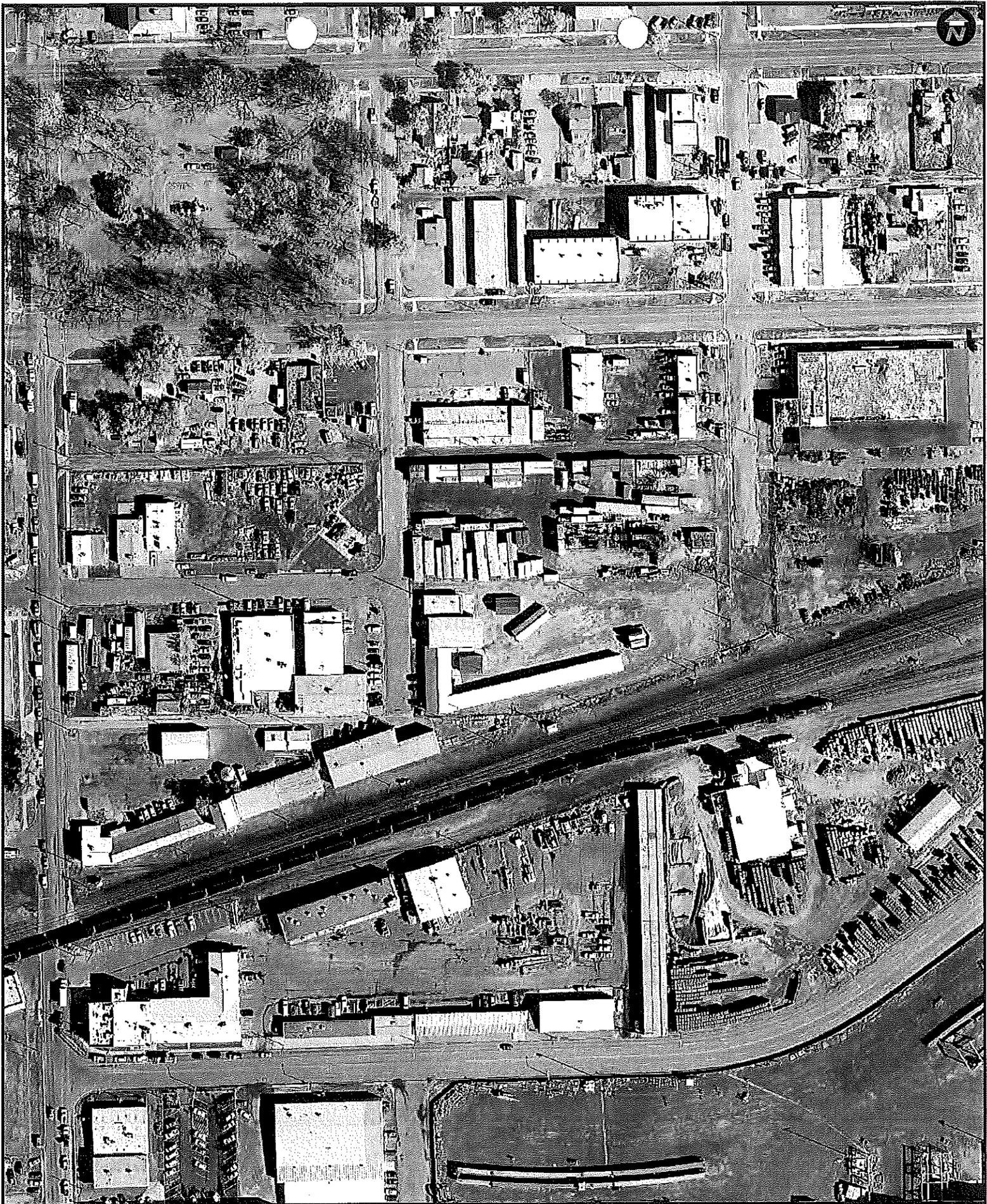


Print Date: February 4, 2014



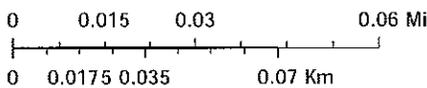
Mesa County, Colorado

GIS/IT Department



2007 Aerial Photograph

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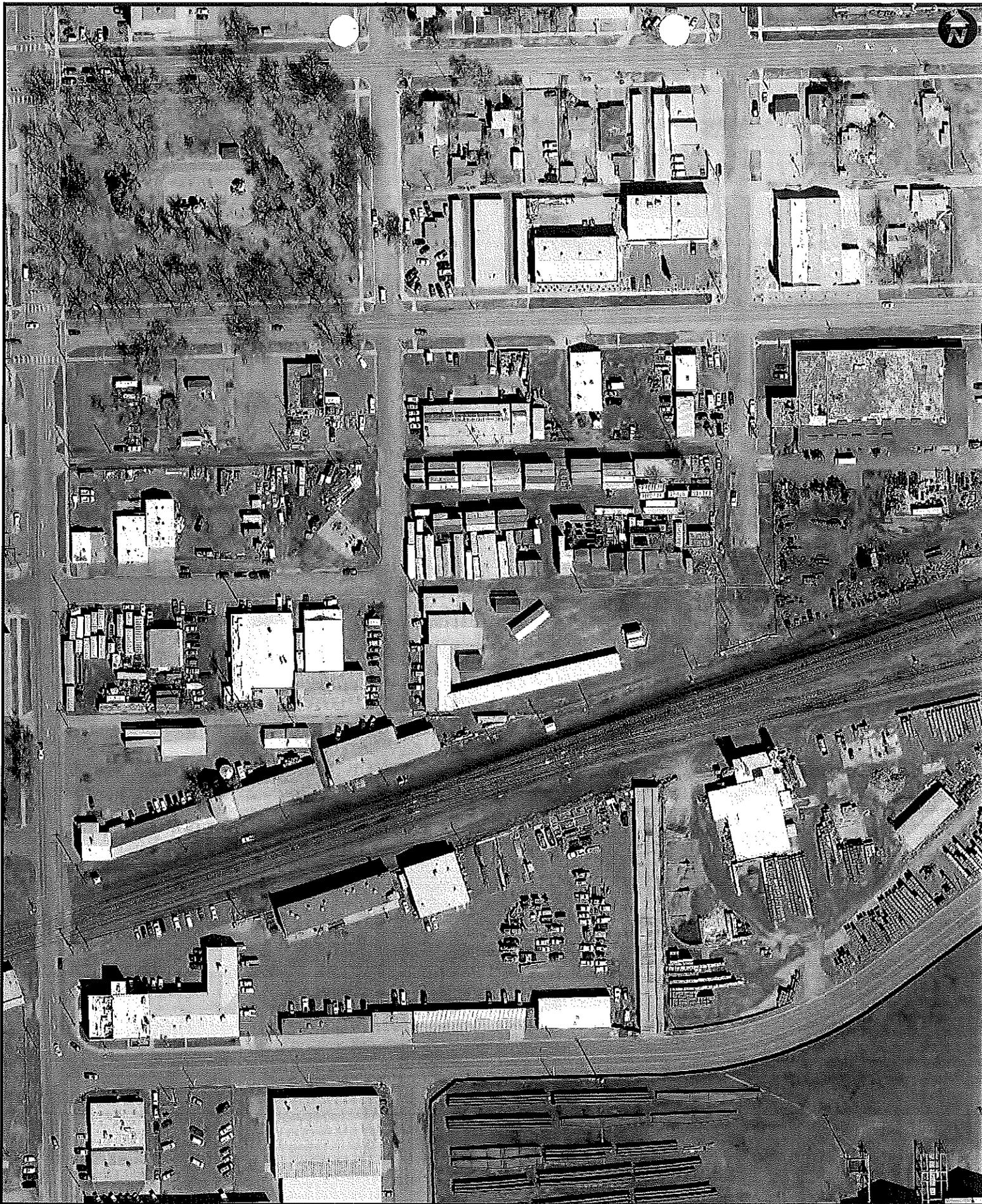


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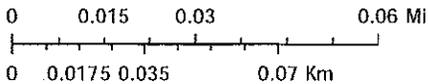
Mesa County, Colorado

GIS/IT Department



2010 Aerial Photograph

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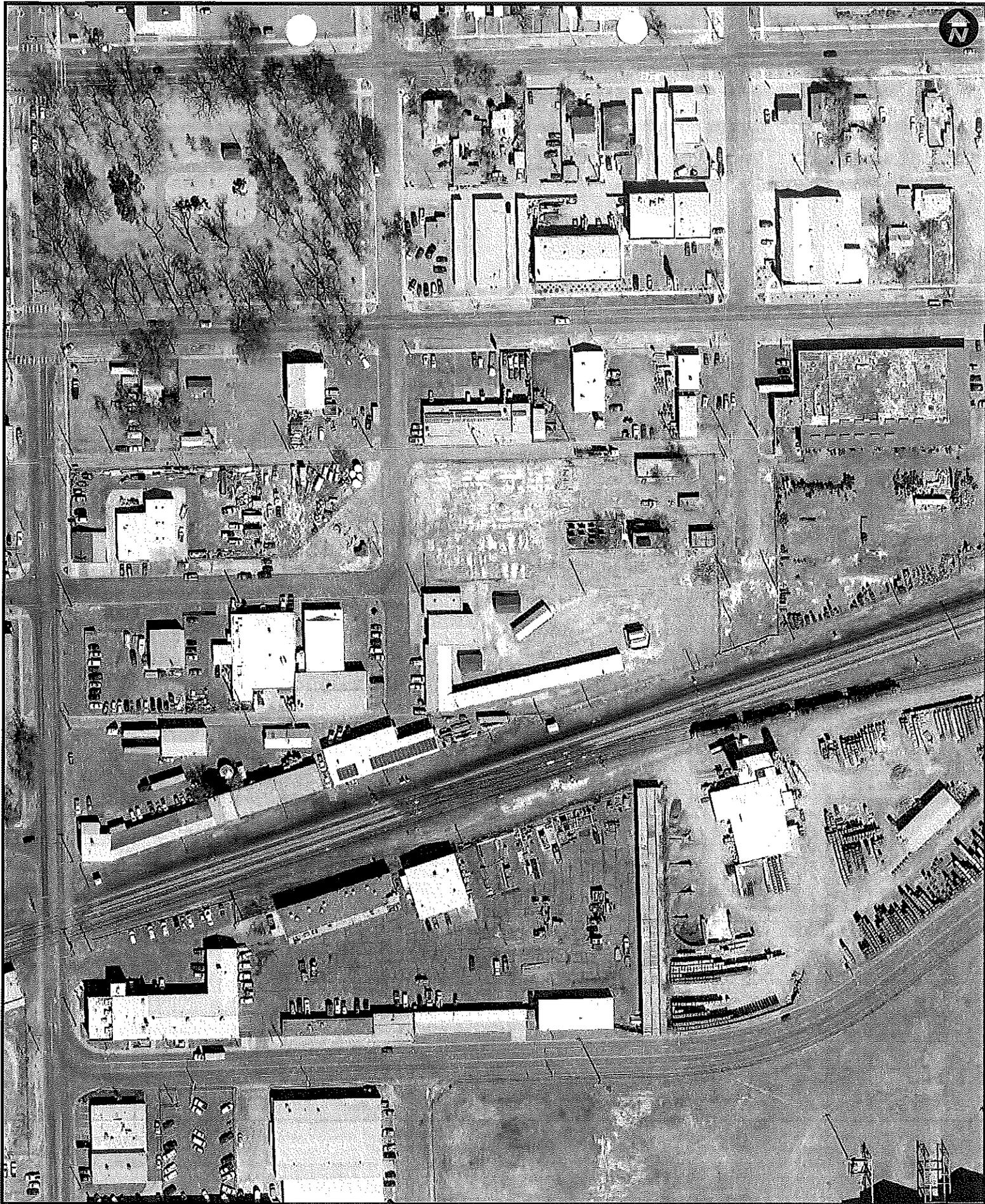
Print Date: February 4, 2014



Mesa County, Colorado

GIS/IT Department

APPENDIX D
SANBORN MAP SUMMARY



2012 Aerial Photograph

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0 0.015 0.03 0.06 Mi

0 0.0175 0.035 0.07 Km

Print Date: February 4, 2014



Mesa County, Colorado

GIS/IT Department

10th Street Property

500 South 10th Street
Grand Junction, CO 81501

Inquiry Number: 3846953.3

February 06, 2014

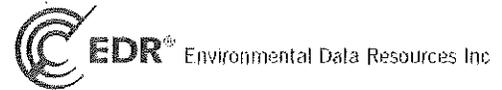
Certified Sanborn® Map Report

Certified Sanborn® Map Report

2/06/14

Site Name:
10th Street Property
500 South 10th Street
Grand Junction, CO 81501
EDR Inquiry # 3846953.3

Client Name:
Walter Environmental Group,
PO Box 3967
Grand Junction, CO 81502
Contact: Scott Carmichael



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Walter Environmental Group, Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 10th Street Property
Address: 500 South 10th Street
City, State, Zip: Grand Junction, CO 81501
Cross Street:
P.O. # NA
Project: US Bureau of Reclamation
Certification # F4FD-4EBE-B722



Sanborn® Library search results
Certification # F4FD-4EBE-B722

Maps Provided:

1961
1947
1926

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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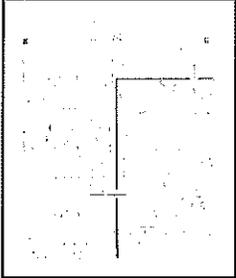
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Sanborn Sheet Thumbnails

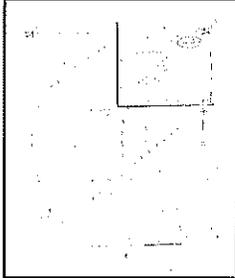
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1961 Source Sheets



Volume 1, Sheet 8

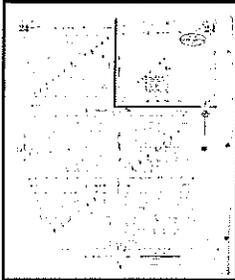


Volume 1, Sheet 24

1947 Source Sheets

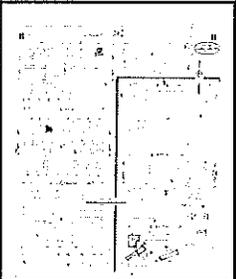


Volume 1, Sheet 8



Volume 1, Sheet 24

1926 Source Sheets

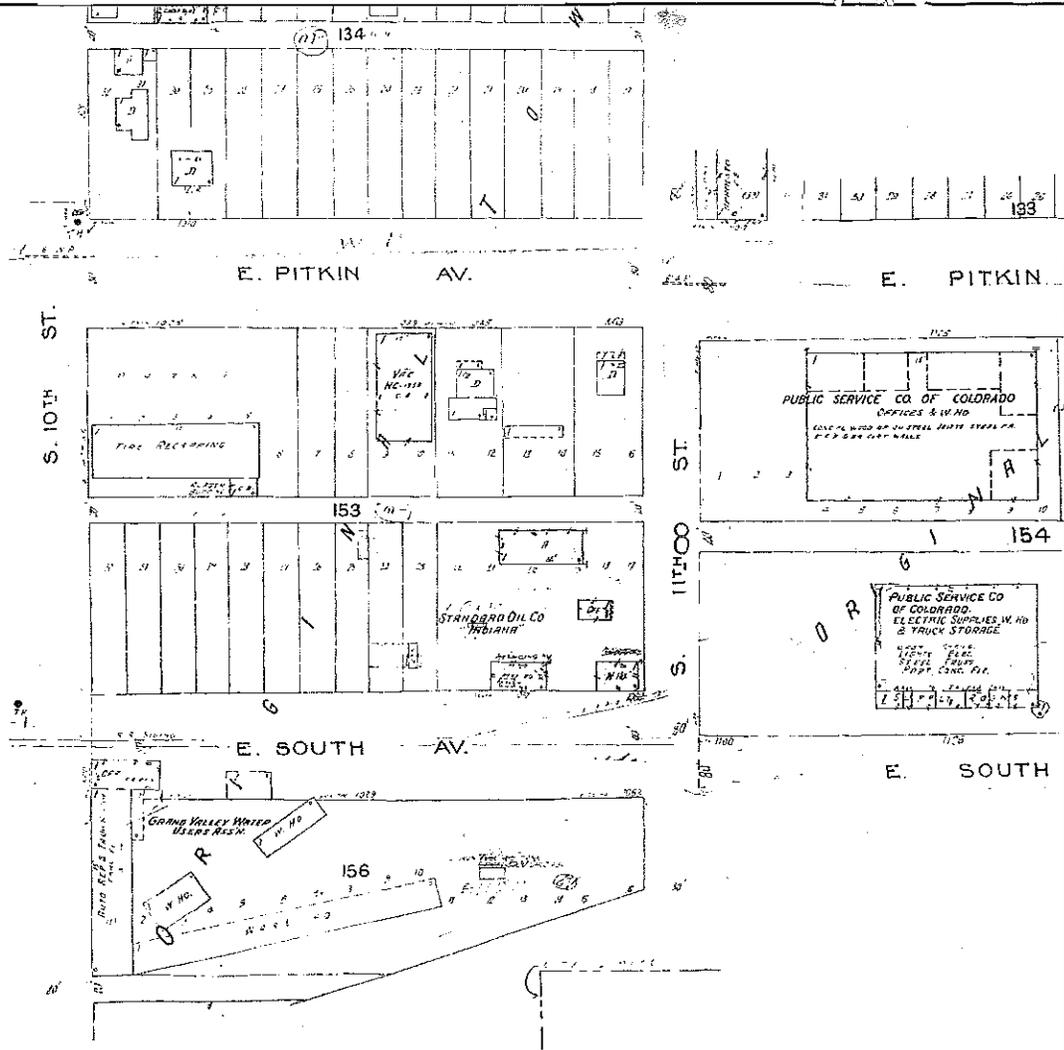


Volume 1, Sheet 8



Volume 1, Sheet 24

961 Certified Sanborn Map



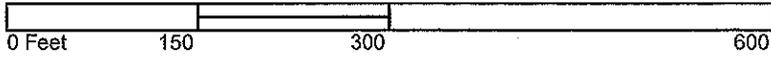
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Certification #
F4FD-4EBE-8722

Site Name: 10th Street Property
 Address: 600 South 10th Street
 City, ST, ZIP: Grand Junction CO 81501
 Client: Walter Environmental Group, Inc
 EDR Inquiry: 3846953.3
 Order Date: 2/9/2014 9:06:00 PM
 Certification #: F4FD-4EBE-8722
 Copyright: 1981



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 8
 Volume 1, Sheet 24



1947 Certified Sanborn Map

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Certification #

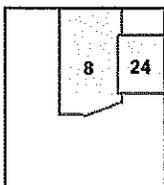
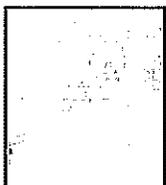
F4FD-4EBE-B722

Site Name: 10th Street Property
 Address: 500 South 10th Street
 City, ST, ZIP: Grand Junction CO 81501
 Client: Water Environmental Group, Inc
 EDR Inquiry: 3846953
 Order Date: 2/6/2014 9:06:00 PM
 Certification #: F4FD-4EBE-B722

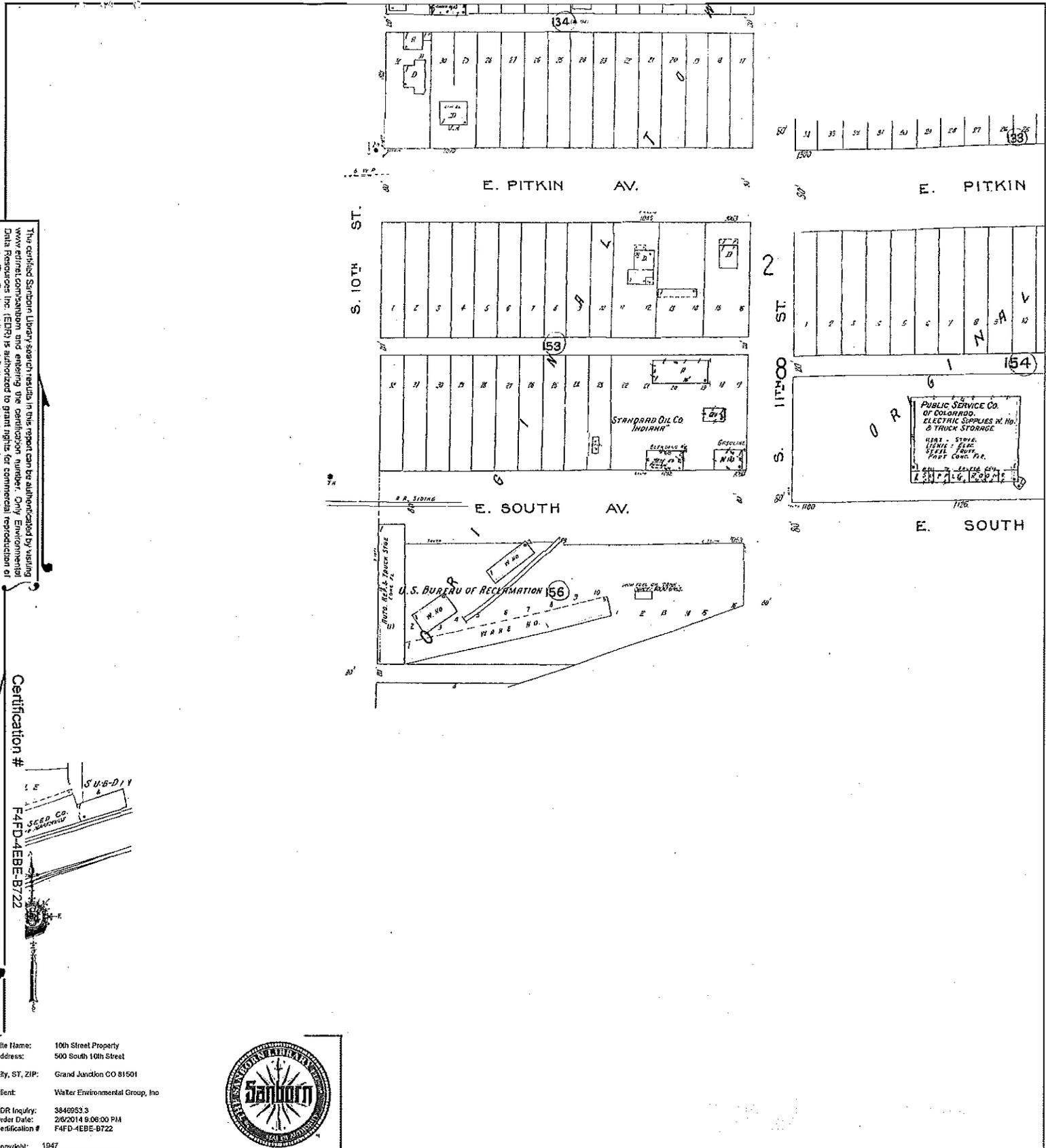
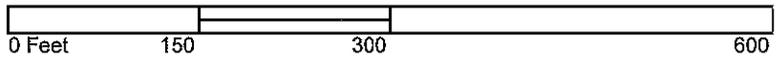


Copyright: 1947

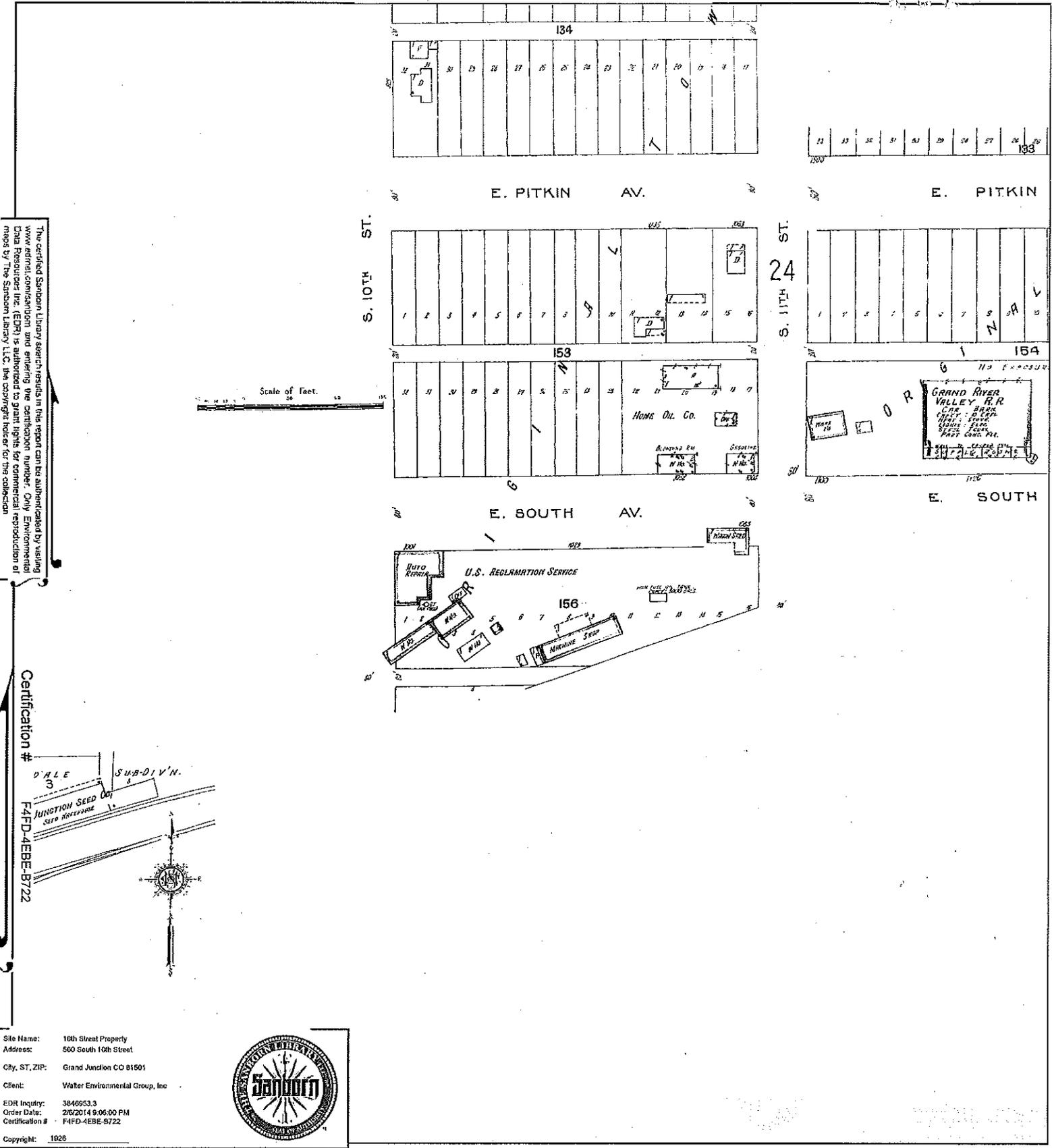
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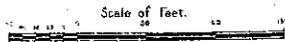
Volume 1, Sheet 8
 Volume 1, Sheet 24



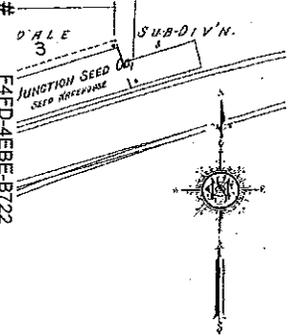
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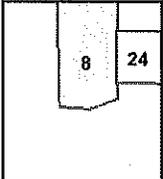
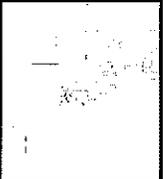
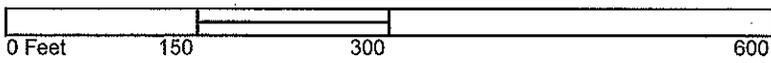
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 Address: 500 South 10th Street
 City, ST, ZIP: Grand Junction CO 81501
 Client: Water Environmental Group, Inc
 EDR Inquiry: 3846953.3
 Order Date: 2/5/2014 9:06:00 PM
 Certification #: F4FD-4EBE-B722
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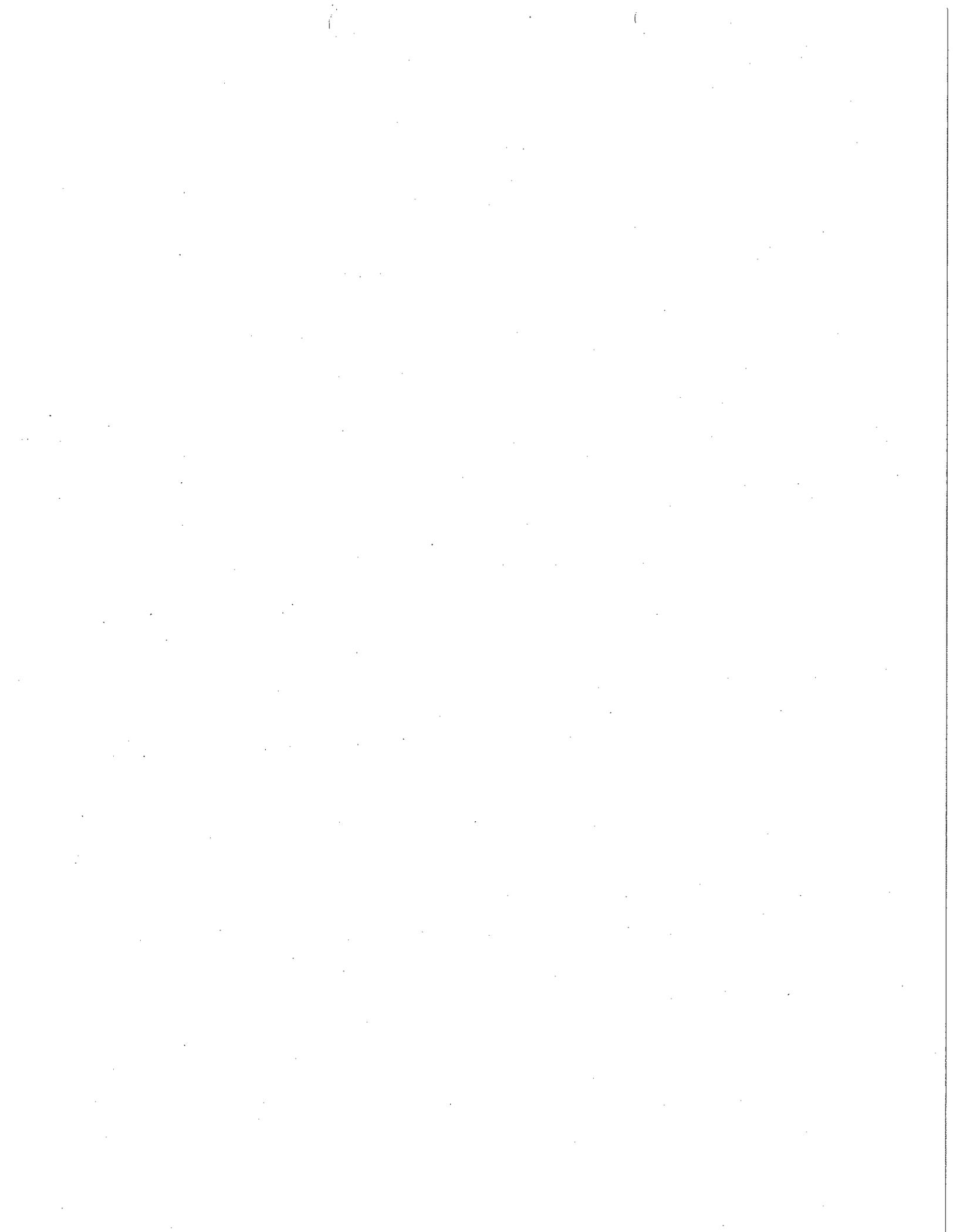


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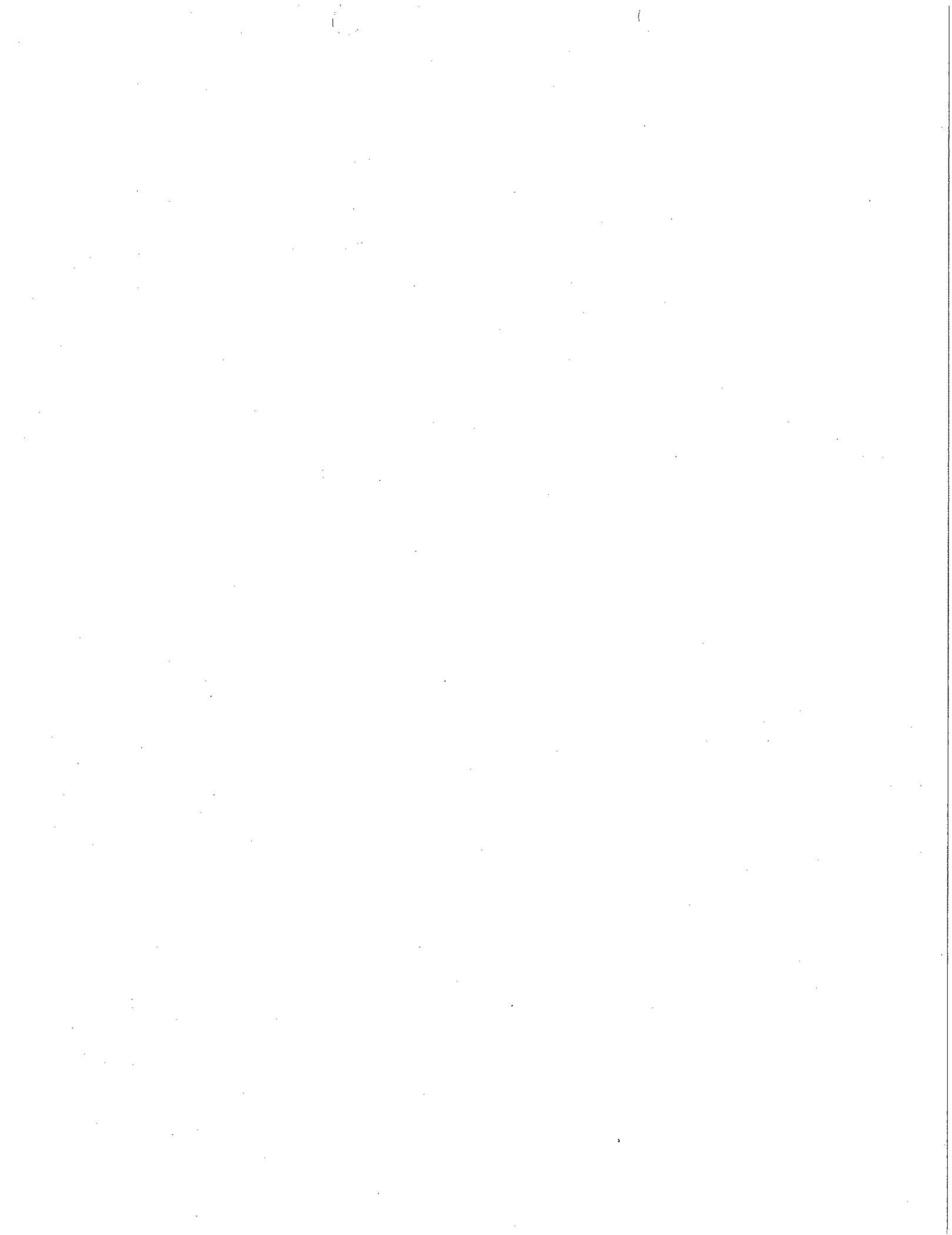
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 Volume 1, Sheet 24

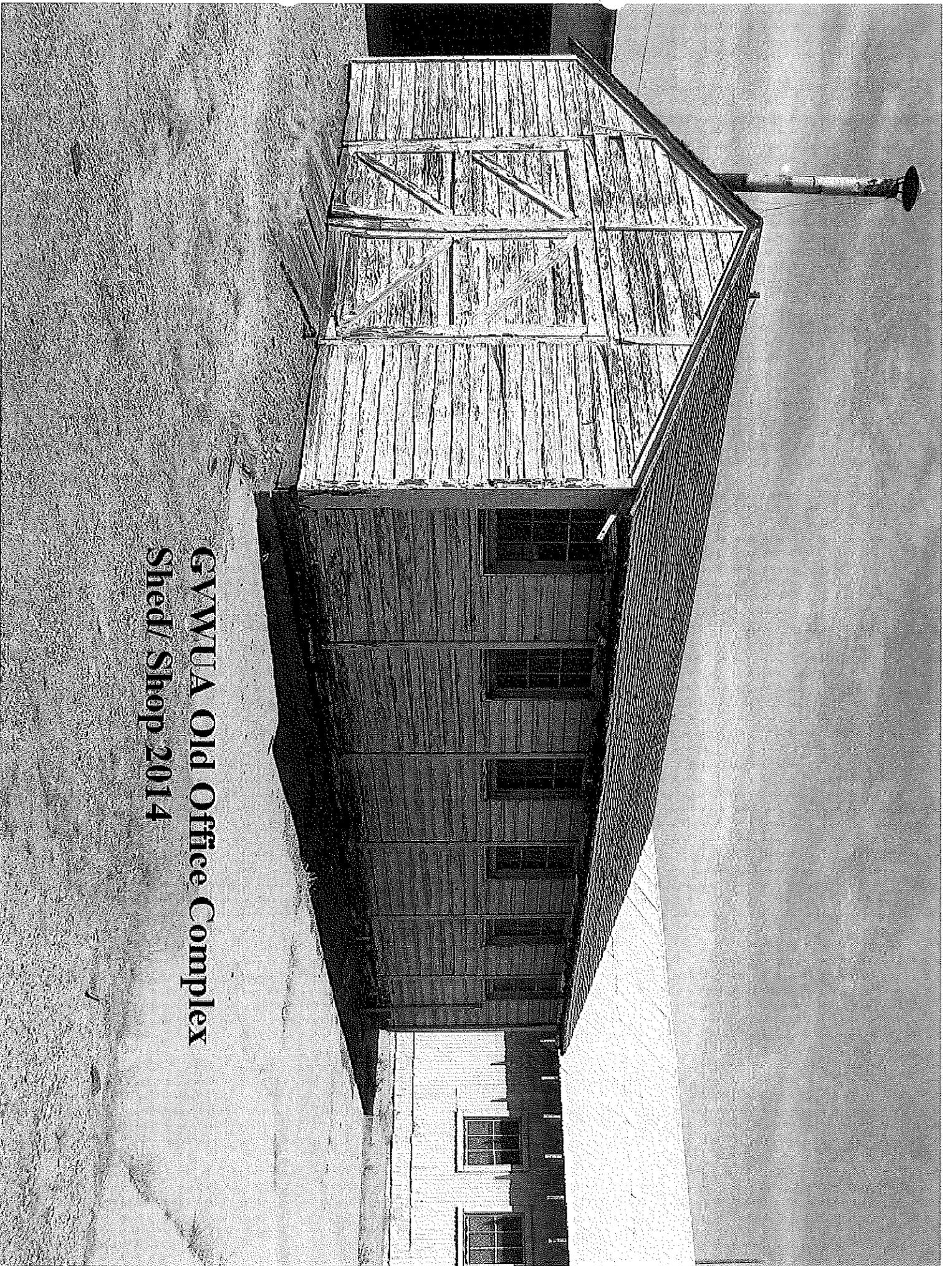




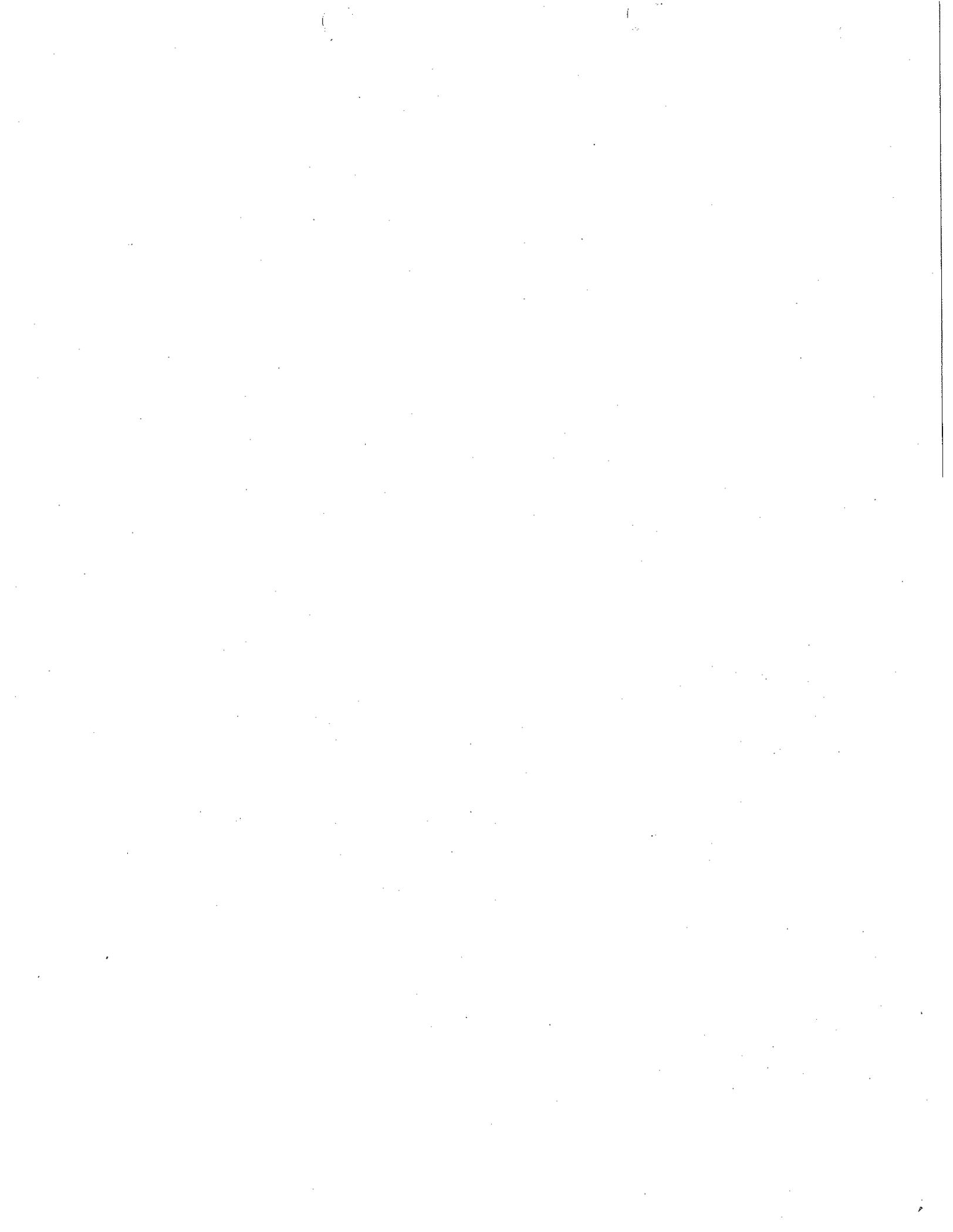


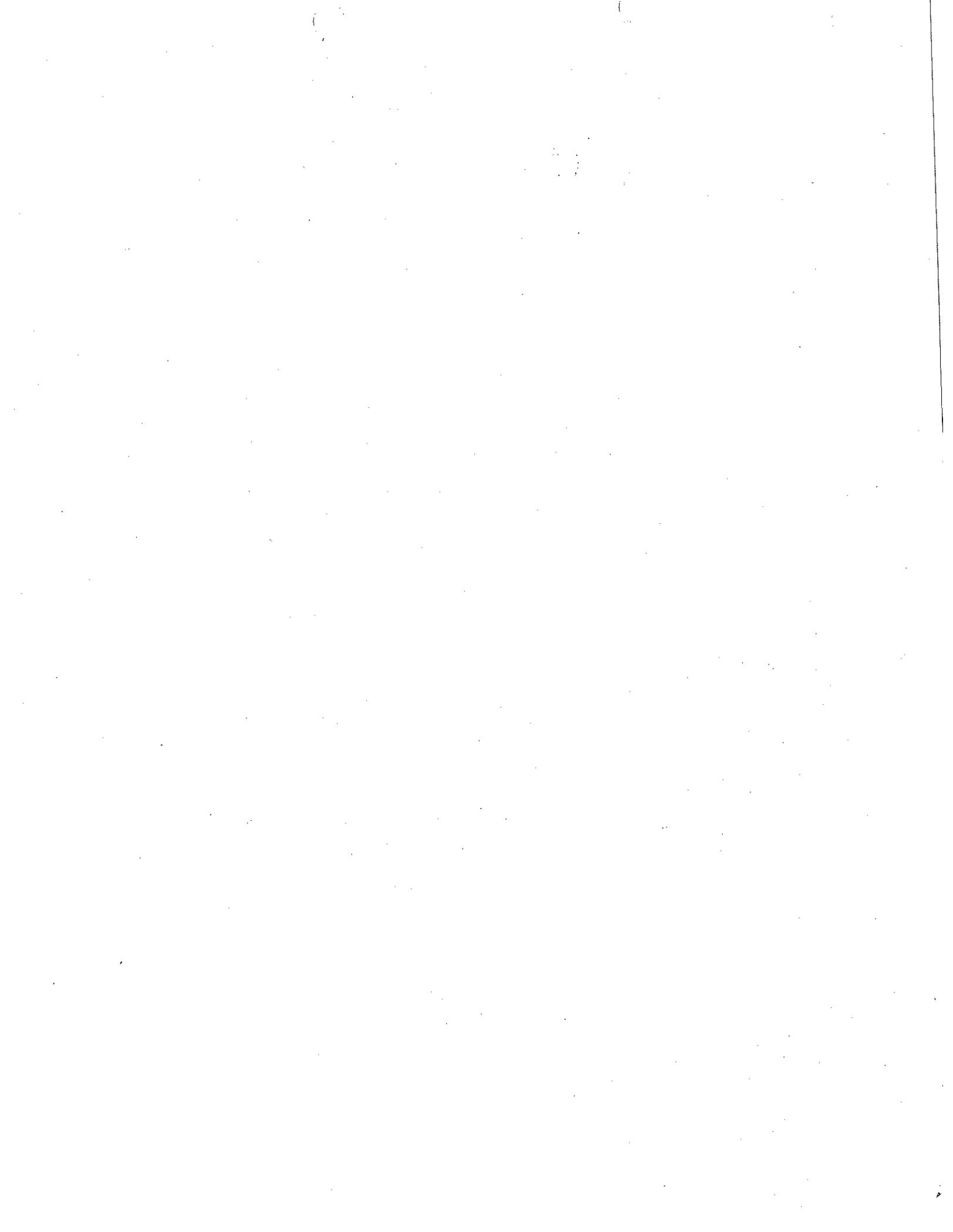
**GVWUA Old Office Complex
2014 - Shed Front**





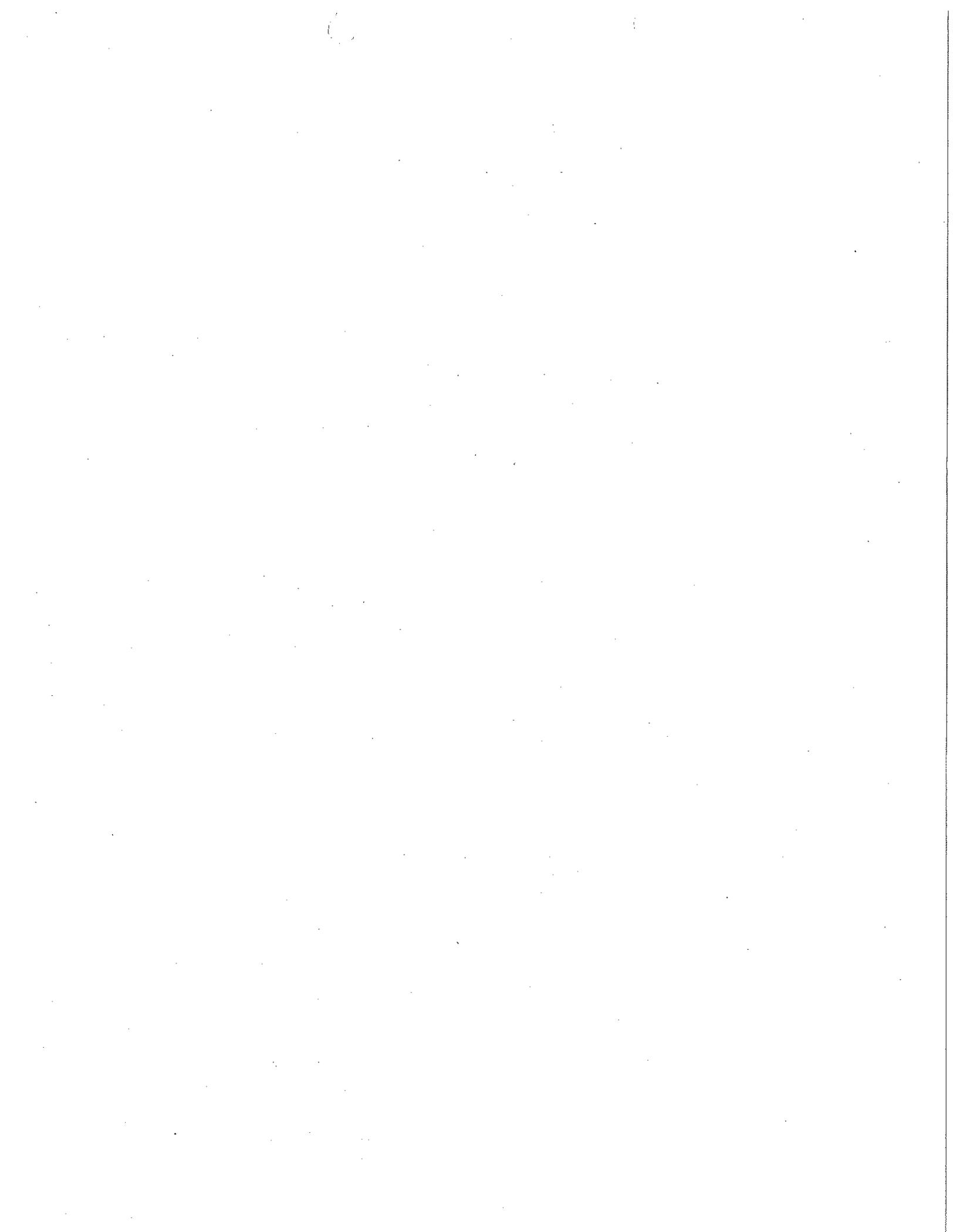
**GVWUA Old Office Complex
Shed/ Shop 2014**





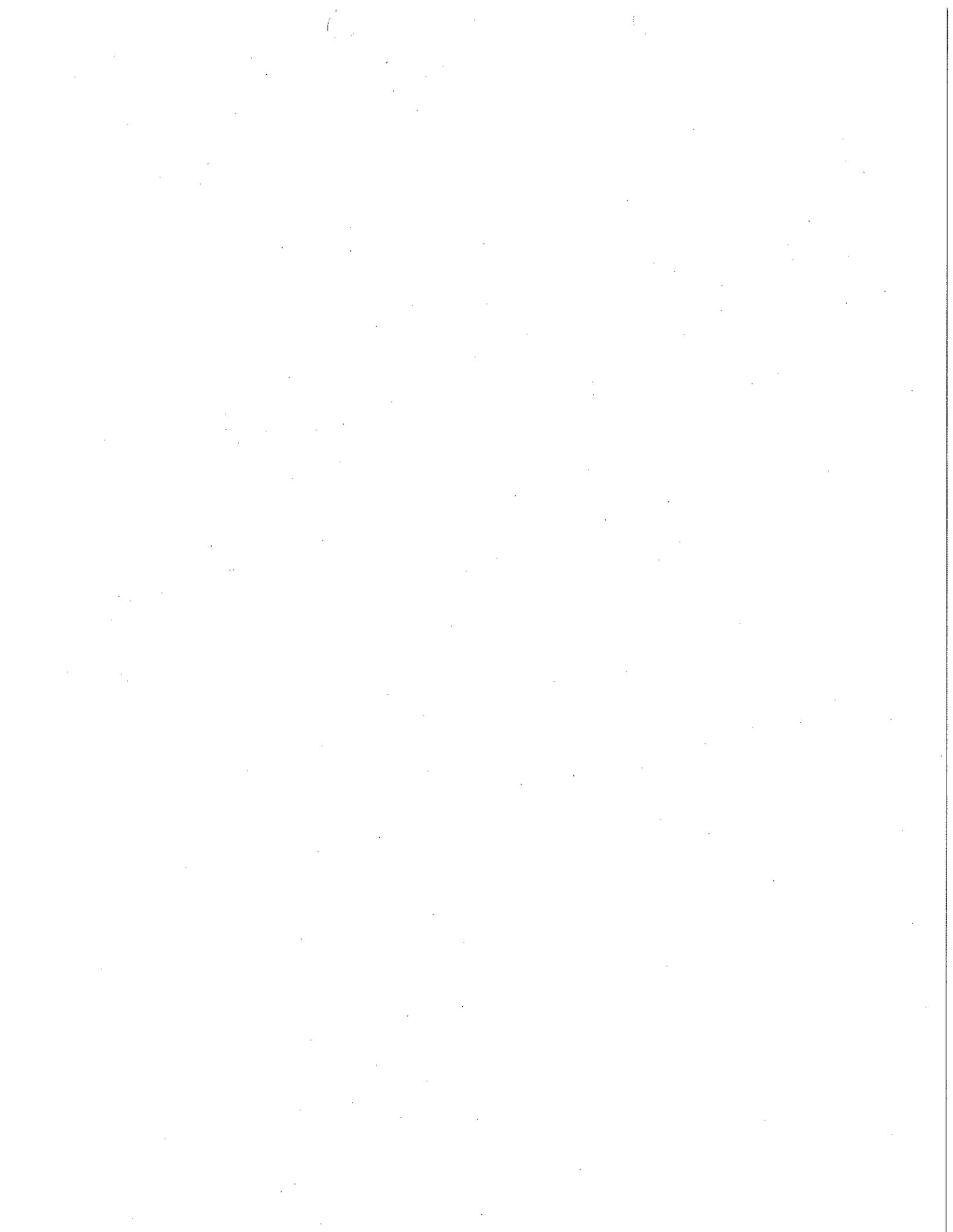
GVVUA Old Complex
2014

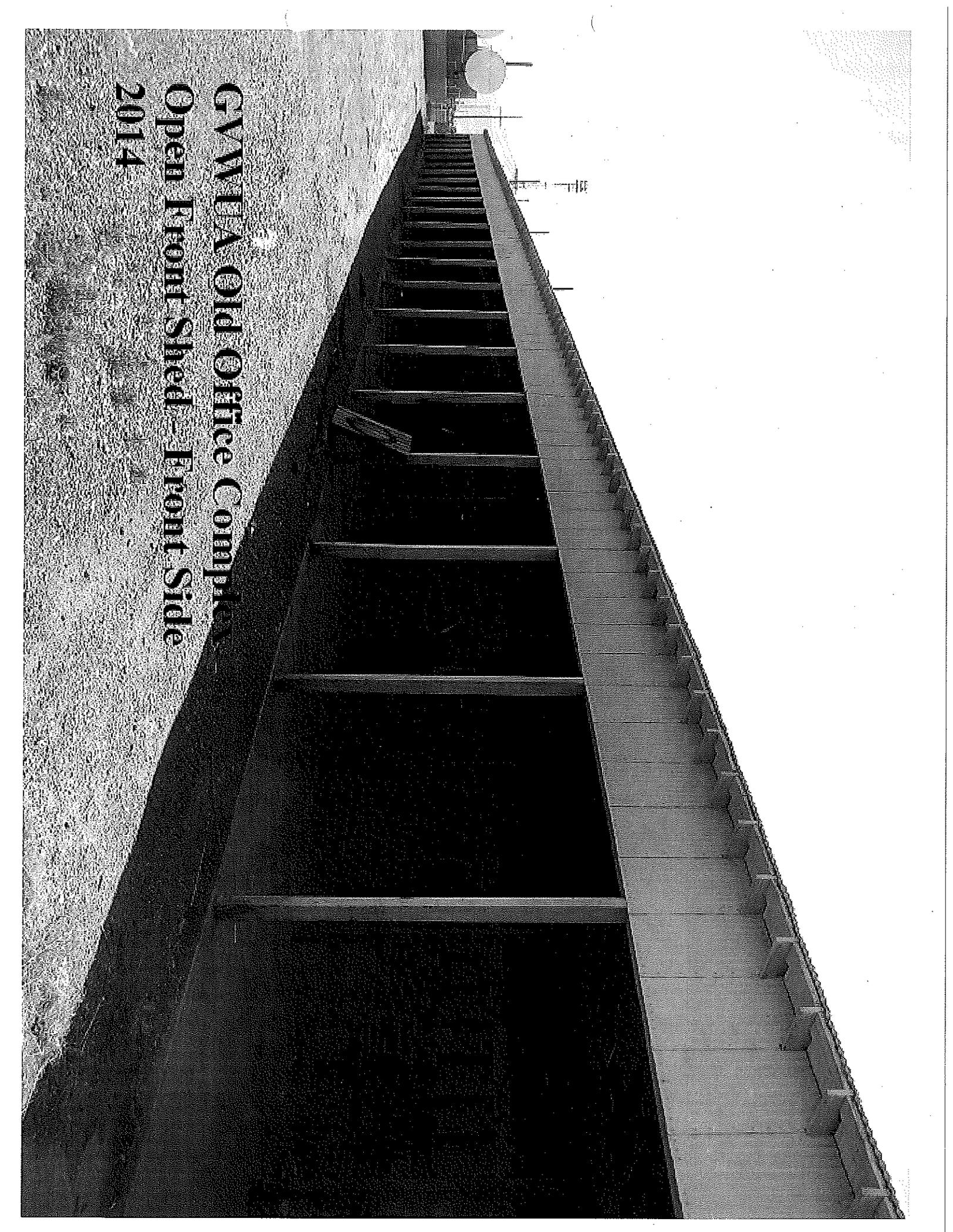




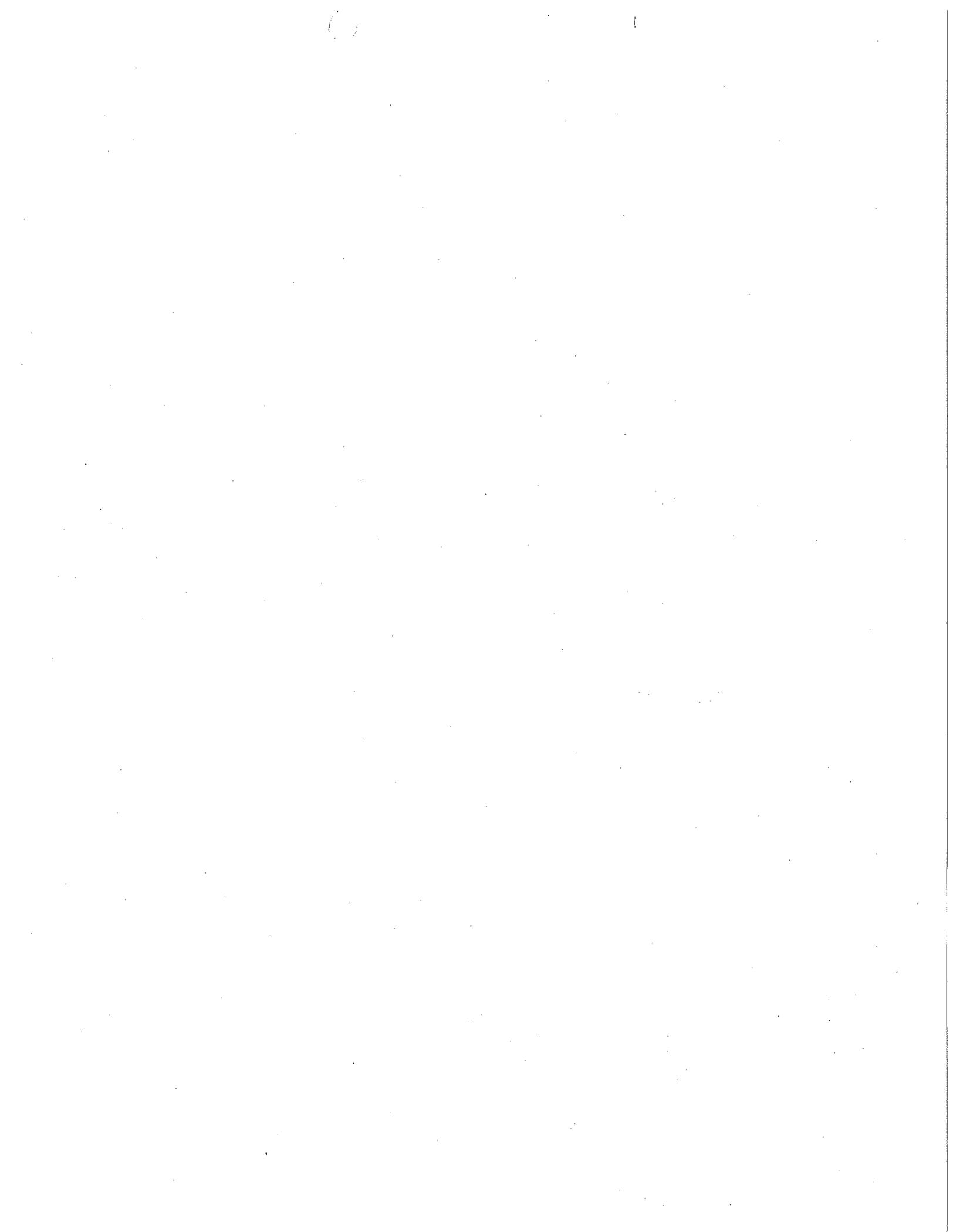
**GVWUA Old Office Complex
Main Building 2014**

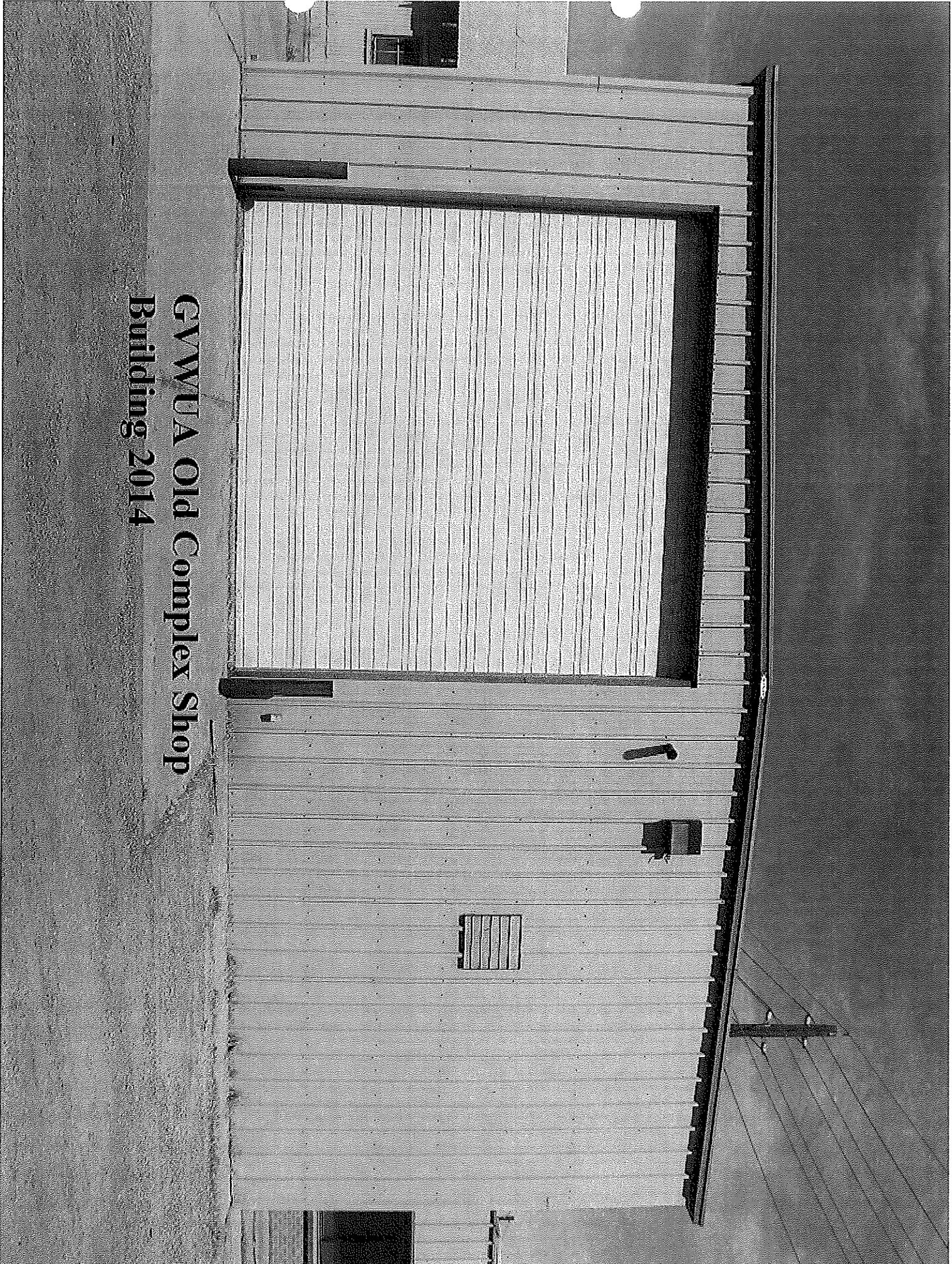




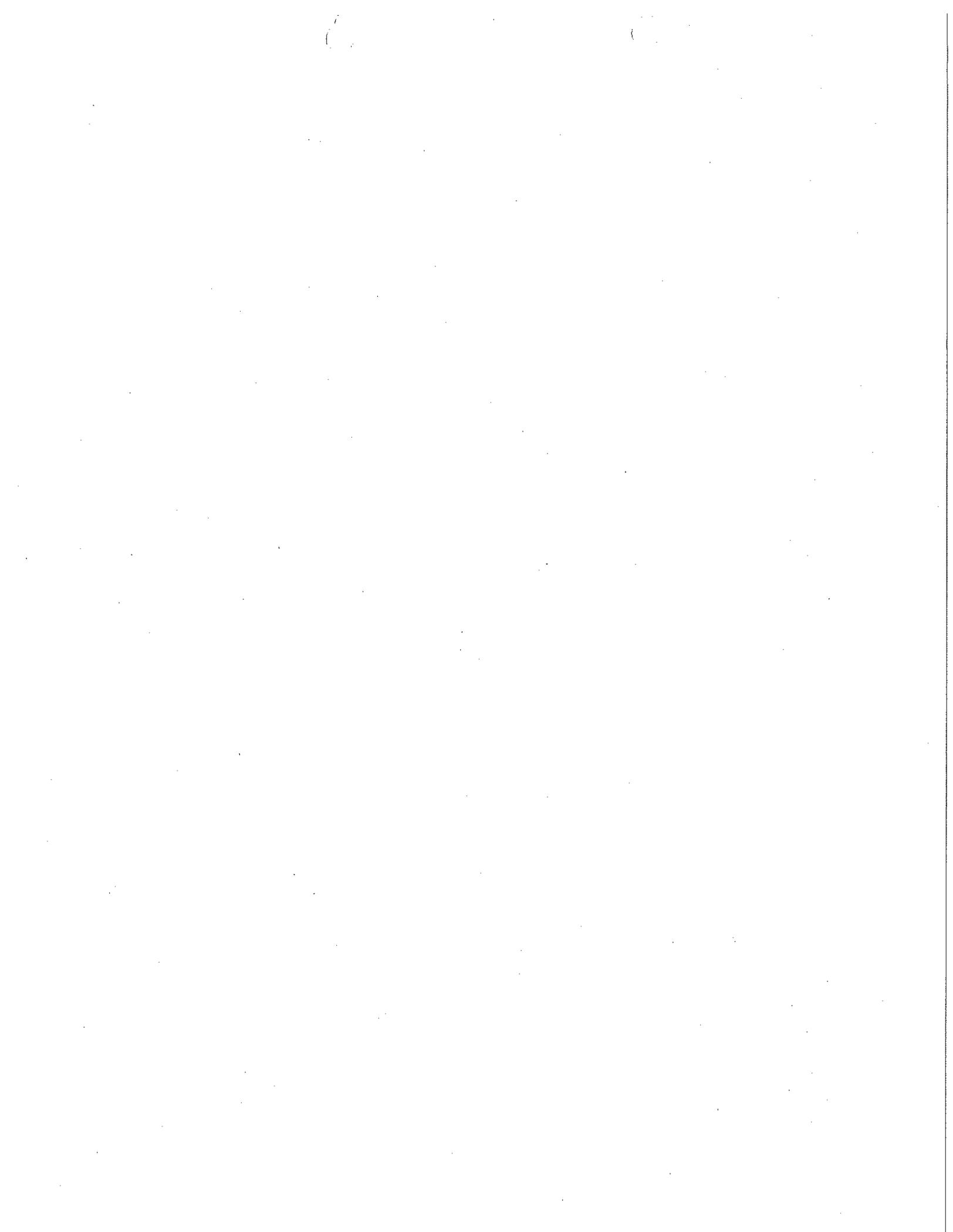


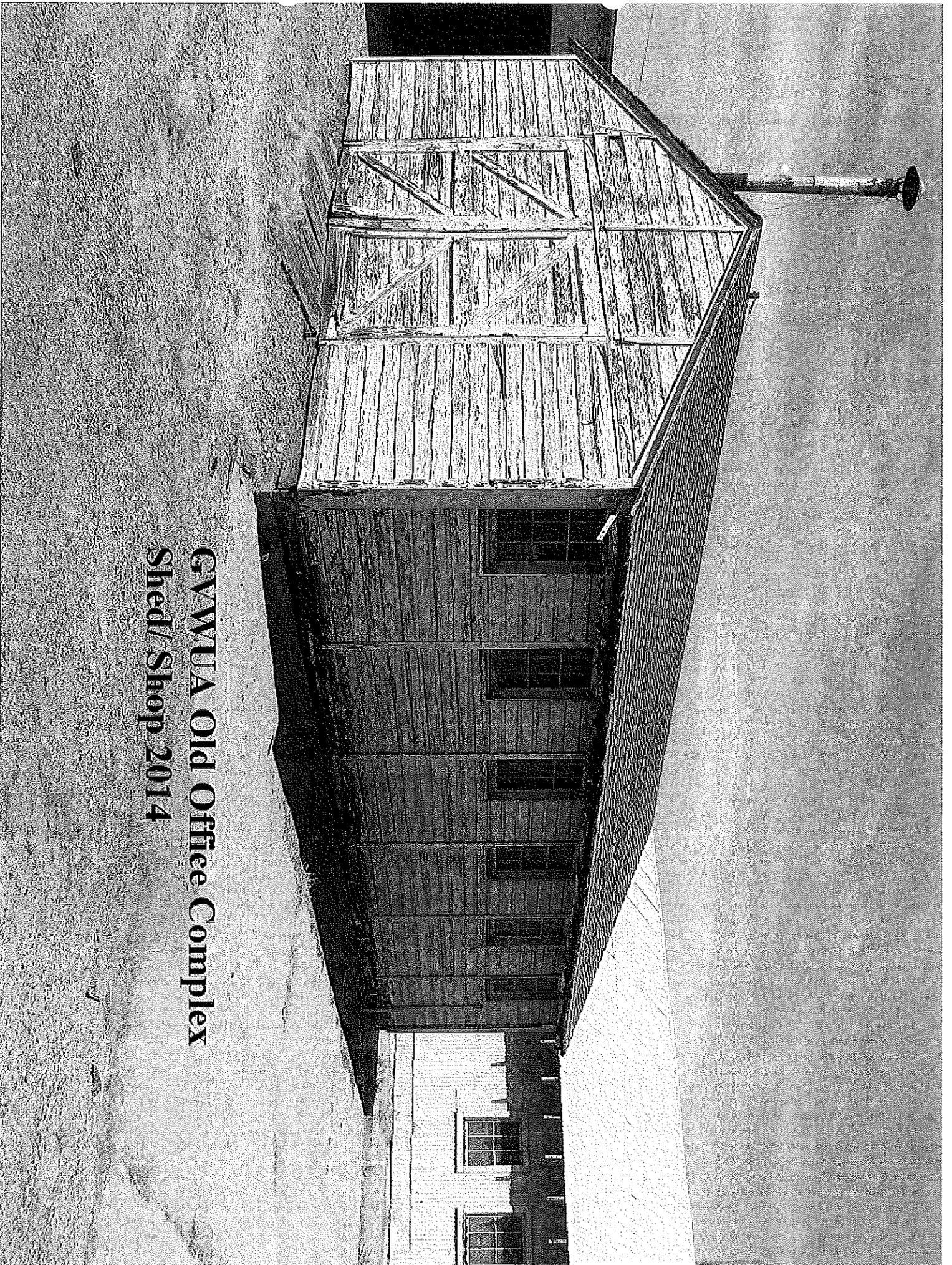
**GVVTA Old Office Complex
Open Front Shed - Front Side
2014**





**GVWUA Old Complex Shop
Building 2014**





**GVWUA Old Office Complex
Shed/ Shop 2014**

