The University of New Mexico

Director of Real Estate
Scholes Hall 233
Albuquerque, NM 87131-3181
Telephone (505) 277-4620
FAX (505) 277-8275

MEMORANDUM

December 17, 1991

To: David L. Mc Kinney, Vice President,
Business and Finance

From: Kim D. Murphy KDM
Director of Real Estate

Re: Environmental Property Evaluation (Phase I)
Galles Friendly Cadillac
1601 Central Avenue, N. E., Albuquerque

The following is a summary of the above-referenced environmental property evaluation prepared by WT Environmental Consultants (Job No. 7351K128) in its report dated December 12, 1991.

I. Purpose of the Investigation

- Determine potential liability due to past and current activities on or adjacent to the subject property.
- Determine the presence of any hazardous materials on the subject property.

II. Scope of Work

- Review of regulatory agency and historical records.
- On-site survey and evaluation of current conditions.
- On-site reconnaissance of properties within one-half mile of the subject property.
- Date and information evaluation.
- Asbestos survey.
- Subsurface soil evaluations at selected locations.

- Fifty-year chain-of-title investigation.
- Report of findings with conclusions and recommendations.

III. Site Data - Geology and Hydrology - Soils

- 3.31 acres between Central Avenue (S) and Copper Avenue (N); and University Blvd. (E) and Ash Street (W).
- Albuquerque Basin: rift valley with 10,000 ft (±) recent alluvium
- Groundwater: 200 ft. (±) below surface
- Floodplain (100 yr.): none
- Soils: cut and fill land

IV. Historic and Current Site Uses

- Auto dealership since mid to late 1950s.
- Existing buildings:

a)	Used Car Sales Building -	3,312 SF
b)	New Car Sales and Service Building -	38,330 SF
c)	North Service Building -	7,200 SF
d)	West Service Building -	3,763 SF
e)	Car Wash Building -	1,680 SF

V. Adjacent Area Conditions

- No known leaking underground storage tanks (LUSTs) within one-half mile.
- No known landfills, illegal dump sites or hazardous waste spill incidences on or within one-half mile.

VI. Potential Sources of Contamination

- Two (2) areas of surface staining were sampled and tested for volatile organic compounds (VOCs) - results from both areas were insignificant.
- No existing underground storage tanks (UST) were observed.
- Three (3) former UST locations [two (2) gasoline tanks and two (2) waste oil tanks] were sampled and tested - results from the two (2) gasoline tanks were insignificant, while those from the two (2) waste oil tanks indicated moderate levels of petroleum product soil contamination.

- Hydraulic lifting devices (50 to 60 individual devices).

- Potential for contaminant migration off-site or to the groundwater is low.

VII. **Asbestos Survey**

- All five (5) existing buildings were surveyed for asbestos-containing materials (ACBM).

- Fifteen (15) samples were taken and tested.

- Five (5) samples contained ACBM greater than 1% (action level for public buildings) - all five (5) samples were from floor tile or sheet floor coverings.

VIII. **Findings and Conclusions**

- Depth to groundwater in the area is approximately 200 feet below the land surface.

- The subject property is not located within or immediately adjacent to any superfund study/project area.

- The property is not prone to flooding.

- The petroleum product staining on the surface soils south of the West Service Building is considered to be surficial in extent as indicated by laboratory analysis of the subsurface soils. Surface soils on the major portion of the project were not observed due to site improvements including the buildings, asphaltic paving, concrete flatwork, and landscaping. Minor oil staining was noted in the parking lanes on the asphalt surface of the parking lot.

- Fifteen suspect ACBM were identified during the limited asbestos survey, with five containing greater than 1% asbestos materials.

- One pad mounted transformer was located southwest of the Used Car Sales Building. Three transformers were located in a second floor electrical room in the New Car Sales and Service Building. All of the transformers on the subject property were reported to be non-PCB containing by PNM.

- Insufficient data exists to adequately characterize groundwater beneath the subject property.

- No evidence of active USTs was observed or reported during the site visit. The AGIS database and NMED USTB

records indicate the presence of four active USTs on the site. There are twelve locations of USTs reported within a one-half mile radius of the subject property, however, none were reported to be active LUST cases.

- Three former locations of USTs were noted. The laboratory analyses from the subsurface soils from the location at the southwest corner of the Car Wash Building and the location near the northeast corner of the Used Car Sales Lot indicated that levels of contamination were below the method detection limits. The laboratory analysis of the subsurface soil sample taken at the former used oil UST location on the west side of the New Car Sales and Service Building indicated moderately high levels of petroleum product contamination.

- There is a significant potential for leakage and resultant soil contamination from the large number of hydraulic lifting devices and their pressurized tank systems located in all three of the Service Buildings.

- There are twelve RCRA Notifiers located within a one-half mile radius of the subject property, however, there are no reported release incidences from any of them. If a small quantity release should occur, the potential influence to the subject property would be considered minimal to none due to the physical distance between the Notifiers and the subject property. The subject property is one of the twelve listed RCRA Notifiers.

- There are no known illegal dump sites or landfills located on or within a one-half mile radius of the subject property.

- The University of New Mexico is the only SARA Title III facility reported from the AGIS database, which is located within a one-half mile radius of the subject property.

- No endangered and threatened species were observed during the on-site reconnaissance.

- Radon levels were considered low for residential properties in the local area.

- There are no abandoned or inactive hazardous waste sites on or immediately adjacent to the subject property.

IX. Recommendations

- Borings and subsurface sampling should be conducted to evaluate the potential of contamination in the three Service Buildings which contain hydraulic lifting devices. Additionally, the subsurface soils should be further evaluated to determine the vertical and horizontal extent of used oil contamination encountered in the former used oil UST location west of the New Car Sales and Service Building. Due to the discrepancy between the field instrument readings and the laboratory analysis of the subsurface soils from the former UST location near the northeast corner of the property, at least one boring should be advanced to further evaluate the potential for subsurface contamination.

- The NMED USTB and the AEHD should be notified as to the removal of the four former USTs and appropriate closure documents obtained.

- Soils visibly contaminated with petroleum products south of the West Service Building should be removed and disposed of in an appropriate manner.

- The asbestos containing building materials (ACBM) identified in various locations in the building units were found to be in fair to good condition. The ACBM presents a low potential of hazard and a non-significant exposure as long as it remains in good condition and is not disturbed. The ACBM identified in this report does not fall under present regulatory requirements for removal if it remains in good condition and is not disturbed.

KDM/nms