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**Vinyard & Associates, Inc.**  
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Geotechnical Engineering • Materials Testing • Environmental Engineering

May 16, 2012

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MAY 18 2012

UNIVERSITY OF NEW MEXICO  
REAL ESTATE OFFICE

The University of New Mexico  
2811 Campus Boulevard NE  
1 University of New Mexico  
MSC06 3593  
Albuquerque, NM 87131

Attention: Mr. Thomas M. Neale, Associate Director of Real Estate

Subject: Supplemental Letter for Phase I Environmental Site Assessment for Tract Z,  
Southwestern Construction. Vinyard & Associates, Inc. Project No.: 11-1-151

Dear Mr. Neale:

Vinyard & Associates completed a Phase I ESA of the subject property in 2011 (Project No. 11-1-151, report dated November 15, 2011). The subject property is identified as Tract Z of the Lands of Southwestern Construction Company and contains approximately 18.99 acres of land. The site is owned by the University of New Mexico (UNM). The northeast portion of the site is a parking lot for the UNM Hospital and the southeast portion of the site is a parking lot that is leased by Galles Chevrolet. The west portion of the site is undeveloped and contains uncontrolled fill. The November 2011 Phase I ESA concluded and recommended:

- This assessment has revealed one Recognized Environmental Condition (REC) in connection with the property. There are two abandoned 55-gallon drums located in the northwest corner of the abandoned parking lot at the southern end of the UNMH parking lot. The drums could not be accessed to establish whether or not they were empty and whether or not releases had occurred. Vinyard & Associates recommends that the two drums be removed and properly disposed by a permitted hazardous waste disposal company. Vinyard & Associates also recommends that soil sampling be conducted if there is evidence of releases from the drums to establish appropriate contamination remediation measures.
- The abandoned parking lot had a variety of abandoned vehicles with varying degrees of damage and none appeared drivable. Additionally, there were dumped tires in the lot and a temporary building that may have been a portable construction

office in the parking lot. Vinyard & Associates recommends that these vehicles be removed and appropriately disposed. If significant releases of petroleum products have occurred while these vehicles were left on the site, soil sampling may be required to insure that the soil beneath the paving is not contaminated.


Galles Chevrolet removed the drums and vehicles from the southeast parking lot and requested that the site be reinspected. The subject property was visited again on May 16, 2012, and this supplemental letter is provided to document current site conditions. The drums and vehicles had been removed from the site. Mr. Andrew Vogt at Galles Chevrolet stated that the drums had contained generic trash and had not contained oil or other liquids. Therefore, no subsurface sampling appears warranted at this time.

Some surface debris (plastic, wood, brush, cardboard, and tarp, etc.) remained on site, mostly in the northwest and northeast corners of the fenced compound. The surface debris that was observed is not considered to present an environmental concern. Surface debris removal and disposal may be considered incidental to redevelopment of the site.

Several areas of surface staining were observed in the parking lot. Some of the oily stains were more than 4 feet in diameter. Since the stained areas are on asphalt, they are not considered to present an environmental concern at this time. Removal and disposal of the oily areas may be considered incidental to redevelopment of the site. If significant areas of stained soil are observed after removal of the asphalt, then additional sampling may be warranted but is not anticipated.

No additional environmental assessment or mitigation is recommended at this time. Photographs of the property are enclosed. Please call if you have questions regarding the project or this supplemental letter.

Regards,  
Vinyard & Associates

  
Kenneth E. Hunter

KEH/er



*Phase I Environmental Site Assessment for Tract Z*

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View southeast across the fenced compound.



View east along the north side of the fenced compound.



View north along the east side of the fenced compound.

*Phase I Environmental Site Assessment for Tract Z*

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View west along the south side of the fenced compound.



Oily staining on the asphalt inside the fenced compound.



Oily staining on the asphalt inside the fenced compound.



*Phase I Environmental Site Assessment for Tract Z*

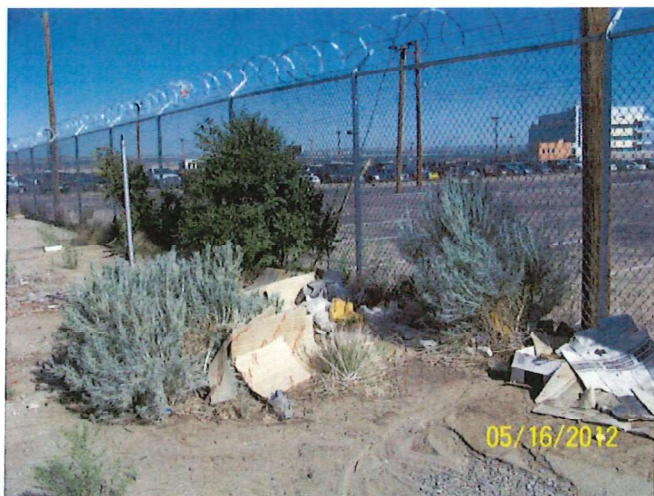
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Oily staining on the asphalt inside the fenced compound.



Surface debris in the northwest corner of the fenced compound.



Surface debris in the northeast corner of the fenced compound.