Phase I Environmental Site Assessment Final Report

for the

Galles Chevrolet Car Storage Lot

Albuquerque, New Mexico

July 10, 1998

REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

July 10, 1998

University of New Mexico - Real Estate Office
Attn.: Mr. Robert Garcia
Scholes Hall - Room 252
Albuquerque, New Mexico 87131

RE: Phase I Environmental Site Assessment for the **Galles Chevrolet Car Storage Lot**, Albuquerque, New Mexico

Dear Mr. Garcia:

Rhoades Environmental Inspection Services (REIS) has completed a Phase I Environmental Site Assessment of the above referenced location. The findings of this assessment with conclusions and recommendations are presented in the enclosed report.

This assessment conforms with the American Society for Testing and Materials (ASTM) Standard E 1527-93 for Standard Practice For Environmental Site Assessments: Phase I Environmental Site Assessment Process, dated September 15, 1993, amended 1994.

Thank you for the opportunity to provide my environmental inspection / consulting services to the University of New Mexico - Real Estate Office on this project. If you have any questions concerning this report or require any additional services, please do not hesitate to contact my office at (505) 892-7211 or to contact me directly by digital pager at (505) 229-1935.

Sincerely,
Rhoades Environmental Inspection Services

Ronald K. Rhoades, CRS, CEI, CTS
Certified Environmental Specialist / Owner

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Phase I Environmental Site Assessment

of the property known as the

Galles Chevrolet Car Storage Lot
Albuquerque, New Mexico

Project No. 9849.31 F

Executive Summary

Rhoades Environmental Inspection Services (REIS) has performed a Phase I Environmental Site Assessment (ESA) of the property located north of Lomas Blvd. and west of University Blvd., Albuquerque, New Mexico, hereafter referred to as the subject site. The subject site is situated on the northwest corner of the Galles Chevrolet dealership. The subject site is utilized as the overflow parking lot for the vehicles owned by the Galles Chevrolet dealership. The on-site inspection was performed on July 6, 1998.

Historical research conducted for the subject property indicated that the subject facility has been present since approximately the early 1980s. The subject property has been occupied by this parking lot since its development and was constructed on vacant land. The adjacent properties were historically similar to the ones noted at the time of the on-site inspection. Other adjacent properties were developed in the mid 1960s, with full development of the subject site area occurring by 1970. Nothing was noted at this time to indicate that an adverse environmental impact occurred at the subject property from historical uses.

The subject property was noted, at the time of the on-site inspection, as a typical vehicle storage parking lot. A chain-link fence, topped with barbed wire, is located surrounding the entire property. A small wooden guard shack is located on the southern portion of the subject property outside the only entrance to the parking lot. The subject building was constructed of typical construction materials, which are presumed to be asbestos containing, unless manufacturing documentation can verify the absence of asbestos. The roofing areas were not accessible at the time of the on-site inspection, but appeared to be of a pitched shingled type.

Federally registered facility research indicated the subject site was not reported on any of the data bases reviewed. The adjacent property to the southeast, Galles Chevrolet, was reported on the New Mexico UST and LUST lists. The subject site operates a single UST, which is owned by Ever Ready Oil Company. Documentation was not made available for the report on its latest tank tightness test results. The LUST listing was reported from an incident in 1990 and 1994, which has since been reduced to no further action required. The adjacent properties were not reported on the data bases reviewed. Several UST and LUST facilities were reported in the subject property area, but were primarily located at least 0.125 miles to the north and east. A single CERCLA facility was reported within the 0.50 miles search distance from the subject property. This facility was discovered in the mid-1980s and has completed there preliminary investigations. Current status for this facility is no further action required. No evidence was noted at this time to indicate that an adverse environmental impact has taken place at the subject property from this facility.

The purpose of this assessment was to identify, to the extent feasible, recognized environmental conditions in connection with the property by means of personnel interviews, review of available record information, and the on-site inspection.

Conclusions

This assessment has revealed <u>no</u> evidence of recognized environmental conditions in connection with the subject site, with exception of the following concerns:

A single wooden structure is located at the subject property and contains building materials which are considered potentially asbestos containing. Current regulations requires the inspection for asbestos containing materials prior to the renovation or demolition of the subject building. Should any asbestos containing materials be reported, then these building materials should be removed prior to their disturbance.

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1.0 INTRODUCTION / OBJECTIVES

Introduction

Mr. Robert Garcia, with the University of New Mexico - Real Estate Office, retained Rhoades Environmental Inspection Services to conduct a Phase I Environmental Site Assessment (ESA) of the subject site. Sampling and analysis of potential hazardous materials was not included as part of this assessment and final report.

Purpose

This assessment report was prepared for the exclusive use of the University of New Mexico - Real Estate Office and is not intended for use by unauthorized persons not approved by the University of New Mexico - Real Estate Office. Reproduction of this report or excerpts thereof must be authorized by the University of New Mexico - Real Estate Office and Rhoades Environmental Inspection Services .

The purpose of this assessment was to identify recognized environmental conditions in connection with the property by means of personnel interviews, review of reasonably obtainable record information, and the on-site inspection.

The Phase I Environmental Site Assessment

This Phase I Environmental Site Assessment was prepared in accordance with guidelines of ASTM Standard Practice E 1527-93, amended 1994, with the following clarification's:

~ Rhoades Environmental Inspection Services identified and researched the PCB classification of significant electrical equipment located at the subject property. For purposes of this assessment, light duty capacitors such as fluorescent light ballast's may have been excluded.

~ This assessment addressed obvious sources of potential contamination but, for the purpose of evaluation, may have excluded (a) materials which were identified as marketable products manufactured or handled for purposes of sale, resale, or distribution by the current on-site operations, and (b) materials present on the property which are used for the purposes of routine custodial and maintenance activities.

The Environmental Site Assessment included the following tasks:

1. Past and present property information was gathered from a variety of sources, when available, such as City directories, Sanborn maps, and aerial photographs.

2. Reasonably available and obtainable public records were researched to identify known environmental concerns associated with the property.

3. The on-site inspection was performed in accordance with Sections 8.2.1 and 8.2.2 of ASTM E 1527 and personal interviews were conducted with persons who may have knowledge pertinent to the assessment.

The Environmental Site Assessment addressed the subject site, adjacent properties and nearby Resource Conservation and Recovery Act, Comprehensive Environmental Response, Compensation, and Liability Act, Underground Storage Tank and Leaking Underground Storage Tank sites.

The inspector will compile the above mentioned data and draw conclusions based on the findings.

2.0 SITE OVERVIEW

Location of site:	North of Lomas Blvd. and west of University Blvd., Albuquerque, Bernalillo County, New Mexico.
Year built/developed:	Approximately the early 1980s.
Legal description:	Being that certain tract of land situated within projected Section 16, Township 10 North, Range 3 East, New Mexico Principal Meridan, Bernalillo County, New Mexico, within the TOWN OF ALBUQUERQUE GRANT being also a portion of Tract Z, SOUTHWESTERN CONSTRUCTION COMPANY, as said Tract Z is shown and designated on the plat filed for assessment purposes only as "Plat of Tract Z, of SOUTHWESTERN CONSTRUCTION COMPANY in the City of Albuquerque, New Mexico for ASSESSMENT PURPOSES," plat of which was filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 26, 1971, in Volume C7, folio 209.
Subject site zoning:	Heavy Commercial Zone (C-3).
Adjacent zoning:	All of the adjacent properties are zoned as Heavy Commercial Zone (C-3), with exception to the properties to the east which are zoned Community Commercial (C-2).
Current property use:	The subject site is currently occupied by the Galles Chevrolet vehicle storage parking lot.
Property improvements:	The subject site currently contains a single building at the southeastern side of the subject property and asphalt parking areas throughout the subject property.
Building Description:	The subject building is a single story structure located on the southeastern portion of the subject property. The subject building is constructed on a concrete slab, with exterior wooden siding and pitched shingled roof. Access to the roof is only from the exterior of the building.
Site area topography:	1 to 5 percent (1-5%) slope to the west southwest. The Rio Grande is located approximately 3.00 miles west of the subject property.
Depth to ground water:	Approximately 225 - 260 feet, flowing to the south southwest.
Utilities:	Electricity is provided by Public Service Company of New Mexico. No other utility services are located at the subject site at the time of the on-site inspection.

Local street maps and a flood zone map of the subject site are presented in **Appendix A**.

3.0 SITE BACKGROUND / OPERATING HISTORY

3.1 Current Ownership

Neither the City of Albuquerque nor current tenants provided information regarding any environmental liens against the subject site.

3.2 Current and Historical Site Use

3.2.1 City Directories Review

Historical uses of the subject site and adjacent properties were initially researched by reviewing Polk City Directories of Albuquerque, New Mexico. Data for the years 1997, 1995, 1990, 1985, 1980,1975, 1970, 1965, 1960, 1955, 1950, 1946, and 1940 are presented as follows:

Current Tenants:

	Subject Site:	Galles Chevrolet Vehicle Storage Parking Lot.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, University Plaza.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, UNM Family Health.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Carrie Tingley Hospital.
	Southwest:	1301 Lomas Blvd. NE, Saturn of Albuquerque.
1997:	**Subject Site:**	Galles Chevrolet Vehicle Storage Parking Lot.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, University Plaza.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Carrie Tingley Hospital.
	Southwest:	1301 Lomas Blvd. NE, Saturn of Albuquerque.
1995:	**Subject Site:**	Galles Chevrolet Vehicle Storage Parking Lot.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, University Plaza.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, University Home Care.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Carrie Tingley Hospital.
	Southwest:	1301 Lomas Blvd. NE, Saturn of Albuquerque.
1990:	**Subject Site:**	Galles Chevrolet Vehicle Storage Parking Lot.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, University Plaza.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, University Home Care.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Carrie Tingley Hospital.
	Southwest:	1300 Lomas Blvd. NE, Pontiac of Albuquerque.

1985:	**Subject Site:**	Galles Chevrolet Vehicle Storage Parking Lot.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, Consolidated Electrical Distributing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Carrie Tingley Hospital.
	Southwest:	1300 Lomas Blvd. NE, Quality Pontiac.
1980	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, State Electrical Supply Company.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, University Heights Hospital.
	Southwest:	1300 Lomas Blvd. NE, Galles Used Cars.
1975	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, State Electrical Supply Company.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, University Heights Hospital.
	Southwest:	1300 Lomas Blvd. NE, Galles Truck Sales.
1970	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, State Electrical Supply Company.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Osteopathic Hospital.
	Southwest:	1300 Lomas Blvd. NE, Galles Truck Sales.
1965	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, Galles Chevrolet.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, State Electrical Supply Company.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, Osteopathic Hospital.
	Southwest:	1300 Lomas Blvd. NE, Quality Pontiac.
1960	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, No Listing.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, No Listing.
	Southwest:	1300 Lomas Blvd. NE, No Listing.

1955	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, No Listing.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, No Listing.
	Southwest:	1300 Lomas Blvd. NE, No Listing.
1950	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, No Listing.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, No Listing.
	Southwest:	1300 Lomas Blvd. NE, No Listing.
1946	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, No Listing.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, No Listing.
	Southwest:	1300 Lomas Blvd. NE, No Listing.
1940	**Subject Site:**	Vacant Undeveloped Land.
	North:	Vacant Undeveloped Land.
	South:	1601 Lomas Blvd. NE, No Listing.
	East:	1131 University Blvd. NE, No Listing.
	West:	Vacant Undeveloped Land.
	Northeast:	1209 University Blvd. NE, No Listing.
	Northwest:	Vacant Undeveloped Land.
	Southeast:	1127 University Blvd. NE, No Listing.
	Southwest:	1300 Lomas Blvd. NE, No Listing.

All of the adjacent properties are separated from the subject site by a chain-link fence, with barbed wire along the top. The main entrance to the subject site is on the southeastern portion of the subject property, with a wooden guard shack at the gate entrance. Entrance through this gate is from the Galles Chevrolet property. The subject property can also be observed from the western side along a dirt access road, which is accessible off of Lomas Blvd.

Review of City Directories revealed no potential environmental concerns on the subject site.

3.2.2 Sanborn Insurance Maps Review

The Sanborn Insurance Company typically produced maps from the 1880's until the 1960's to evaluate insurance risks in various metropolitan areas. These maps were reviewed through 1957 and the subject site location was not found in the study.

3.2.3 Review of Aerial Photographs

Aerial photographs for the years 1976, 1985, and 1994 were obtained from the City of Albuquerque Planning Department during this assessment. Aerial photographs are presented in **Appendix B**.

The **1976** aerial photograph depicts the subject site as vacant undeveloped land. The adjacent properties also appeared similar to the ones noted at the time of the on-site inspection, with exception to the parcel located to the northeast which appears to be vacant undeveloped land.

The **1985** aerial photograph depicts the subject site and the adjacent properties as they were noted at the time of the on-site inspection. The adjacent property located to the east of the subject site appeared to be development in this photograph.

The **1994** aerial photograph depicts the subject site and the adjacent properties as they were noted during the on-site inspection.

Potential environmental concerns were not visually apparent in the 1976, 1985, or 1994 aerial photographs.

3.3 Current and Historical Use Conclusions

Documentation reviewed and information provided indicated that the subject property has always been occupied by Galles Chevrolet since its development in the mid 1980s. Most of the adjacent properties have remained similar to those noted during the on-site inspection. Nothing was noted in the historical documentation reviewed to indicate the potential for an adverse environmental impact to the subject property from historical on-site activities.

No further action is recommended at this time.

4.0 GEOLOGIC SETTING

The subject site lies within the Albuquerque basin. The Albuquerque basin is in the Rio Grande Rift Valley and is characterized by thick sedimentary deposits, diverse Laramide orogenic events and late Cenozoic era uplifts. The Albuquerque basin fill consists of approximately 12,000 feet of sandstone's, mudstone's and gravel deposited during the Miocene and Pliocene epochs. Late Pliocene epoch deformations widened the basin, elevated the uplifts, and locally faulted the basin. The deformation was followed by widespread pedimentation producing the Ortiz surface during the late Pleistocene epoch. Late Pleistocene and Holocene epoch rejuvenation, deformation and widespread dissection destroyed much of the surface.

The surface beds have been dissected by pedimentation once again from the base of the Sandia uplifts and are generally salmon-colored conglomerates, sandstone's and mudstone's. Lithology is predominantly non-volcanic and consists of tannish-brown sandstone fragments. Detrital material (Precambrian era rocks, i.e., granites, shcists and gneiss) from the Sandia uplifts west to the Rio Grande River can be found in surface deposits.

4.1 Hydrogeologic Characteristics

Topography and Surface Water

The topography of the subject site area has a predicted 1 to 5 percent (1-5%) slope to the west southwest. Runoff from the subject site is anticipated to flow toward the undeveloped areas of the subject site area. Areas on the northwestern portion of the subject site anticipated to flow to the west toward a natural arroyo. Surface water was not observed on or adjacent to the subject site. The Rio Grande is located approximately 3.00 miles west of the subject site. Visual environmental concerns associated with drainage or erosion were not observed during the on-site inspection.

Ground water

Depth to ground water in the subject site area is approximately 225 - 260 feet. Ground water flow direction is estimated to be to the south or southwest toward city production wells, according to information provided by Mr. Doug Earp of the City of Albuquerque Environment Department.

Flood Zone

The subject site is not located within 100-year flood zones, according to Flood Insurance Rate Map Community-Panel No. 350002 0029 C, prepared by the Federal Emergency Management Agency.

4.2 Soil Information

The subject site soils are classified as Bluepoint-Kokan association, according to the Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico.

The Bluepoint-Kokan association, hilly consists of fifty percent (50%) Bluepoint loamy fine sand that has five (5) to 15 percent slopes. The Kokan soil is formed in old alluvial sand and gravel of mixed sources and consists of deep, excessively drained soils. A representative profile consists of a very pale brown, stratified gravely and very gravely sand. It is slightly calcareous and mildly alkaline. This association has a slow runoff and a moderate to severe hazard of water erosion.

5.0 ON-SITE INSPECTION AND INTERVIEWS

Mr. Ronald K. Rhoades, CES, CEI of Rhoades Environmental Inspection Services, performed the on-site inspection of the subject property and building on July 6, 1998. The subject site is currently occupied by Galles Chevrolet vehicle parking lot and is located west of University Blvd. and north of Lomas Blvd., Albuquerque, Bernalillo County, New Mexico. The only entrance to the subject property is from the southeast through the Galles Chevrolet property. Visual access can be made from the western side on a dirt access road leading off of Lomas Blvd.

The subject property contains a single rectangular wooden building, which houses the entrance gate onto the subject property. Asphalt paved parking areas are located throughout the subject property, with the main entrance on the southern portion of the subject site. The adjacent properties to the south and east are developed parcels, which consist of a car dealership, a mortuary, UNM offices, and a hospital. Adjacent properties to the west and north are vacant undeveloped land at the time of the on-site inspection.

A chain-link fence, topped with barbed wire, is located throughout the perimeter of the subject property. Several pole-mounted electrical transformers were noted along the perimeter of the subject site, with these being the only utilities present.

5.1 Hazardous Chemical / Substance Inventory

No hazardous chemicals were noted at the subject site at the time of the on-site inspection, with nothing reported that hazardous chemicals have historically been present at the subject site.

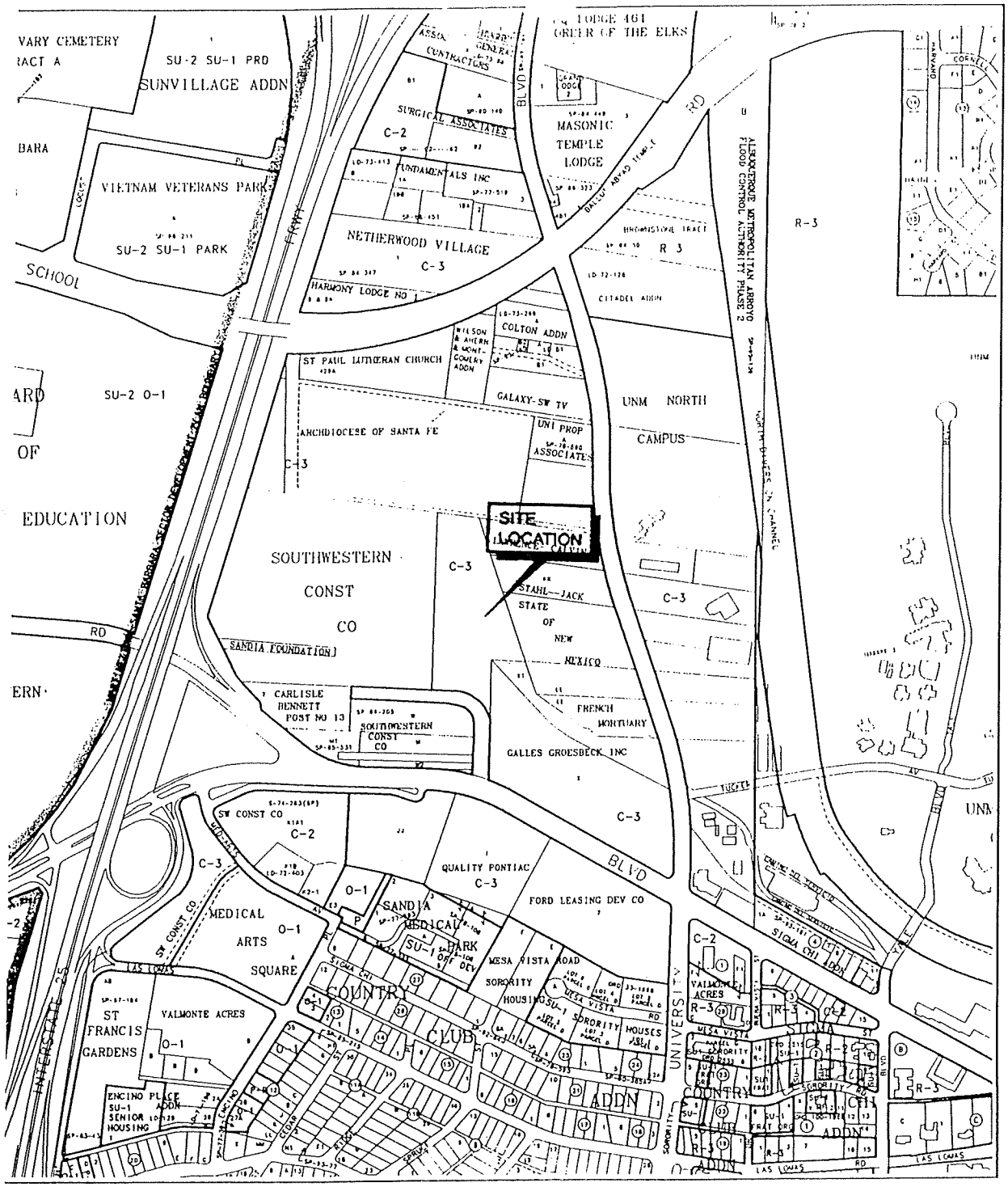
5.2 Presumed Asbestos Containing Materials

Potential asbestos containing materials were noted during the on-site inspection at the wooden guard shack on the subject property. These materials were observed to be in good condition at the time of the on-site inspection.

Friable materials are those that, when dry, can be pulverized, crushed, or reduced to powder by hand pressure. They are generally considered more subject to damage than non-friable materials. Non-friable materials may become friable when damaged. The EPA defines an asbestos containing material as one which contains greater than 1 percent (>1.0%) asbestos which includes combinations of any asbestiform varieties of Chrysotile, Tremolite, Crocidolite, Anthrophyllite, Actinolite, and Amosite.

The Occupational Safety and Health Administration (OSHA) regulations dated June 1995 requires a minimum of three (3) bulk samples be analyzed per homogenous material before that material is reported as non-asbestos containing. The samples must be collected by a certified asbestos inspector as specified by EPA regulations and must be analyzed using Polarized Light Microscopy (PLM) methods by an accredited laboratory which is proficient in the PAT program.

EPA requires the inspection and removal of ACM prior to building renovation or demolition. Most states, including New Mexico, require that persons or firms removing asbestos be trained and licensed. The on-site inspection did not include sampling or a comprehensive survey for suspect ACM.



REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

1996 Zoning Atlas Map

Galles Chevrolet Vehicle Storage Lot
North of Lomas Blvd. & East of University Blv
Albuquerque, New Mexico
Scale: No Scale Provided

5.3 Polychlorinated Biphenyl's

Polychlorinated Biphenyl's (PCBs) are compounds that contain two (2) Benzene nuclei and two (2) or more Chlorine atoms. When heated to decomposition, this chemical will emit toxic Furans and Dioxins. The manufacturing of this highly toxic and colorless liquid was banned by the EPA in 1976 because of persistent health risks and ecological damage through water pollution.

PCBs were most commonly used as a dielectric (insulating) fluid in transformers and other electrical equipment. PCBs were also widely used in hydraulic fluids and lubricants for their ability to extend lubricant life and effect heat transfer. PCBs are also found in certain florescent light ballast's. The only form of positive identification to determine if PCBs are present within the fluid is to extract a sample and send it to a certified laboratory for analysis.

Due to the designs of an electrical transformer, the sample collection process must be performed by a technician from the power company servicing that specific transformer. Samples taken from other sources such as light ballast's should be collected by qualified inspectors. Under EPA regulations 40 CFR, Part 761 the allowable concentration of PCBs in equipment is specified as follows:

1. If a devise contains 500 ppm or greater of PCBs the EPA classifies this as a PCB level.
2. Results reported from 50 and 499 ppm are considered PCB contaminated.
3. Results reported at less than 50 ppm are considered non-PCB containing.

Exposure to PCBs is generally considered low when the equipment is in good condition and its integrity has not been breached.

Several electrical transformers for the subject property were observed at the time of the on-site inspection. These transformer are owned by the Public Service Company of New Mexico (PNM) and have not been tested for the presence of PCB laced oils, according to Mr. Virgil Bridges, with PNM. Evidence of leakage of surface soil stainage was not noted under the transformer at the time of the on-site inspection.

Other equipment with the potential to contain PCB oils, such as hydraulic elevators or trash compactors, was not observed during the on-site inspection that could contain PCB laced oils.

5.4 Radon Gas

Radon is a radioactive gas which is produced when naturally occurring uranium minerals break down or decay. These radioactive minerals are always present in the environment in slight amounts and are found in increased quantities in particular geologic deposits. Radon gas further decays into smaller particles know as radon "daughters", which can attach to soil or dust particles in the air. As these particles are inhaled, the daughters products can be deposited on the lining of the lung, and subsequently decay or emit radioactive particles. The radioactive decay damages lung tissues, and causes cellular changes which may transform normal cells into cancer cells.

There are certain areas of the state where the incidence of radon is very high. There is **no** way to determine which homes or buildings might have high levels of radon. Adjacent structures can have completely different levels of radon, which is dependent on the structure of the subsurface geological configuration. It is believed that entry of the gas occurs through slab cracks and leaks, and through porous building materials. The highest radon readings are usually found in the lowest levels of a structure and decrease significantly on the first and second floors.

The state of New Mexico has performed a state wide study on general radon levels. This report was prepared in 1993 and only provides information on a county by county basis. The subject site is located in Bernalillo County inside the City of Albuquerque. This county has been classified as a Zone 1 for potential presence of radon. This zone is defined as one which has a predicted indoor radon gas level of greater than 4.0 pCi/L. Testing would have to be conducted to positively identify the presence or absence of radon gas. The EPA has established a Permissible Exposure Level (PEL) for radon gas at 4.0 pCi/L (picoCurries per liter).

The state of New Mexico does not have training requirements or licensing for persons performing inspections or mitigation of radon. In order to insure that these procedures are performed according to EPA guidelines, require the following certifications from your radon professionals. Radon inspections should either be performed by or overseen by a person who has successfully completed and certified in the USEPA Radon Contractors Proficiency (RCP) Program. Persons performing radon mitigation and design should be certified in the USEPA Radon Mitigators Proficiency (RMP) Program.

5.5 Urea Formaldehyde Foam Insulation

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that is pumped into the spaces between the walls of a building, where it hardens to form a solid layer of insulation. Due to its physical characteristics UFFI was used to fill hard to reach places within the walls. UFFI has been installed in an estimated half million homes in the United States, not including commercial structures.

Urea regulations were first issued in 1982 and Urea foam insulation was first used as a building material in 1970. The Consumer Product Safety Commission (CPSC) banned the future sale and installation of UFFI, having determined that it presented an unreasonable health hazard to those exposed to it because of the formaldehyde gas released from the UFFI product in building exteriors. The CPSC ban was subsequently challenged through litigation, with the court overturning it and finding that the CPSC did not have sufficient evidence on which to issue its ban. The CPSC ban on UFFI insulation was lifted, although public opinion resulting from this controversy dramatically reduced UFFI popularity as an insulation.

The CPSC was not able to identify a level of formaldehyde exposure at which the general population could be assured that no adverse effects would occur. The health problems range from eye, nose, and throat irritations to cancer.

The subject site contains a single wooden building, which was not constructed between 1970 and 1982 and does not have the potential for UFFI to be present. During the on-site inspection, UFFI was not noted in the areas inspected, with only fiberglass type insulation noted. Further destructive investigation may be needed to positively confirm its presence or absence

5.6 Lead Based Paint

Lead is a pliable, soft metal that was used for pipes, rods, and containers. Before 1978, lead was a common ingredient in paint because it added strength, shine, and extended the life of the paint. Lead paint regulations were not issued until 1977 and any paint manufactured after that date would not contain harmful amounts of lead. In 1978, the United States learned the use of lead pigments in paints used on interior and exterior residential surfaces. However, the use of lead paint was not prohibited until 1980. Buildings constructed or renovated between 1940 and 1980 have a much higher probability of having lead paint than those constructed at later dates.

Ingestion of peeling or flaking paint remains a significant problem for any child where lead based paint may be present. It is estimated that a total of 30 to 40 million older homes in the United States contain lead based paint, which does not include commercial structures.

Recent studies have shown that, in addition to eating paint containing lead, the dust produced by normal oxidation of the paint can contain significant amounts of lead. Lead poisoning can also result from children having access to surfaces that have perfectly intact lead based paint covering them, yet are chewable (i.e. door edging, banisters, ect.)

The subject site does not contain buildings which were constructed after 1980. The condition of the paint was observed to be in good condition and was reported that the entire facility has been re-painted since its construction. Testing of all painted surfaces, using either an X-ray florescence (XRF) analyzer or by bulk sampling and laboratory analysis, is the only approved way to positively confirm the presence or absence of lead in the paint.

5.7 Indoor Air Quality

Since the mid-1970s and the United States began its push for more energy efficient commercial structures indoor air quality issues are coming more into the forefront. By making the buildings tighter to reduce the heating and air conditioning costs, the structures also trapped the indoor air contaminates in the building.

These contaminates can range from dust, pollen, microbiological contaminates, or an insufficient oxygen/carbon dioxide ratio. The source of these contaminates can either be carried in from the outside air or generated from activities inside the building. Adverse health effects can be reported, some times seasonally, by the building occupants and employees if the indoor air contaminates remain uncorrected. Symptoms can range from watery eyes, respiratory difficulties, rashes, and severe headaches.

The Occupational Safety and Health Administration (OSHA) is currently proposing a ruling for Indoor Air Quality which will effect 29 CFR Parts 1910, 1915, 1926, and 1928. These rulings will address a variety of indoor air quality concerns in "non-industrial work environments". Impact analysis reports, HVAC maintenance schedules, sampling inspections, and implementation of corrective actions will be addressed by these regulations. A preliminary Indoor Air Quality (IAQ) Study may be performed of the subject buildings and HVAC system to determine the current indoor air quality and establish a "baseline" of current air quality.

Nothing was discovered during the on-site inspection or during interviews with building occupants to indicate a poor indoor air quality problem exists. With the size of the building and the limited use of this structure, it is unlikely that poor indoor air quality should not pose an immediate adverse health effect to the building occupants. These concerns should always be monitored for, tested, and corrected should the indoor air quality at the subject site be threatened.

5.8 Electro Magnetic Fields

Electro Magnetic Fields (EMF) emissions are created whenever electrical power flows through a wire, conductor, or appliance. These emissions can not be seen, felt, or heard, but they are present in and around all electric lines and devises. Electro Magnetic Field emissions are measured in units called milliGauss (mG). The strength of the Electro Magnetic Field can vary and is measurable by use of a portable EMF meter.

The Electro Magnetic Field emissions are recognized as an environmental agent that are a potential threat to public health. Some scientific evidence suggests links of the biological effects of Electro Magnetic Filed to childhood leukemia, brain cancer, miscarriages, and fetal abnormalities. We are exposed to Electro Magnetic Fields at home, in the workplace, and even outdoors everyday.

Many studies have determined that the relationship between field strength and health risks also involves other factors which make it possible to assign exact danger level limits based only on field strength. Though the United States government has not yet provided exact danger level limits, other countries and many states have already set standards for exposure based on field strengths. In general a target of 2.0 to 3.0 milliGauss is believed to be a reasonable maximum level for continuous exposure.

A portable "Safe Range Electro Magnetic Meter" was used by Rhoades Environmental Inspection Services to continuously measure the Electro Magnetic Fields at the subject site during the on-site inspection. A "normal" reading of 0.0 to 1.5 milliGauss was measured throughout the subject site. The Electro Magnetic Field levels should be periodically checked to insure they remain within acceptable ranges.

5.9 On-site Inspection Conclusions

The on-site inspection revealed the following potential environmental concerns:

Potential asbestos containing building materials were noted at the time of the on-site inspection. The EPA and OSHA currently require that all presumed asbestos containing materials be tested for the presence of asbestos prior to there disturbance. Once the asbestos materials are identified they are required to be abated, under EPA regulations, before they are disturbed during any renovation and / or demolition activity.

6.0 FEDERAL, STATE & LOCAL AGENCY INFORMATION

The following regulatory information database lists were researched to identify facilities located within the indicated search distance of the subject site:

Facility Type	No. of Sites
EPA - Resource Conservation and Recovery Act Transportation, Storage, and Disposal Facilities (1.0 mile)	0
EPA - Resource Conservation and Recovery Act Generator Facilities (subject site & adjacent properties)	0
EPA - Resource Conservation and Recovery Act Violators (subject site & adjacent properties)	0
EPA - Resource Conservation and Recovery Act Enforcement's (subject site & adjacent properties)	0
EPA - Corrective Action Report (CORRACTS) (1.0 mile)	0
EPA - Comprehensive Environmental Response, Compensation, and Liability Act Sites (0.50 miles)	1
EPA - Superfund CERCLA Consent Decrees (CONSENT) (1.0 mile)	0
EPA - National Priority List (NPL) Sites (1.0 mile)	0
EPA - NPL Superfund Liens (subject site only)	0
Underground Storage Tank Facilities (0.25 miles)	4
Leaking Underground Storage Tank Facilities (0.50 miles)	5
DOT - Hazardous Materials Information Reporting System (HMIRS) (subject site only)	0
Nuclear Regulatory Commission Material Licensing Tracking System (MLTS) (subject site only)	0
EPA - PCB Activity Database System (PADS) (subject site only)	0
Solid Waste Registration (landfills) List (0.50 miles)	0
Emergency Response Notifications System (ERNS) List (subject site only)	0
EPA Toxic Release Inventory System (TRIS) (subject site only)	0
EPA - RCRA Administration Action Tracking System (RAATS) (subject site only)	0
EPA Facility Index System (FINDS)(subject site only)	0
EPA Toxic Substance Control Act (TSCA) (subject site only)	0

6.1 Resource Conservation and Recovery Act Listings

The Resource Conservation and Recovery Act (RCRA) list is issued by the applicable federal regulatory agency or their delegate and is current as of March 16, 1998. The RCRA regulation governs active operations that generate hazardous wastes (generators) as well as treatment, storage, and disposal (TSD) facilities for hazardous wastes. RCRA regulates hazardous waste "from its cradle to the grave". Each New Mexico entity regulated under RCRA is required to notify the applicable federal regulatory agency or their delegate of its existence. Within each of the classifications there are three (3) categories, based on the rate of wastes generated or handled (in kilograms):

1) Large Quantity Generator [LQG] = >1000 kg/month
2) Small Quantity Generator [SQG] = 100-1000 kg/month
3) Conditionally Exempt Small Quantity Generator [CESQG] = <100 kg/month

The subject site or the adjacent properties are not listed as a RCRA - TSD, generator, violator, or enforcement facility. There are no TSD facilities reported within the applicable search distance from the subject property.

6.2 Corrective Action Report

The Corrective Action Report (CORRACTS) data base is complied by the EPA and is updated on a semi annual basis was last issued on February 18, 1998. This database identifies hazardous waste handlers with RCRA corrective action activity.

There are no CORRACTS facilities located within a 1.0 mile search distance of the subject property.

6.3 Comprehensive Environmental Response, Compensation and Liability Act and National Priority List

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) regulations provide funding and enforcement authority for cleaning up hazardous waste sites and responding to hazardous substances spills. Where RCRA establishes a regulatory program for present hazardous waste activities, CERCLA establishes a comprehensive response program for past hazardous waste activities. The CERCLIS list is updated monthly and was issued last on March 17, 1998, while the NPL list is updated semi-annually and was issued last on March 17, 1998.

CERCLIS contains data on potentially hazardous waste sites that have been reported to the EPA by state, municipalities, private companies, and private persons, pursuant to Section 103 of the CERCLA regulations. CERCLIS contains sites which are either proposed to or on the NPL list and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program and the NPL sites may encompass relatively large areas. The worst of the CERCLIS sites are ranked and placed on the NPL (National Priority List) for future clean-up action.

In order to be placed on the NPL ranking the site must be inspected by regulatory personnel and receive a numerical ranking based on the magnitude of its clean-up problems. The subject property is not a listed CERCLIS or NPL site .

There is one (1) CERCLIS site located within a 0.50 mile search distance of the subject site, according to EPA - CERCLIS Records. There were no EPA - NPL sites located within a 1.0 mile search distance of the subject site.

This facility is identified as the University of New Mexico, with the preliminary investigation taking place in 1984. Currently this facility has been delisted from the CERCLIS list and no further action required.

6.4 Superfund Consent Decrees

The Superfund (CERCLA) Consent Decrees (CONSENT) data base is complied by the EPA and will vary as to the frequency when it is released. Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States Courts after settlements by parties to litigation matters.

There are no CONSENT facilities located within a 1.0 mile search distance of the subject property.

6.5 Federal Superfund Liens

NPL liens are under the authority granted the EPA by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the EPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. The EPA complies a listing of filed notices of these Superfund liens.

The subject property is not reported on this listing.

6.6 Underground Storage Tanks

Underground Storage Tanks are regulated under Subtitle I of the RCRA regulations and must be registered with the state department responsible for administrating the UST program. In 1986 the EPA (Environmental Protection Agency) enacted a Underground Storage Tank (UST) registration policy for the United States. This same policy was redefined by New Mexico Environmental Department (NMED) on April 14, 1988. This policy requires all owners of USTs to register the number of tanks with the NMED. Only owners whose tanks were "out-of-service" by December 31, 1974 were exempt from these regulations. Owners who "close" their tanks after this date were still required to register their tanks if they were still in the ground.

Existing USTs that were rendered "out of service" prior to 1974 are not registered and are not accounted for. Some of these tanks may be discovered through property record research interviews or during property development. The New Mexico regulations required leak detection devices to be placed around the tanks and fill lines. Any leak greater than 25 gallons in quantity must be reported to the NMED-UST Division within 24 hours of the occurrence. The following information is based on the NMED's UST data base dated January 8, 1998, which is updated on a quarterly basis.

The on-site inspection indicated there are no USTs at the subject site. Records research confirmed that USTs are not registered on the subject site.

Currently there are four (4) reported UST facilities located within 0.25 mile search distance of the subject site. The following is a summary of these facilities and their locations:

1. Melloy Dodge, 1200 Lomas Blvd. NE (0.18438 miles to the southwest of the subject site).
2. Quality Pontiac, 1300 Lomas Blvd. NE (0.19086 miles to the south of the subject site).
3. Diamond Shamrock, 1425 University Blvd. NE, (0.21040 miles to the north of the subject site).
4. Galles Chevrolet, 1601 Lomas Blvd. NE, (adjacent property to the south of the subject site).

6.7 Leaking Underground Storage Tanks

Leaking Underground Storage Tank (LUST) records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records and the information stored varies from state to state. Review of the NMED's LUST list indicated that five (5) reported LUST sites are located within a 0.50 mile search distance of the subject site.

The following information is based on the NMED's LUST data base dated December 30, 1997, which is updated on a quarterly basis. All of the following facilities are currently listed with a status of no further action required, which typically indicates that the spill was minor or the clean-up has been completed.

1. Nugget #1, 1723 Lomas Blvd. NE (adjacent property to the east) - incident reported in 1989.
2. UNM Automotive, 1801 Tucker NE (0.12192 miles northeast) - incident reported in 1991.
3. Galles Chevrolet, 1601 Lomas Blvd. NE (adjacent to the south) - reported in 1990 and 1994.
4. Vickers #2284, 1425 University Blvd. NE, (0.21040 mile north) - incident reported in 1992.
5. Standard Oil, 1011 Las Lomas Road, (0.47654 miles west) - incident reported in 1991.

6.8 Hazardous Materials Information Reporting System

The Hazardous Materials Reporting System (HMIRS) is generated by the Department of Transportation (DOT) and contains hazardous material spill incidents reported to the DOT. The data base is updated on a annual basis and is current as of January 27, 1998.

The subject property is not reported on the HMIRS list.

6.9 Material Licensing Tracking System

The Material Licensing Tracking System (MLTS) is compiled by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency the data base is updated on a quarterly basis and is current as of January 14, 1998.

The subject property is not reported on the MLTS listing.

6.10 PCB Activity Database System

The EPA maintains the PCB Activity Database System (PADS) and identifies generators, transporters, commercial storers and / or brokers and disposers of PCBs who are required to notify the EPA of such activities. There database is updated on a quarterly basis and is current as of November 18, 1997.

The subject property is not reported on the PADS database.

6.11 Solid Waste Registration (landfills) List

Abandoned or closed solid waste landfills were typically active during the 1970s and early 1980s. In most cases detailed records of their activities are unavailable. Solid waste facility records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Once the landfill was closed or abandoned clean backfill soil was brought in and used to cover the solid waste. Once covered development of the area would start.

The Solid Waste Facilities list, dated December 30, 1997, and updated on a semi-annually basis was researched and no sites were noted in the area of the subject site.

6.12 Emergency Response Notifications System List

The Emergency Response Notification System (ERNS) stores information on releases of oil and hazardous substances and is maintained by the Environmental Protection Agency. The releases are recorded in the ERNS when they are initially reported to the federal government by anyone. The ERNS combines data from the National Response Center and the EPA. This data base is updated on a quarterly basis and was last issued on March 16, 1998.

The subject site is not found on the ERNS list.

6.13 Toxic Release Inventory System

The Toxic Release Inventory System (TRIS) contains information from facilities on the amounts of over 300 listed toxic chemicals that the facilities release directly to air, water, or land or that are transported off-site in reportable quantities under SARA Title III Section 313. This data base is updated on a annual basis and was last issued on December 30, 1997.

The subject site is not found on the TRIS listing.

6.14 RCRA Administration Action Tracking System

The RCRA Administration Action Tracking System (RAATS) data base is maintained by the EPA and is updated on a semi-annual basis. The RAATS contains records based on enforcement actions issued under RCRA pertaining to major violations and includes administration and civil actions brought by the EPA. The database is current as of December 16, 1997.

The subject property is not reported on the RAATS listing.

6.15 Facility Index System

The Facility Index System (FINDS) is an inventory of facilities which are regulated by the Environmental Protection Agency. There are thirteen (13) categories which compile the FINDS listing. This data base is updated on a quarterly basis and is current as of December 30, 1997. These categories are outlined as follows:

1. **RCRIS** (Resource Conservation and Recovery Information System) is a national system which supports the Resource Conservation and Recovery Act (RCRA). It tracks the events and activities related to facilities which generate, transport, and treat, store, or dispose of hazardous waste.

2. **PCS** (Permit Compliance System) is a computerized management information system which contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities.

3. **AIRS (AFS)** (Aerometric Information Retrieval System) is the national repository for information about airborne pollution in the United States. There are seven (7) "criteria pollutants" for which data must e reported to the EPA and stored in AIRS. These contaminates include: PM10, carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

4. **SSTS** (Section Seven Tracking System) tracks the registration of all pesticide-producing facilities and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold, or distributed in each year.

5. **CERCLIS** (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database which contains information on all aspects of hazardous waste sites from initial discovery to listing on the National Priorities List (NPL).

6. **NCDB** (National Compliance Database) is the pesticides program enforcement information system. It is maintained by the Office of Pesticides and Toxic Substances (OPTS).

7. **DOCKET** (Civil and Criminal Dockets) tracks information on judicial enforcement cases for all environmental statues. It is also used to track the EPAs civil judicial caseload.

8. **FFIS** (Federal Facility Information System) is a listing of facilities that have submitted specific environmental project budget plans and is maintained by the Office of Federal Activities (OFA).

9. **CICIS** (Chemicals in Commerce Information System) contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes.

10. **PADS** (PCB Activity DATA System) is a listing of PCB generators, transporters or permitted disposers and is maintained by the Office of Toxic Substances (OTS).

11. **CUS** (Chemical Update System) compiles information on facilities which manufacture or import in excess of 10,000 pounds of specific toxic chemicals during the preceding fiscal year.

12. It tracks if a facility has active Dunn & Bradstreet record.

13. Lists when a facility is inactive and is not currently operating under any EPA programs.

The subject site is not listed on the FINDS list.

6.16 Toxic Substance Control Act

The EPA maintains the Toxic Substance Control Act (TSCA) and identified 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. This data base is updated on a annual basis and is current as of December 18, 1997.

The subject property is not reported on the TSCA list.

6.17 Agency Information Review Conclusions

The subject site was not reported on the federal data bases reviewed, with only the adjacent property to the south reported on the New Mexico UST and LUST lists. This adjacent property was added to the LUST list from an incident in 1990 and 1994 and has since been delisted with no further action required. Several LUST sites were reported in the subject site area, with the listing generated from incidents reported several years ago and their status has since been reduced to no further action required. The single CERCLA site reported within the applicable search distances stems from an incident reported in the late 1980s and has since been delisted from the CERCLIS listing.

No further action is recommended at this time.

7.0 CONCLUSIONS and RECOMMENDATIONS

Rhoades Environmental Inspection Services, has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Galles Chevrolet vehicle parking lot located north of Lomas Blvd. and west of University Blvd., Albuquerque, Bernalillo County, New Mexico, the subject site. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject site, with exception of the following:

On-Site Concerns:

Asbestos Containing Materials

Potential asbestos containing materials were noted at the time of the on-site inspection with the guard shack located on the southern portion of the subject site. These materials were noted to be in good condition at the time of the on-site inspection.

Rhoades Environmental Inspection Services recommends that all presumed asbestos containing materials be sampled and analyzed for asbestos prior to their disturbance during any renovation or demolition activity. The inspection would have to be performed by an EPA certified asbestos inspector and using the most current and applicable OSHA regulations for sample collection.

8.0 LIMITATIONS

This report is for the exclusive use of the University of New Mexico - Real Estate Office, for the express purpose of evaluating the Galles Chevrolet vehicle parking lot property located north of Lomas Blvd. and west of University Blvd., Albuquerque, Bernalillo County, New Mexico.

This Phase I Environmental Assessment was performed in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment, Designation E 1527-93. This assessment shall be used in its entirety and no excerpts should be taken as representative of the whole. All work has been performed by Rhoades Environmental Inspection Services in accordance with generally accepted industry practices for Phase I environmental site assessments. Rhoades Environmental Inspection Services has used the degree of skill and care ordinary exercised under similar circumstances by members of its profession. This warranty is in lieu of all other warranties, expressed or implied. Regulatory inputs are based on those regulations in effect on July 6, 1998. When possible, confirmation of verbal information was accomplished by various consistency checks during the assessment.

Conclusions and recommendations contained in this report were based upon the best information available in the time frame established by Mr. Robert Garcia, with the University of New Mexico - Real Estate Office. They depend, to some extent, on indirect evidence and are subject to the limitations of available data, the professional judgment of the investigator. Evaluations of the possible recognized environmental conditions are not presented as statements of fact, but as interpretations of the information made available during the preparation of this report. Implementation of any recommendations does not ensure that all regulatory compliance issues will be addressed and risks eliminated.

Rhoades Environmental Inspection Services, and its representatives do not infer, imply, represent, or guarantee that this assessment positively identifies all areas of concern on this property. It is possible that additional materials may be encountered during a more extensive inspection, involving comprehensive physical sampling and analysis of areas of concern. This report does not represent future site conditions or events. Situations or activities that occur subsequent to the on-site inspection which result in adverse environmental impacts, may not be represented in this report.

9.0 REFERENCES

Documents

Environmental Protection Agency Comprehensive Environmental Response, Compensation and Liability Information System List and National Priorities List

Environmental Protection Agency Resource Conservation and Recovery Act List

New Mexico Environment Department Underground Storage Tank List

New Mexico Environment Department Leaking Underground Storage Tank List

City of Albuquerque Planning Department: Aerial Photographs and Zone Atlas

United States Geological Survey 7.5 Minute Series Topographic Map Albuquerque East, New Mexico, Quadrangle

Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 350002 0029 C

Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, Soil Survey, Soil Conservation Service and Forest Service, June 1977.

Eco Search, Inc.

Information Sources

Governmental

Mr. Doug Earp, City of Albuquerque Environment Department

Mr. Virgil Bridges, PNM, Albuquerque, New Mexico

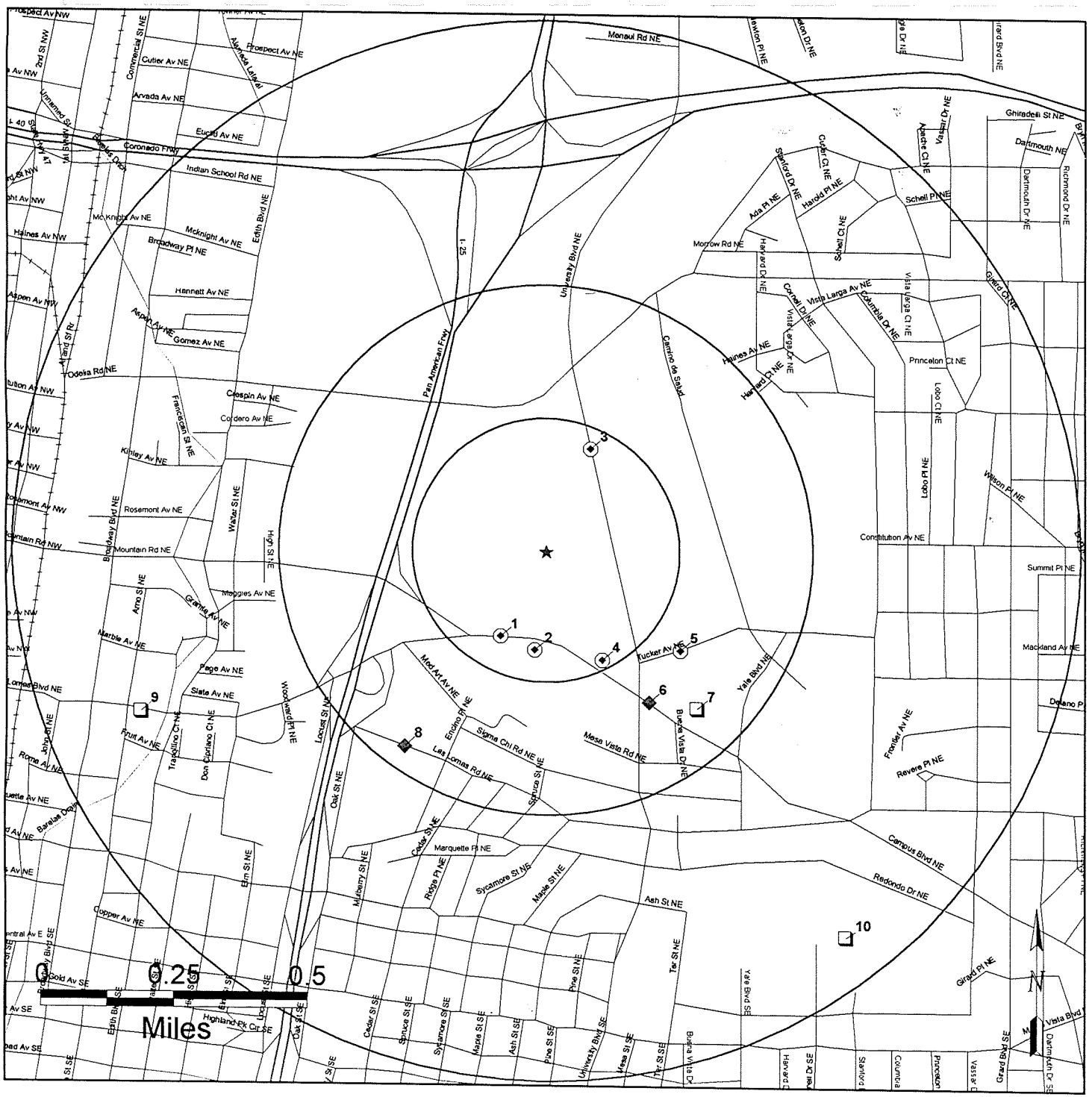
Regulatory Agencies

New Mexico Environmental Department, Albuquerque, New Mexico

Environmental Protection Agency, Region VI, Dallas, Texas

APPENDIX A

LOCAL STREET MAPS, TOPOGRAPHIC, AND FLOOD ZONE MAP



Note: The information contained on this map is subject to the general disclaimer on the first page.

EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 1391-802
Site: University Boulevard Sites
Albuquerque, NM 87106

★ Study Site
Study Site Matches Database

FEDERAL DATABASES	Radius (mi)
NPL Sites	1.00
CERCLA Sites	1.00
RCRA TSD Sites	1.00
RCRA Generator Sites	0.25
ERNS Sites	0.25
PADS Sites	1.00
TRI Sites	0.50
SSTS Sites	1.00
DOCKET Sites	1.00
TSCA Sites	1.00

STATE DATABASES	
SWF Sites	1.00
LUST Sites	0.50
UST Sites	0.25

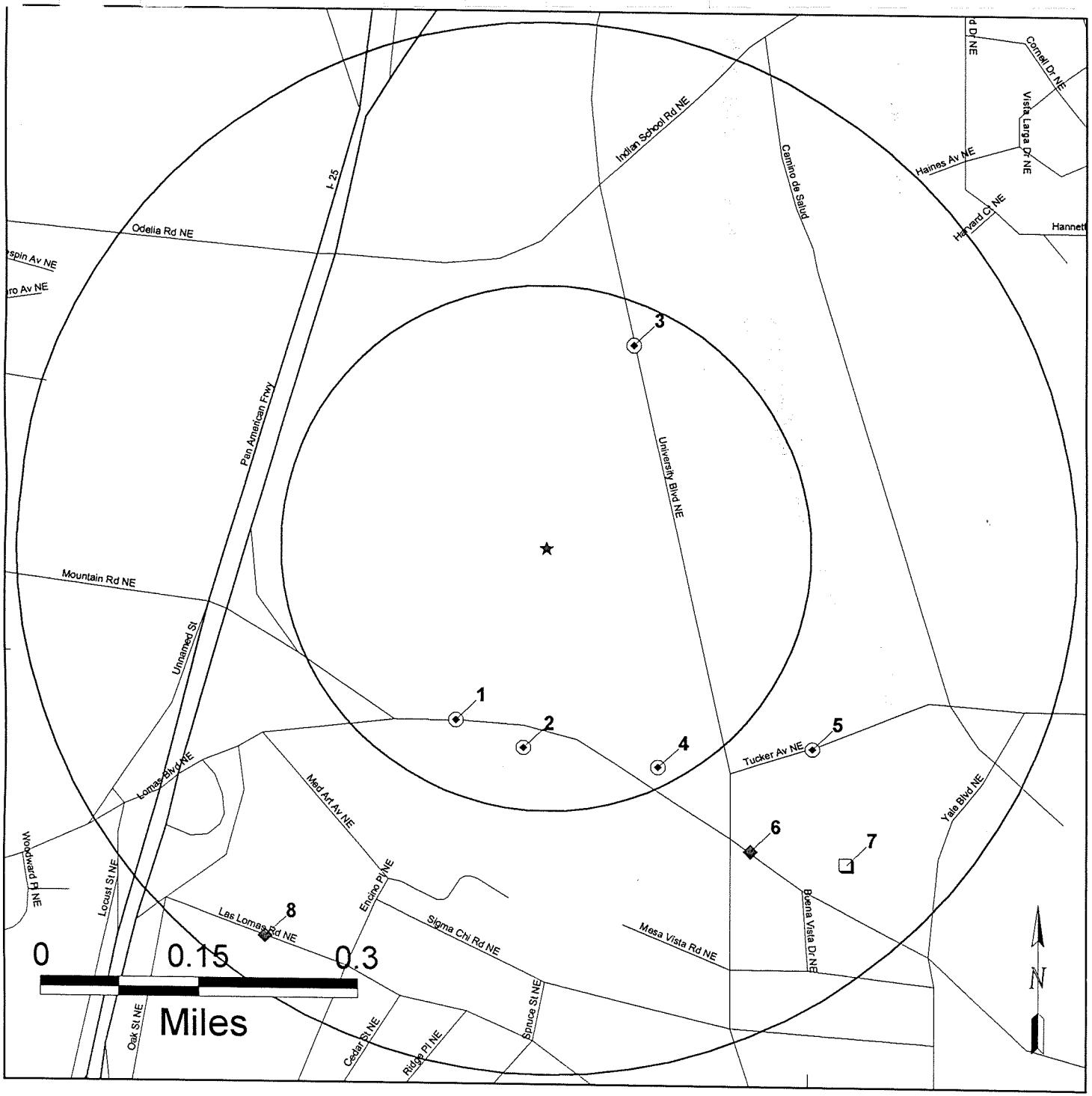
MULTIPLE MATCHES / AREAS

Two Database Matches
Three or More Matches
Database Area Site

MAP LEGEND

Parks
Incorp. Areas
Water
Cemeteries
Streets
Secondary Roads
Primary Roads
Freeways
Railroads
Boundaries

Radii: 1/4 mile, 1/2 mile, 1 mile



EcoSearch Environmental Resources, Inc.

Priority Risk Report Map

Report ID: 1391-802
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Albuquerque, NM 87106

★ Study Site
Study Site Matches Database

FEDERAL DATABASES	Radius (mi)
NPL Sites	1.00
CERCLA Sites	1.00
RCRA TSD Sites	1.00
RCRA Generator Sites	0.25
ERNS Sites	0.25
PADS Sites	1.00
TRI Sites	0.50
SSTS Sites	1.00
DOCKET Sites	1.00
TSCA Sites	1.00

STATE DATABASES	
SWF Sites	1.00
LUST Sites	0.50
UST Sites	0.25

MULTIPLE MATCHES / AREAS

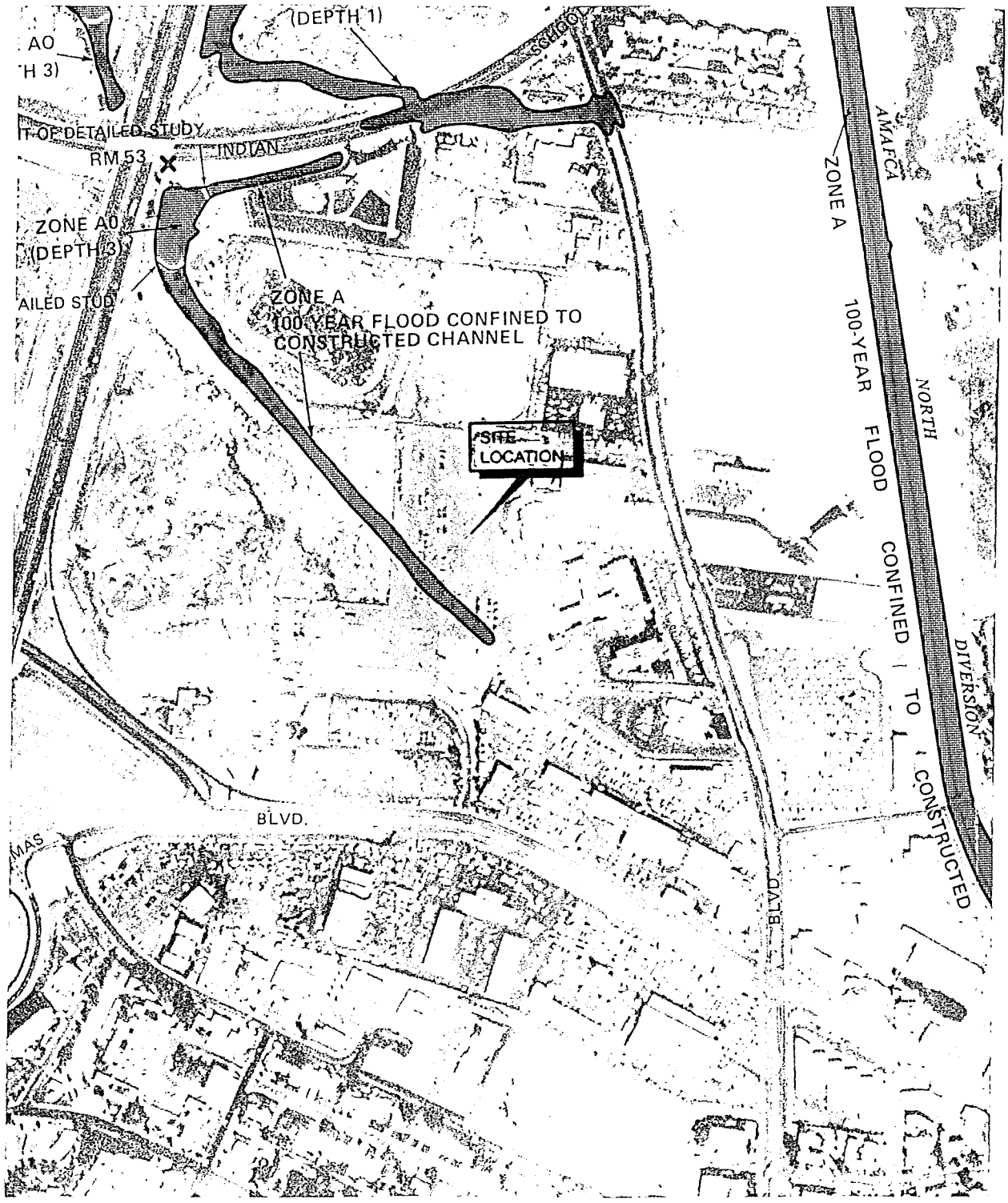
Two Database Matches
Three or More Matches
Database Area Site

MAP LEGEND

Parks
Incorp. Areas
Water
Cemeteries
Streets
Secondary Roads
Primary Roads
Freeways
Railroads
Boundaries

Radii: 1/4 mile, 1/2 mile, 1 mile

Note: The information contained on this map is subject to the general disclaimer on the first page.



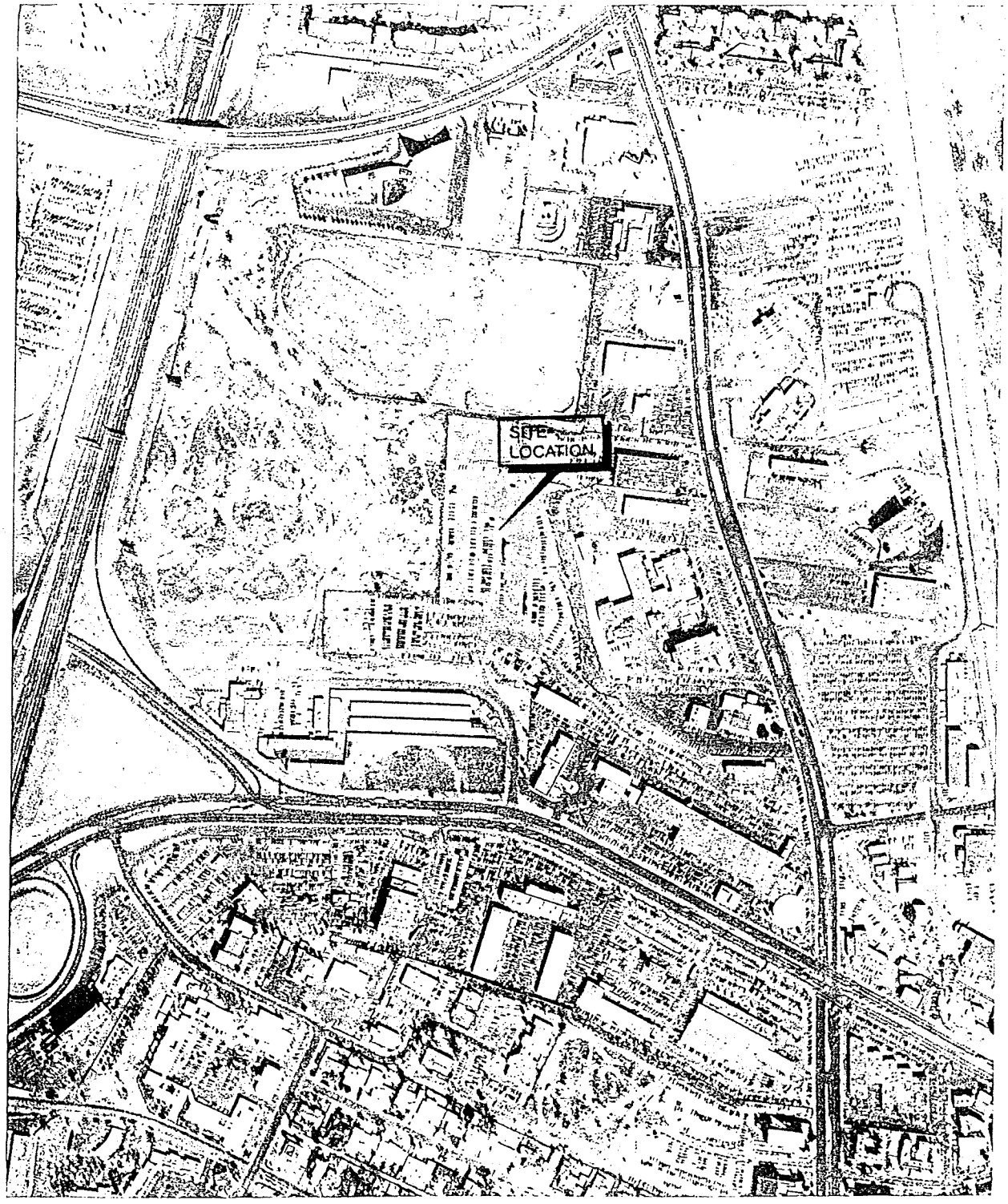
1983 Flood Zone Map

Galles Chevrolet Vehicle Storage Lot
North of Lomas Blvd. & East of University Blv
Albuquerque, New Mexico
Scale: 1" = 1,000'

REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

APPENDIX B

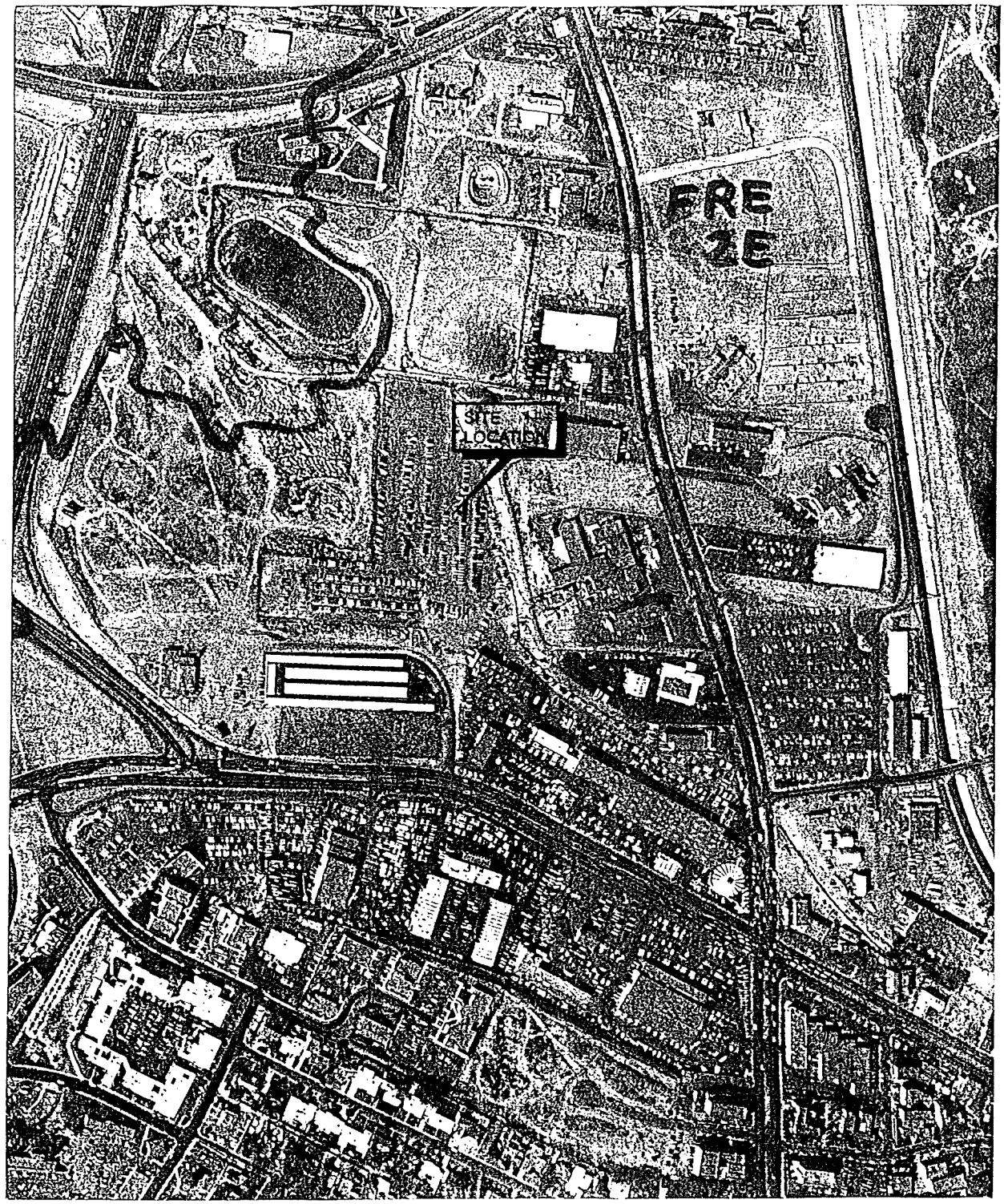
AERIAL PHOTOGRAPHS



REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

1994 Aerial Photograph

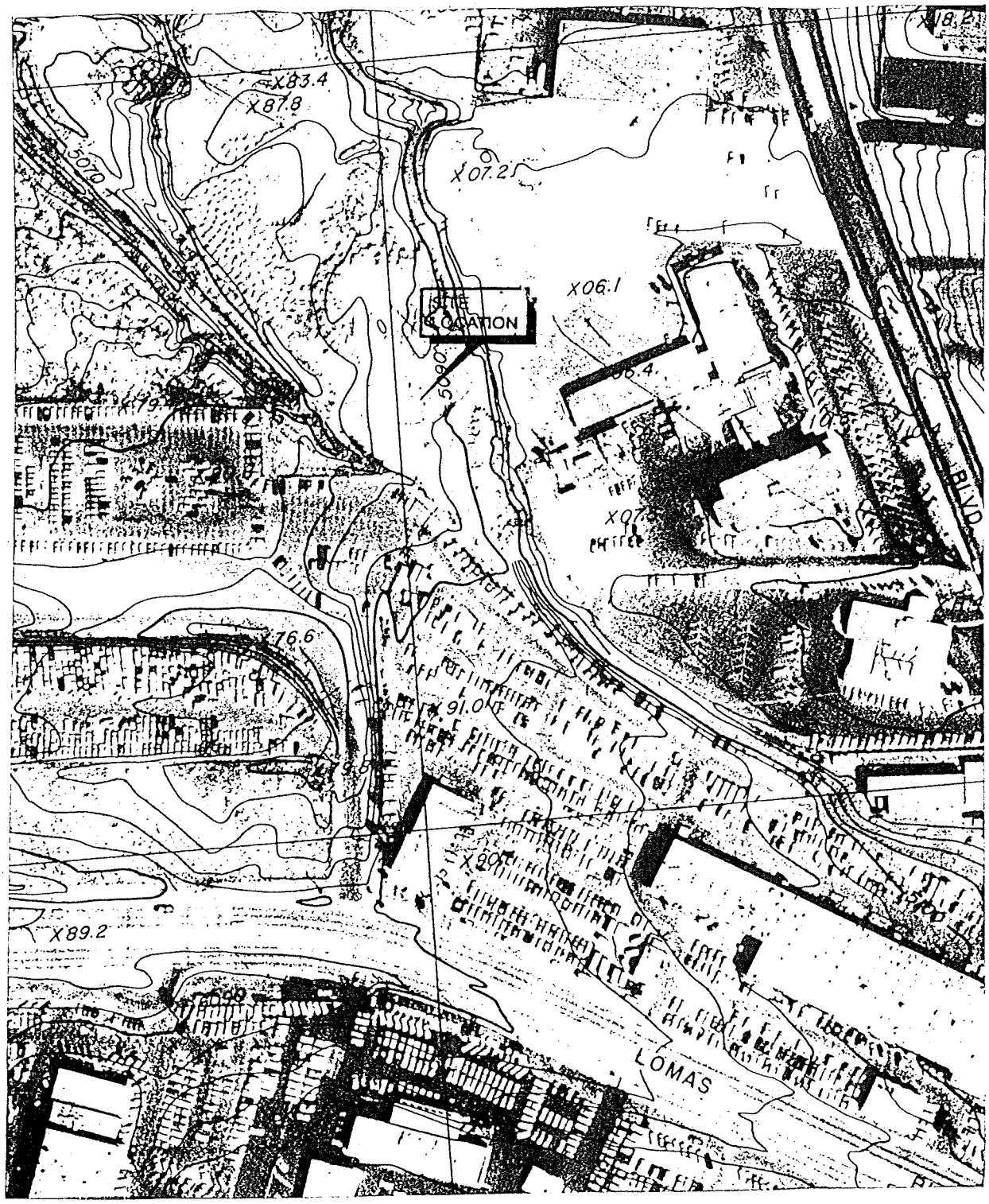
Galles Chevrolet Vehicle Storage Lot
North of Lomas Blvd. & East of University Bl
Albuquerque, New Mexico
Scale: Scale: 1" = 500'



REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

1985 Aerial Photograph

Galles Chevrolet Vehicle Storage Lot
North of Lomas Blvd. & East of University Blv
Albuquerque, New Mexico
Scale: Scale: 1" = 500'



REIS
RHOADES ENVIRONMENTAL INSPECTION SERVICES

1975 Aerial Photograph

Galles Chevrolet Vehicle Storage Lot
North of Lomas Blvd. & East of University Blv
Albuquerque, New Mexico
Scale: No Scale Provided

APPENDIX C

SITE PHOTOGRAPHS

PHOTO 1

Southeastern view of the subject property.

PHOTO 2

Eastern view of the subject property.

PHOTO 3

Northeastern view of the subject property.

PHOTO 4

Adjacent property to the southwest of the subject site (Saturn of Albuquerque).

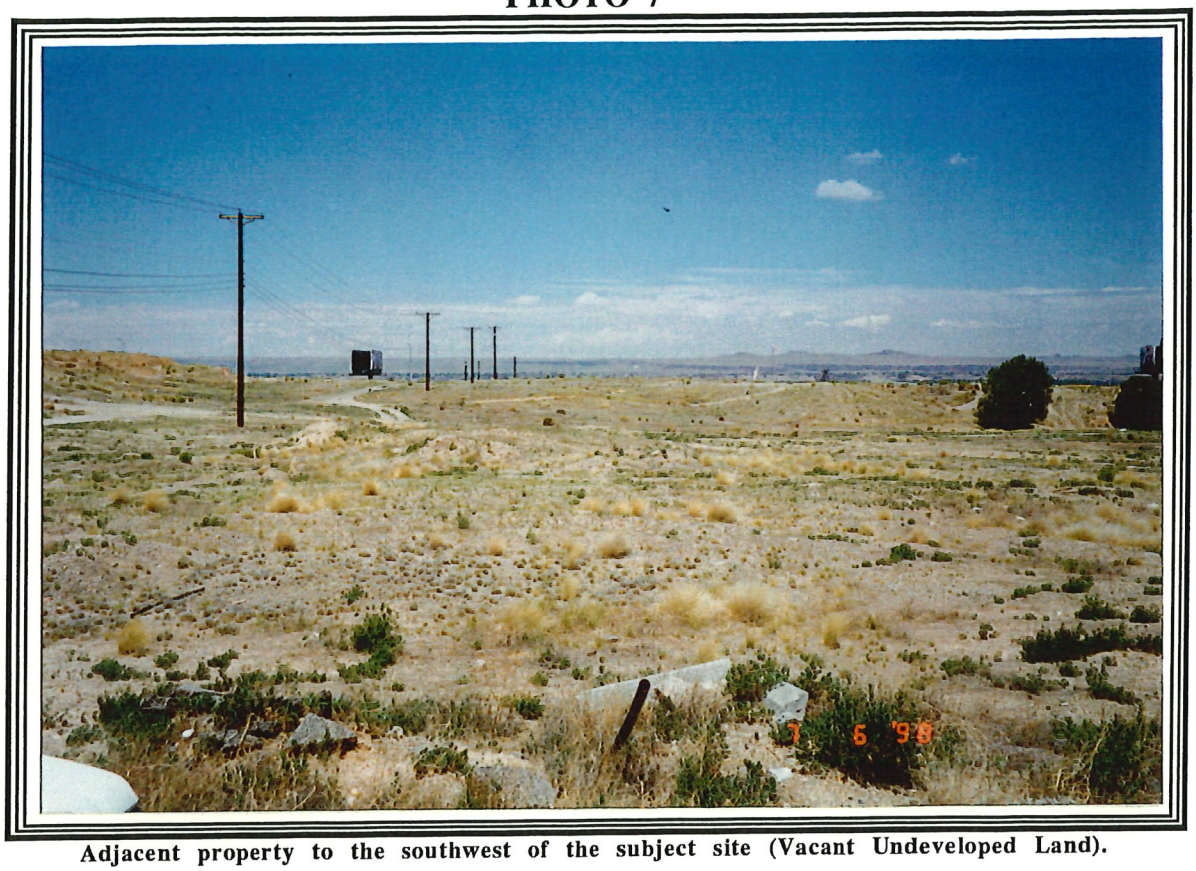
PHOTO 5

Adjacent property to the northwest of the subject site (Vacant Undeveloped Land).

PHOTO 6

Adjacent property to the west of the subject site (Vacant Undeveloped Land).

PHOTO 7



Adjacent property to the southwest of the subject site (Vacant Undeveloped Land).

PHOTO 8

Solid waste debris to the southwest of the subject property.

PHOTO 9

Solid waste debris to the west of the subject property.

APPENDIX D

REIS INSURANCE CERTIFICATE, QUALIFICATIONS, AND ACCREDITATION'S

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY) 9/12/1997

PRODUCER

Apollo General Ins Agency, Inc
26522 La Alameda Ste #385
Mission Viejo, CA 92691
(714)367-8880 FAX(714)367-8877

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A UNITED NATIONAL INS. CO.(EIS)

COMPANY LETTER B

COMPANY LETTER C

COMPANY LETTER D

COMPANY LETTER E

INSURED

RHOADES ENVIRONMENTAL
INSPECTION SERVICES, INC.
504 7TH AVENUE NE
RIO RANCHO, NEW MEXICO 87124

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY				GENERAL AGGREGATE	$ 1,000,000
	X COMMERCIAL GENERAL LIABILITY	L7118468			PRODUCTS-COMP/OP AGG.	$ INCLUDED
	X CLAIMS MADE [ ] OCCUR.		09/12/97	09/12/98	PERSONAL & ADV. INJURY	$ 1,000,000
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	$ 1,000,000
					FIRE DAMAGE (Any one fire)	$ 50,000
					MED. EXPENSE (Any one person)	$ 1,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	$
	ANY AUTO					
	ALL OWNED AUTOS				BODILY INJURY (Per person)	$
	SCHEDULED AUTOS					
	HIRED AUTOS				BODILY INJURY (Per accident)	$
	NON-OWNED AUTOS					
	GARAGE LIABILITY				PROPERTY DAMAGE	$
	EXCESS LIABILITY				EACH OCCURRENCE	$
	UMBRELLA FORM				AGGREGATE	$
	OTHER THAN UMBRELLA FORM					
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS	
					EACH ACCIDENT	$
					DISEASE - POLICY LIMIT	$
					DISEASE - EACH EMPLOYEE	$
A	OTHER PROFESSIONAL LIABILITY (E&O)	L7118468	09/12/97	09/12/98	OCCURRENCE INCL IN G.A.	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

******SAMPLE CERTIFICATE FOR******
BIDDING & INFORMATION PURPOSES
****

CANCELLATION 10 days cancellation notice for non payment of premium

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

QUALIFICATIONS FOR

Rhoades Environmental Inspection Services (REIS)
Ronald K. Rhoades, CES, CRS, CTS, CEI
(505) 892-7211

Certified Environmental Specialist (CES): Successfully completed the requirements and passed exam set forth by the Environmental Assessment Association for the designation of Certified Environmental Specialist.

Certified Remediation Specialist (CRS): Successfully completed the requirements and passed exam set forth by the Environmental Assessment Association for the designation of Certified Remediation Specialist.

Certified Testing Specialist (CTS): Successfully completed the requirements and passed exam set forth by the Environmental Assessment Association for the designation of Certified Testing Specialist.

Certified Environmental Inspector (CEI): Successfully completed the requirements and passed exam set forth by the Environmental Assessment Association for the designation of Certified Environmental Inspectors. Certification number 8438.

Certified Environmental Assessor: Successfully completed a 5-day course "Conducting Environmental Evaluations: Assessments and Audits" conducted by the Environmental Institute. Passed Exam. Accreditation number 1068-A.

EPA - Region VI Asbestos Trainer: Have been approved as a recognized asbestos trainer by the State of Louisiana's Department of Environmental Quality Compliance Division. Trainer recognition number A6T0341.

EPA - Region VII Asbestos Trainer: Have been approved as a recognized asbestos trainer by the EPA Region VII Department of Environmental Quality Compliance Division.

Hazardous Waste Remediation: Successfully completed a 5-day course "Hazardous Waste Operations and Emergency Response" conducted by the Field Sciences Institute. Passed exam. Accreditation number HAZ910301016.

Hazardous Waste Remediation Supervisor: Successfully completed an 8-hour course "Hazardous Waste Operations Management/Supervisors Training" conducted by the Field Sciences Institute. Passed exam. Accreditation number FSI910304002.

Certified Lead Abatement Supervisor and Inspector: Successfully completed a 3-day course "Lead Abatement: Commercial and Industrial" conducted by the Environmental Institute. Passed exam. Accreditation number 1085-A.

Certified XRF and Basic Safety Operator: successfully completed an 8 hour course "Basic Safety and Operation" conducted by the SCITEC Corporation. Passed exam. Accreditation number 4830.

OSHA Safety: Successfully completed a 20-hour course "OSHA Training Course" conducted by The Associated General Contractors of America. Passed exam. Issued identification card.

Accredited Asbestos Consultant: Successfully completed 5-day EPA approved "Supervision of Asbestos Abatement Projects" course and workshop presented by Georgia Institute of Technology. Passed examination. Accreditation number 4346.

Accredited Asbestos Inspector: Successfully completed 3-day EPA approved "Inspector Course for Asbestos" presented by University of Texas - Arlington. Passed examination. Accreditation number I-1148.

Accredited Asbestos Management Planner: Successfully completed 2-day EPA approved "Management Planners Course for Asbestos Abatement Projects" presented by University of Texas - Arlington. Passed examination. Accreditation number M-548.

Asbestos Response Action Designer: Successfully completed an EPA approved 4-day course "Designing Asbestos Response Actions" conducted by Georgia Tech. Passed examination.

Accredited Asbestos Worker: Successfully completed a 3-day EPA approved "Asbestos Worker Initial Training Course and Examination" conducted by Hall-Kimbrell Environmental Services. Accreditation number HKW-92568.

Certified Air Monitor: Successfully completed a 5-day OSHA approved "Sampling and Evaluating Airborne Asbestos Dust (NIOSH 582)" conducted by the University of North Carolina. Passed Exam.

Accredited Asbestos NESHAP Training Course: Successfully completed a 1-day EPA approved course "The Asbestos NESHAP Trained Person Course" conducted by the University of Texas - Arlington. Accreditation number 247-27-6141CSR.

Industrial Hygiene: Successfully completed 3-day OSHA approved "Basic Industrial Hygiene" course presented by the University of North Carolina.

Personal Sampling: Successfully completed a 3-day OSHA approved "Personal Sampling "course presented by the University of North Carolina.

HazMat IV - Regulatory Review: Successfully completed a 2-day course "Laws Effecting Waste Review (CERCLA and RCRA)" conducted by the Dallas Community College.

Confined Space Awareness: Successfully completed a 4-hour course "CNF-100 Confined Space Awareness" conducted by Sandia National Laboratories.

Occupational Safety and Health Administration Training: Successfully completed a 2-day course "Construction Safety and Health" conducted by the Department of Labor.

Indoor Air Quality Inspector and Remediation Designer: Successfully completed a 5-day course "Indoor Air Quality: Problems and Solutions" conducted by the University of Texas Arlington. Passed exam. Accreditation number 247-27-6141.

Soil and Ground Water Remediation: Successfully completed a 3-day course "Design Workshop for Soil and Ground Water Remediation" conducted by the University of New Mexico.

Radon Contractor Proficiency Program (RCP): Successfully completed a 2-day course "Radon Technology for Contractors" conducted by the Western Radon Training Center. Accreditation number 16002.

Radon Mitigator Proficiency Program (RMP): Successfully completed a 3-day course "Radon Technology for Mitigators" conducted by the Western Radon Training Center. Accreditation number pending.

Federal Mine Safety and Health Training: Successfully completed an 8-hour course "MSHA Safety Training" conducted by Walz Technical Services. Passed Exam. Certification number 247-27-6141.

Mine Hazard Recognition Training: Successfully completed the hazard recognition safety course conducted by the Cyprus Miami Mining Company, Miami, Arizona.

Environmental Assessment Association

hereby certifies that

Ronald Keith Rhoades

has been qualified for membership in the

Environmental Assessment Association

and has been admitted by its Board of Directors and declared to be a

CES

Certified Environmental Specialist

and is hereby granted this certificate
under the conditions presented in its by-laws.

Signed and sealed this 15th day of September, 1994

Troy Johnson

Managing Director

Environmental Assessment Association

hereby certifies that

Ronald K. Rhoades

has been qualified for membership in the

Environmental Assessment Association

and has been admitted by its Board of Directors and declared to be a

CEI

Certified Environmental Inspector

and is hereby granted this certificate
under the conditions presented in its by-laws.

Signed and sealed this 18th day of November, 1993

Managing Director

The Environmental Institute

Ronald K. Rhoades

Has completed coursework and satisfactorily passed an examination that meets all criteria required for the course

Conducting Environmental Evaluations: Assessments and Audits

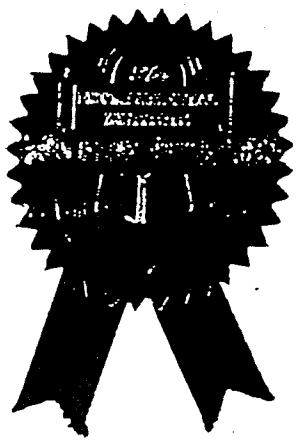
1068-A
Certificate Number

December 10-14, 1990
Course Date

December 14, 1990
Examination Date

William H. Spain
Course Director

Exam Administrator



350 Franklin Road Suite 300 - Marietta, Georgia 30067 - (404) 425-2000