

Hazardous Materials MESA Addendum

PREPARED FOR: CH2M Hill

PREPARED BY: Pinyon Environmental Engineering Resources, Inc.

COPIES:

PROJECT: US 6 and Wadsworth Boulevard Interchange Environmental Assessment

DATE: April 17, 2009, updated June 12, 2009

SUBJECT: MESA Supplement

The purpose of this supplemental assessment was to perform an evaluation for the potential presence of hazardous and/or toxic materials (otherwise known as Recognized Environmental Conditions) at the Site properties which may be acquired for the US 6th Avenue and Wadsworth Boulevard Interchange project, based on the properties mapped in Appendix A. A Modified Environmental Site Assessment (MESA) was completed in April 2008 by Pinyon, and updated information contained in that report was based on a Site reconnaissance of the Site properties on April 8, 2008. The information contained in this Addendum is based on new information and supplements the original tech memo.

Pinyon completed a survey of the Site addresses on April 8, 2009, by driving to the listed properties and noting the current Site use. Some possible historical uses were also noted. All observations were from public right of ways or publically accessible parking lots. The following table (Table 1) lists the property, the current use, any potential recognized environmental conditions (RECs) based on current or known historical uses, and a recommendation for additional work, if necessary. Table 1 lists all of the full acquisitions and the partial acquisitions with RECs. The properties with RECs are mapped in Figure 1 and shown in detail on the project atlas included at the end of this document.

Prior to a total acquisition of any property, Pinyon recommends completing an ASTM-compliant Phase I Environmental Site Assessment (ESA). The completion of a compliant Phase I ESA is required for the ESA user to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser liability protection in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Table 1
Summary of Environmental Concerns

Property Address	Current Use	Historical Use (if available)	REC Y/N	Additional Work Recommended
Full Acquisitions				
Wadsworth Boulevard				
495 Wadsworth	Circle S Mini Mart	Gas Station since at least 1965, open LUST (aka Boonshaw Gas)	Y	Phase I ESA prior to acquisition, review on-going monitoring reports to evaluate the need for a Phase II ESA. Current owner/operator responsible for remediation.
659 Wadsworth	National Insurance Centers, Hot Shot Infrared Inspections	Unknown	N	Phase I ESA prior to acquisition.
699 Wadsworth	Multi-suite office building, with tenants Jackson Hewitt Tax Service, Ace Cash Express	7-Eleven Gas Station from at least 1965 until 2002	Y	Site has been issued closure by OPS, tanks removed from the site in 2002. Review reports identify what levels of residual contamination remain in the soil. Phase I ESA prior to acquisition.
700 Wadsworth	Blaze Construction Company (office)	Appears to be a former residence (site visit 04/08/09)	N	Phase I ESA prior to acquisition.
710 Wadsworth	Residential	Unknown	N	Phase I ESA prior to acquisition.
715 Wadsworth	Diamond Shamrock gas station	Gas station since 2000, open LUST (aka Western Convenience)	Y	Review on-going monitoring reports to evaluate the need for a Phase II ESA. Phase I ESA prior to acquisition. Current owner/operator responsible for remediation.
720 Wadsworth	Residential	Unknown	N	Phase I ESA prior to acquisition.
730 Wadsworth	Residential	Unknown	N	Phase I ESA prior to acquisition.

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Property Address	Current Use	Historical Use (if available)	REC Y/N	Additional Work Recommended
777 Wadsworth	Emerald Cash, Bail Bonds Office, Liquor Store	Unknown	N	Phase I ESA prior to acquisition.
840 Wadsworth	Taco Bell	Unknown	N	Phase I ESA prior to acquisition.
1000 Wadsworth	Lakewood Muffler & Brake	Unknown	Y	Phase I ESA prior to acquisition, Phase II ESA likely required.
1190/1180 Wadsworth	Enterprise Rent A Car	Unknown	N	No fueling or repair activities on site; rental counter and offices only. Phase I ESA prior to acquisition.
1204 Wadsworth	Weeds Thrift Store	Looks to be a former residence (site visit 04/08/09)	N	Phase I ESA prior to acquisition.
1355 Wadsworth	Vacant (formerly Natural Health)	Looks to be a former residence (site visit 04/08/09)	N	Phase I ESA prior to acquisition.
6th Avenue Frontage Road				
7717 6 th Avenue Frontage Road	Office Building: Northwest Respiratory Service, Sunshine Building Maintenance, Supply Efficient, Total Telco, Colorado Logos, Inc., Moulton Claim Service, Horn Brothers Roofing, Applied Power Industrial Sales	Unknown	N	Phase I ESA prior to acquisition.

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Property Address	Current Use	Historical Use (if available)	REC Y/N	Additional Work Recommended
	Specialists			
7707 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7443 6 th Avenue Frontage Road	Vacant	Unknown	N	Phase I ESA prior to acquisition.
7433 6 th Avenue Frontage Road	Residence and vacant parcel	Unknown	N	Phase I ESA prior to acquisition.
7423 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7395 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7430 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7420 6 th Avenue Frontage Road	Erid House - AA Clubhouse	Looks to be a former residence (site visit 04/08/09)	N	Phase I ESA prior to acquisition.

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7400 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7390 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition.
7950 6 th Avenue Frontage Road	Residence	Unknown	N	Phase I ESA prior to acquisition
13th Avenue				
7603 West 13 th Avenue	Western Convenience/Diamond Shamrock	Gas station, open LUST. Currently undergoing a Corrective Action Plan for cleanup	Y	Review on-going monitoring reports to evaluate the need for a Phase II ESA. Phase I ESA prior to acquisition. Current owner/operator responsible for remediation.
Broadview Drive				
7504 Broadview Drive	Vacant, former street	Unknown	N	Phase I ESA prior to acquisition.
7405 Broadview Drive	Driveway for 700 Wadsworth	Unknown	N	Phase I ESA prior to acquisition.
7504 Broadview Drive	Vacant/former Street, parking for 710 Wadsworth	Unknown	N	Phase I ESA prior to acquisition.
Highland Drive				
7525 Highland Drive	Vacant, poured foundation	Looks to be a former residence (site visit	N	Phase I ESA prior to acquisition.

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		04/08/09)		
Webster Street				
594 Webster Street	Residence	Unknown	N	Phase I ESA prior to acquisition.
Parcels with no associated address				
49-023-14-004	Vacant	Unknown	N	Phase I ESA prior to acquisition.
49-024-12-0005	Vacant	Unknown	N	Phase I ESA prior to acquisition.
49-023-00-118	Vacant	Unknown	N	Phase I ESA prior to acquisition.
49-023-00-064	Vacant	Unknown	N	Phase I ESA prior to acquisition.
Partial Acquisitions with RECs Identified				
Wadsworth Boulevard				
395 Wadsworth	Grease Monkey	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
401 Wadsworth	Merchants Oil	LUST report (aka Bradley)	Y	Phase I ESA prior to acquisition. Review on-going monitoring reports to evaluate the need for a Phase II ESA.
440 Wadsworth	Wal Mart (with Wal Mart Service Center)	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
441 Wadsworth	Beauty College	Beauty College	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.

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Property Address	Current Use	Historical Use (if available)	REC Y/N	Additional Work Recommended
815 Wadsworth	Longs Peak Equipment	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
820 Wadsworth	U-Haul	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
829 and 831 Wadsworth	Flings Auto Repair/Corvette Specialists	Unknown	Y	Phase I ESA prior to acquisition. A Phase II will likely be required.
845 Wadsworth	Jensen's Flowers	Pine Cove Green House - closed LUST	Y	Phase I ESA prior to acquisition. Review reports for closed LUST; a Phase II ESA may also be required.
1080 Wadsworth	Car Wash	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
1225 Wadsworth	Unoccupied site, formerly a Beauty College	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
1251 Wadsworth	Motorcycle/Scooter Sales, possibly service on-Site	Unknown	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.
5th Avenue				
7576 W. 5th Avenue	Summit Lakewood (Brick Sales)	Former motorcycle sales (and possible repair)	Y	Phase I ESA prior to acquisition. A Phase II ESA may also be required.

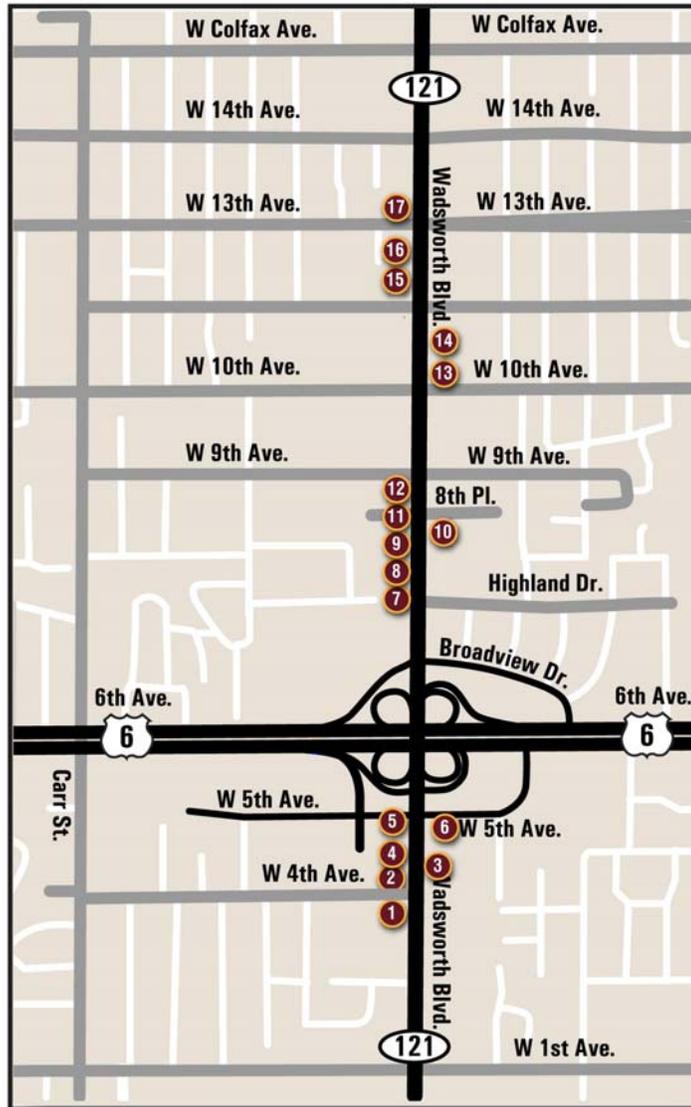
Notes:

Y Yes

N No

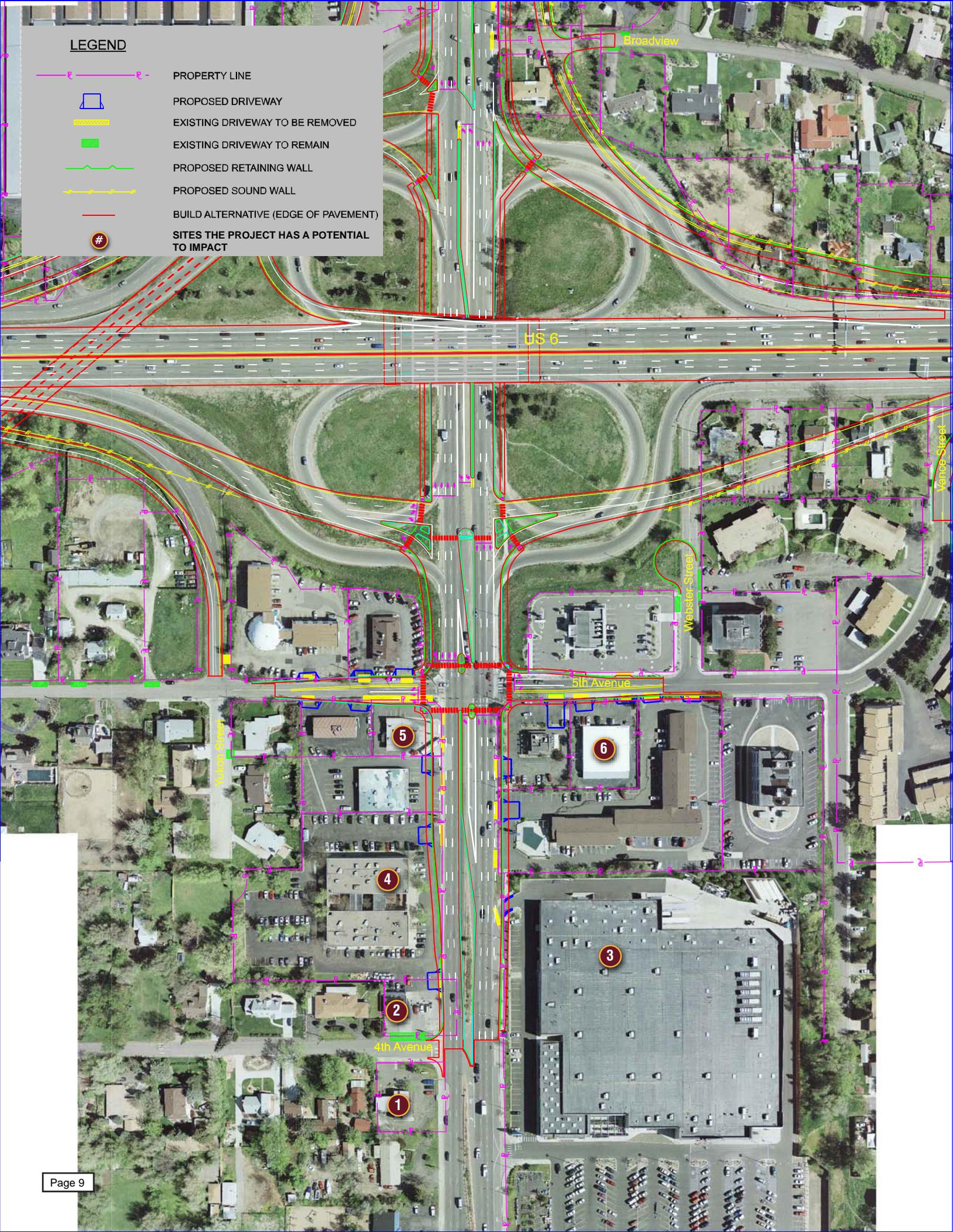
Figure 1-Sites with the Potential to Impact the Project

- | | | |
|-----------|--|--------------------------------|
| 1 | Grease Monkey | 395 Wadsworth Blvd. |
| 2 | Merchants Oil, Inc.
(aka. Bradley) | 401 Wadsworth Blvd. |
| 3 | Wal-Mart | 440 Wadsworth Blvd. |
| 4 | Beauty College | 441 Wadsworth Blvd. |
| 5 | Circle S Mini Mart
(aka Boonshow Gas) | 495 Wadsworth Blvd. |
| 6 | Summit Lakewood | 7576 West 5th Avenue |
| 7 | Former 7-Eleven (currently a
multi-suite office building) | 699 Wadsworth Blvd. |
| 8 | Diamond Shamrock (aka
Western Convenience) | 715 Wadsworth Blvd. |
| 9 | Longs Peak Equipment | 815 Wadsworth Blvd. |
| 10 | U-Haul | 820 Wadsworth Blvd. |
| 11 | Flings Auto Repair/Corvette
Specialists | 829 and 831 Wadsworth
Blvd. |
| 12 | Former Pine Cove Greenhouse
(currently Jensen's Flowers) | 845 Wadsworth Blvd. |
| 13 | Lakewood Muffler & Brake | 1000 Wadsworth Blvd. |
| 14 | Car Wash | 1080 Wadsworth Blvd. |
| 15 | Former Beauty College
(currently unoccupied) | 1225 Wadsworth Blvd. |
| 16 | Motorcycle/Scooter Sales | 1251 Wadsworth Blvd. |
| 17 | Western Convenience/
Diamond Shamrock | 7603 West 13th Avenue |
| # | Sites the Project Has a Potential
to Impact | |

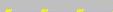


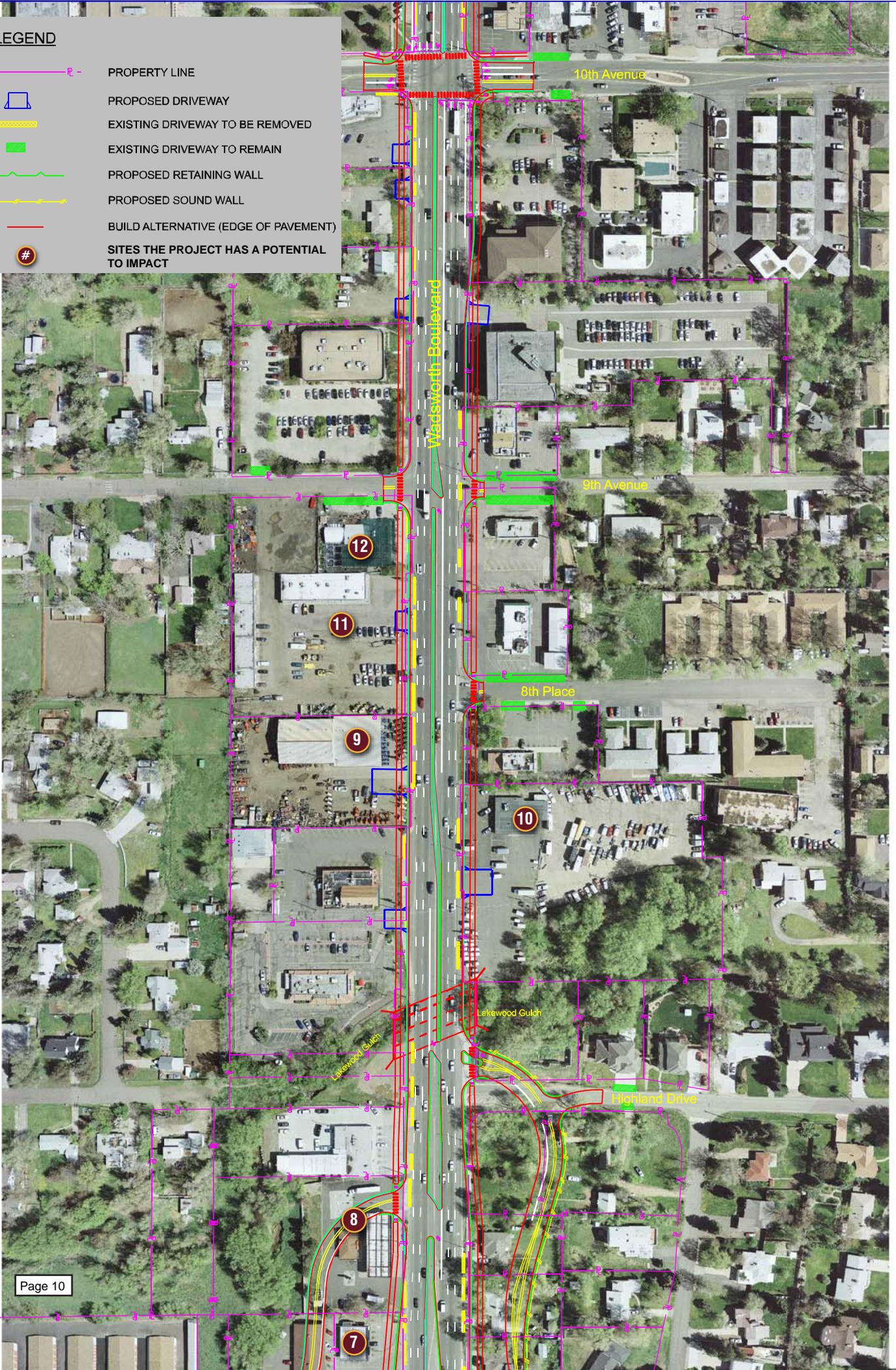
LEGEND

-  PROPERTY LINE
-  PROPOSED DRIVEWAY
-  EXISTING DRIVEWAY TO BE REMOVED
-  EXISTING DRIVEWAY TO REMAIN
-  PROPOSED RETAINING WALL
-  PROPOSED SOUND WALL
-  BUILD ALTERNATIVE (EDGE OF PAVEMENT)
-  **SITES THE PROJECT HAS A POTENTIAL TO IMPACT**

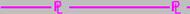


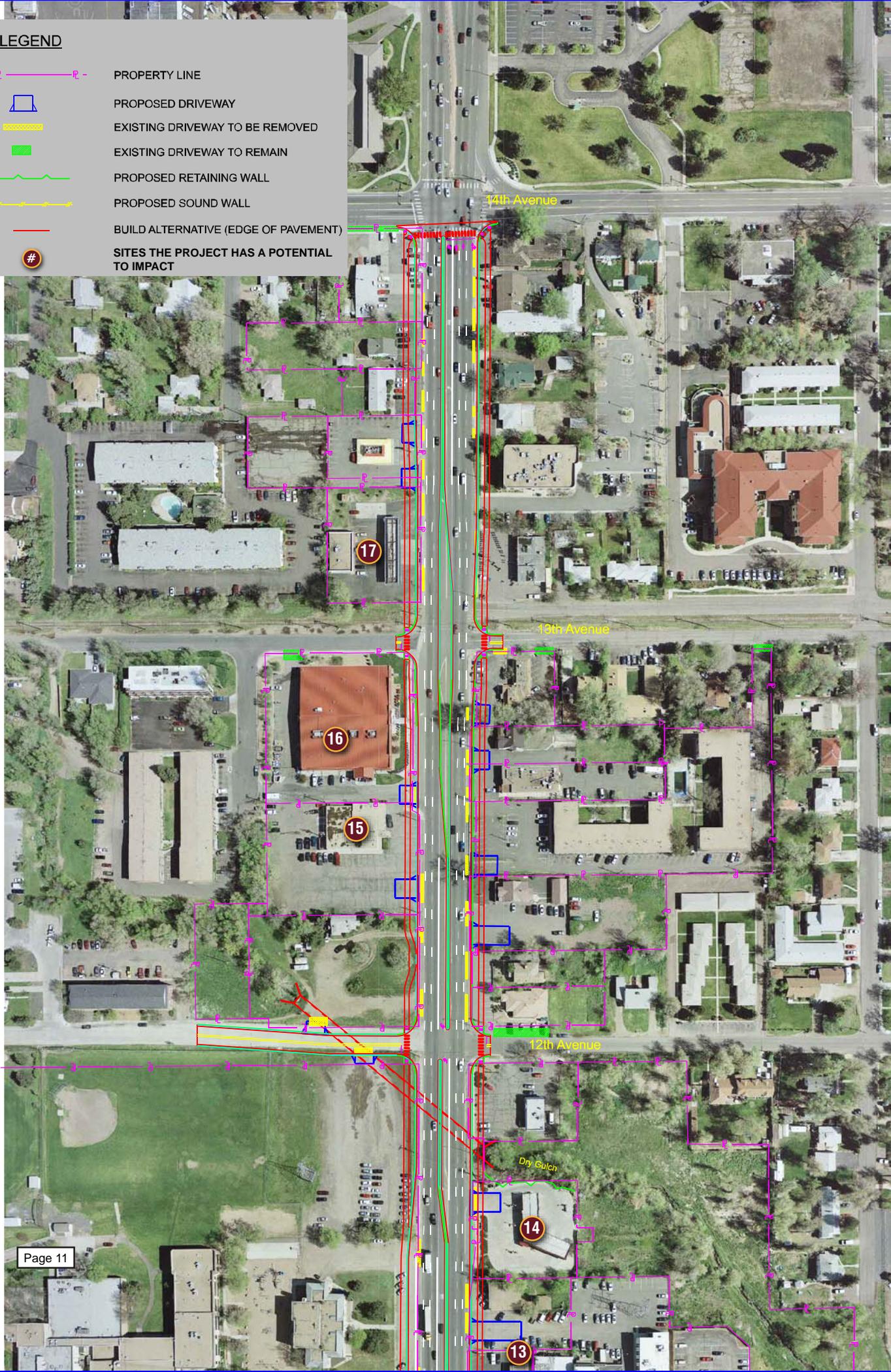
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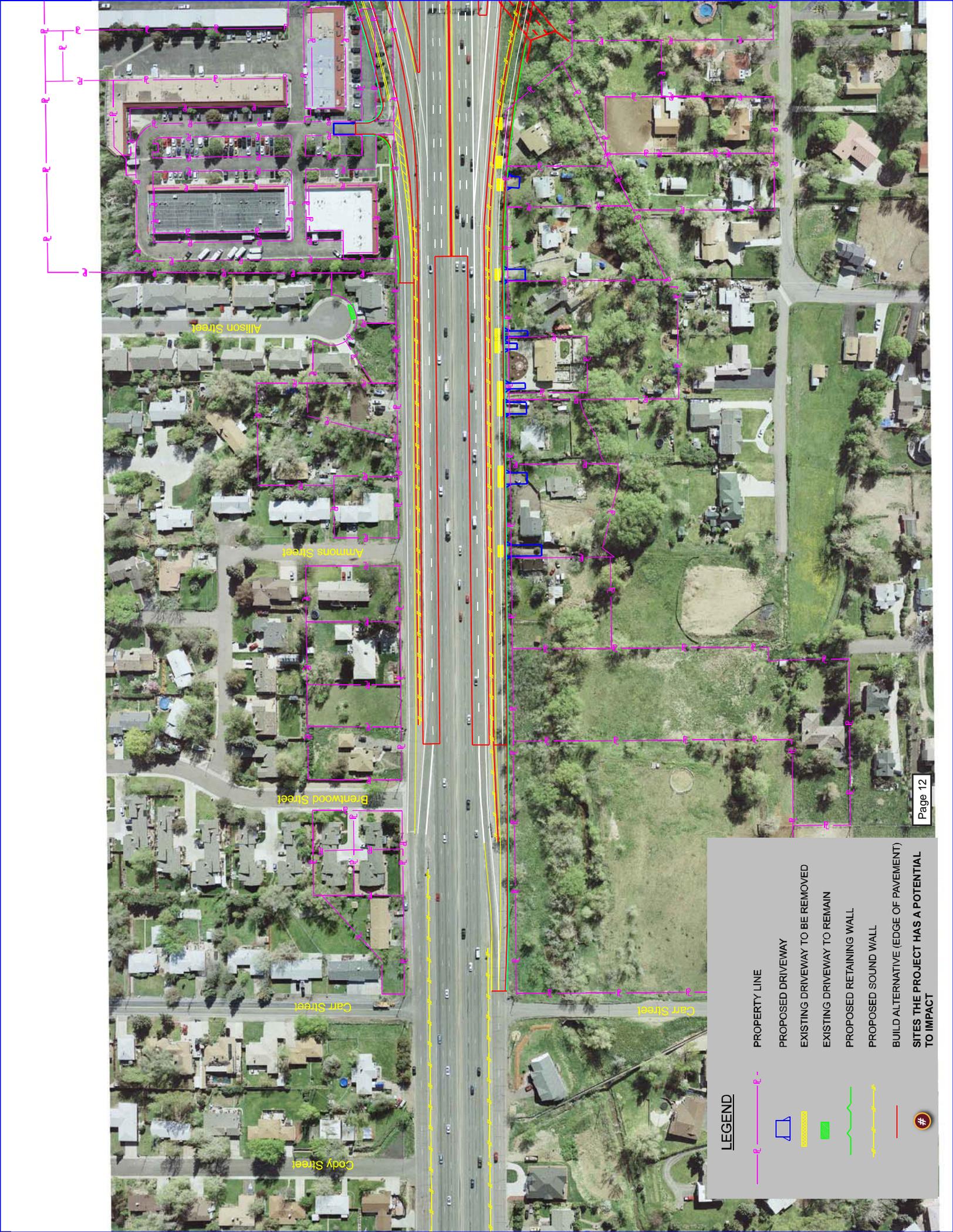
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