

**PHASE I Environmental Site Assessment
Interview Form**

Property Name: BNSF

Property Address: West 4th Street Yard

Interviewer: Jeffrey Raposa

Person Interviewed: Lawrence Guerrero

Date of Interview: June 21, 2001

Interview Questions:

1. **How long have you lived at this address?** I have lived in Pueblo since 1974. I have worked on the railroad since 1974 and then left Pueblo in the early 1980's. Returned to Pueblo in 1995 and became the roadmaster for BNSF in January 2001.
2. **What are the main operations that occur on this site?** The site consists of a section house and a terminal. Approximately 15 workers are on site working in the signal department or doing mechanical work. The majority of the trains that pass through the yard are loaded with coal. There are not many freight trains. None of the materials transported through this yard are stored on the site.
3. **What activities were previously performed in this yard?** There used to be a hump yard located just north of the terminal from the early 1970's until the early 1980's. The hump yard was used to sort the train cars. A single

track would lead to numerous other tracks at the base of a hill or “hump”.
The cars could be separated at this point and directed to another track.
There also used to be a fueling facility on this site between the 4th street
bridge and the terminal building. This large tank contained diesel fuel and
was used to fuel the engines. The exact size of the tank is unknown, but it
was in place during the early 1970s. Sand was also stored at this location.
It was loaded onto the trains so that they could use the sand for traction.

4. **Are you aware of any past spills at this fueling area?** I am not aware of any spills. There were catch pans under the tracks at this area to catch the contaminated water/fuel that may have dripped off of the trains. The catch basins would carry the contaminated water/fuel to a storage area where it was collected and removed.
5. **Are you aware of any spills or hazardous materials activities on this property?** No
6. **Are you aware of any USTs located or used on the property?** No
7. **Do you know of others who may have knowledge of the property?** No, most workers are new or are around the same age as myself.

Property Name: Midtown Shopping Center
Property Address: 1000 W 6th Street
Interviewer: Jeffrey Raposa
Person Interviewed: Cheryl Fitch, RPA (Real Estate Manager)
TrammellCrow Company
Date of Interview: June 6, 2001

Interview Questions:

1. **How long have you lived at this address?** Cheryl has knowledge of this property since approximately 1956. Two Phase I ESAs and a Phase II were performed on the property. Copies of these documents may be available after 6/20. She has to receive approval before this can be done.
2. **What is the extent of this property ?** The Midtown Shopping Center Property consists of approximately 31 acres. The property extends from the fence line, that marks the beginning of BNSF property beneath the 4th street bridge, east to the Midtown Circle. It also consists of the properties that are located on the south side of 4th street , including Midtown Paint and Body, north to 8th street.
3. **Were any areas of concerns discovered during your investigations?**
Nothing of importance was detected. The liquor store in the Midtown Shopping Center lot was originally a gas station. The bingo parlor located at

approximately 816 4th street was originally an antique store that refinished furniture between 1987 and 1997. Testing in this area in 1999 revealed no contamination. Testing revealed that the groundwater in this area was not a concern.

4. **Are you aware of any USTs located or used on the property?** Yes, however they were disposed of properly and were registered with the state.
5. **Are you aware of any spills or hazardous materials activities on this property?** No
6. **Do you know of others who may have knowledge of the property?**
Yes, Susan Steele, Executive Director of Temple Hoyle Buell Foundation, may have records that date back to day 1 along with a title report. Her address is 1666 S University Blvd Suite B, Denver and her phone number is 303-744-1688.

Additional Conversations with Cheryl Fitch:

Date: 6/8/01

Conversation: The former head of the development corporation passed away recently. The head of the foundation is away until June 19th. Cheryl has to speak with the head of the foundation before any report copies can be issued to HWT. The Phase I was completed approximately 2 years ago when the property was sold. An additional Phase I was completed about 1 year ago due to a change in zoning and the addition of the Aarons building. A Phase II was completed last July/August.

Date: 6/21/01

Conversation: Speak with Cheryl while collecting information for the Phase I in Pueblo. Ask her if copies of the Phase I and II are available. She said that she will not know until Wednesday 6/28. She told me to give her a call then.

**PHASE I Environmental Site Assessment
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Property Name: Midtown Paint & Body

Property Address: 824 West 4th Street

Interviewer: Jeffrey Raposa

Person Interviewed: Roxanne

Date of Interview: June 6, 2001

Interview Questions:

1. **How long have you lived at this address?** Roxanne has knowledge of this property since 1973.

2. **What was this property previously used for ?** The property was used by a boat shop prior to 1973. She feels it was possibly a gas station before it was a boat shop.

3. **What was the adjacent property within the Midtown Loop used for?**
The building to the west of the property is now vacant. However, Roxanne remembers it being used by Sears-Roebuck as a storage facility.

4. Are you aware of any USTs located or used on the property? Yes,

Roxanne remembers a UST in the parking lot of Midtown Paint & Body.

However, she doesn't have any details about this UST.

5. Are you aware of any spills or hazardous materials activities on this property? No

6. Do you know of others who may have knowledge of the property?

Yes, Cheryl Fitch who is the property manager and a real estate manager at Trammell Crow Company. The interview form with information from Ms. Fitch can be found in this Appendix.

**PHASE I Environmental Site Assessment
Interview Form
(Phone Interview)**

Property Name: Union Pacific

Property Address: 400 West B Street

Interviewer: Jeffrey Raposa

Person Interviewed: Doug Redlin

Date of Interview: June 28, 2001

Interview Questions:

1. **How long have you lived/worked at this address?** I have worked for the Union Pacific (UP) railroad for 28 years and have worked at the Pueblo facility for 21 years.
2. **What are the main operations that occur on this site?** The site is used as a railroad yard. Coal cars are the main traffic through this yard although there is limited freight traffic. There are four large tanks present on the site that are used to refuel the engines.
3. **What activities were previously performed in this yard?** The yard was previously used for freight traffic. This included freight that required hazardous waste manifests.

4. Are you aware of any past spills at this fueling area? The only spills Doug was aware of involved coal trains that tipped over within the yard. He was not aware of any major spills on the property that involved hazardous waste. He was not aware of any spills with regards to the fuel tanks that are on-site.

5. Are you aware of any spills or hazardous materials activities on this property? No

6. Are you aware of any USTs located or used on the property? No,
but there are 4 above ground storage tanks for fuel on-site.

7. Do you know of others who may have knowledge of the property? No,
most workers are new or are around the same age as myself.