

GENERAL INFORMATION

Project Information:

Confluence DSST

Project Number: 279-8E010

Consultant Information:

PSI

451 East 124th Avenue

Thornton, Colorado 80241

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Inspection Date: 06/06/2008

Report Date: 06/23/2008

Site Information:

Confluence DSST

2000 Valentia Street

Denver, Colorado 80238

County: Denver

Latitude, Longitude: 39.748100, -104.892000

Site Access Contact: Jeff Szentmartoni

Client Information:

Confluence Builders

Mr. Mike Harden

1407 Larimer Street #300

Denver, Colorado 80202

Contract/Proposal#: 279-8E0012

Authorization Date: 6/4/08

Authorization Party: Kristin Heglie

Site Assessor:

Sarah J. Kujawa
Project Manager

Environmental Professional:

Steve Long
Environmental Professional

Principal Consultant:

Steve Long
Principal Consultant

Certifications:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Steve Long - Environmental Consultant

1 FINDINGS AND CONCLUSIONS

Professional Service Industries, Inc. (PSI) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property at 2000 Valentia Street, Denver, Colorado 80238. The assessment included a Phase I ESA. PSI performed the assessment to comply with the contract between Confluence Builders and PSI. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

The subject property is currently developed as part of the Stapleton Redevelopment area as a 10-acre property that contains the Denver School of Science and Technology (DSST), a soccer field, a parking lot and a portion of the property which is under construction for a middle school with expected completion in the fall of 2008.

Historically, the property was used for agricultural purposes as far back at 1942. The first known development of the subject property was as a portion of a parking lot and two buildings (Building 1 and 51) believed to be hangars for use by Combes Gates associated with the Stapleton Airport from the mid 1960's until the early 2000's when Stapleton property was converted into mixed use.

Current adjoining structures are as follows: Xanthia Way followed by residential homes to the north, Montview Boulevard followed by residential homes to the south, Digstown Dog Care (2005 Willow Street), a parking lot, Willow Street and vacant land to the east and Valentia Street followed by a vacant field to the west.

Past adjoining usage includes the development of parking lots and hangars for Stapleton Airport and residential homes. Surrounding areas were developed with additional structures associated with Stapleton Airport and additional residential homes.

1.1 PHASE I ESA

1.1.1 Significant Data Gaps

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify recognized environmental conditions (RECs) in connection with the subject property.

1.1.2 Historic Recognized Environmental Conditions

This assessment has revealed no evidence of historical recognized environmental conditions in connections with the subject property.

1.1.3 Recognized Environmental Conditions

PSI performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to or deletions from this practice are described in Section 3.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connections with the property.

On-Site Conditions

- None were identified at this time.

Off-Site Conditions

- The subject property is within close proximity of former Fuel Farm 142 associated with Stapleton Airport. Ground Engineering stated in a 2002 Geotechnical Report that Fuel Farm 142 was located to the northeast of the subject property and had experienced a leak of jet fuel, waste jet fuel and/or gasoline. The leak was discovered in 1988. Following the discovery of the leak extensive remediation and testing occurred on the Fuel Farm 142 property. Ground stated that as of the date of their report, they had not witnessed any remedial activities and assumed that the case was closed as of February, 1994.
- Ground did not note any petroleum or chemical odors or staining in any of the soil borings they conducted for the geotechnical assessment. Additionally, Ground conducted field screening of soil sampled for Volatile Organics (VOCs) (e.g. gasoline, solvents, etc.) using a photoionization detector (PID). No evidence of elevated PID readings was reported.
- PSI obtained an EDR report that stated the Fuel Farm as leaking underground storage tank (LUST) facility with a case closed status. The Fuel Farm 142 was also listed on the underground storage tank (UST) database as having closed the two 10,000-gallon tanks on the property.
- PSI spoke with Ms. Cindy Smith with the CDPHE Solid Waste division. Ms. Smith stated that she has been working with the redevelopment of Stapleton for sometime now and cannot recall any information regarding Fuel Farm 142 or Gates Combs. Based on the fact that she cannot recall the information Ms. Smith stated that the case must have been closed for some time. Ms. Smith said that PSI could come in for a file review; however there are numerous files on the redevelopment and if she cannot recall the requested names of the information needed by PSI, the records are probably not there.
- Based on the fact that the Fuel Farm 142 at the address of 8645 Montview Drive was granted a status of case closed from the division of Oil and Public Safety. PSI recognizes this as a historical REC with no concern or connection to the subject property at present.

1.2 RECOMMENDATIONS

PSI recommends no further assessment of the subject property at this time.

3 PHASE I ESA SCOPE AND METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

3.1 PHASE I ESA

The assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

Physical Setting Sources

PSI reviewed United States Geological Survey (USGS) Topographic (Topo) Maps and other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property.

Summary

Source Name	Year Published/Issued
USGS Topographic Maps	1950, 1957, 1965, 1971, 1980, 1994, 1997
EDR Soils Report	2008

Environmental Regulatory Database Information

PSI retained Environmental Data Resources, Inc. (EDR) to provide environmental database information attributed to the site and its surroundings. EDR obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. EDR's service includes reporting Standard Environmental Records Sources and, in most cases, some Additional Environmental Records Sources.

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-05.

Unmappable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the AMSD. Those that could be determined to be within the AMSD are discussed in section 7 of the report.

Other Regulatory Information

PSI submitted requests under the Freedom of Information Act (FOIA) to the agencies tabulated below.

Summary

Response?	Agency
Yes	Colorado Division of Oil and Public Safety (OPS)
Yes	Colorado Department of Public Health and Environment (CDPHE) - Hazardous Material Division
Yes	Fire Prevention and Industrial Bureau