



Project #2017-10362
August 31, 2017

**Phase I Environmental
Site Assessment**
(ASTM E 1527-13)
**150 South Saint
Francis Drive
Santa Fe, New Mexico 87501**



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1.0 Executive Summary

AHI Environmental, has been retained by, **CLIENT** to conduct a Phase I Environmental Site Assessment (ESA) in conformance with ASTM Practice E 1527 -13, Standard Practice for Environmental Site Assessments. The subject property is located at: 150 South Saint Francis Drive, Santa Fe, Santa Fe County, New Mexico 87501. The objective of this assessment is to determine the presence or absence of Recognized Environmental Conditions (RECs), as defined in ASTM 1527 -13. There are no exceptions or deletions from the ASTM Practice E 1527 -13.

- The lease area is located along the west boundary of the property at: 150 South Saint Francis Drive, Santa Fe, Santa Fe County, New Mexico 87501. There are two structures on the property, located along the south and north boundaries. The South Building structure consists of an older adobe building in the southwest corner, to which a large cinder block structure has been attached. Parking areas are located to the east and northeast of the building. The northern-most edge of the parking area is unpaved; the remainder is asphalt paved. A large concrete planter holding trees and steel sculptures is located on the west side of the parking area, along St. Francis Drive. There is a cinder block wall along the west boundary. A retaining wall and masonry stairs, constructed of river cobbles and mortar, are located along the north side. Overhead electric lines are located along Alto Street. Telephone and electric service enter the property from Alto Street. There is no evidence of wells or septic tanks.
- The age of the original adobe building at 150 South St. Francis Drive is not known. Before the construction of St. Francis Drive, the original building had an address in the 900 block of Alto Street. The cinder block portion of the building was added in the 1979, when the property became a convenience store, called Allsup's.
- A second building was added in 2006 after removal, grubbing and excavation and was built to industry standards and permitted by the City of Santa Fe and the Santa Fe Historical Preservation Board. This is a two-story building built of slab-on-grade, frame, stucco with a flat roof. The entrance level of this new building is on the same elevation level as the older existing building.
- North Building constructed in 2006 adding two more tenant spaces. Additionally, there is a lower level built with slab-on-grade construction under the North building that follows the natural grade of the property's lot to a lower driveway to the storage room below. New rock faced stairs were added to access the lower level to the upper level.

1.1 Summary of Findings

SECTION		ACCEPTABLE	O&M PROGRAM	ROUTINE SOLUTION	ADDITIONAL STUDY
5.4	Historic Review	X			
3.1	Current operations	X			
5.1	Database Review	X			
6.3	Visual Observations	X			
6.3	Storage Tanks	X			

6.3	PCBs	X			
6.4	Asbestos	X			
6.4	Radon	X			
6.4	Lead-Based Paint	X			
6.4	Mold	X			

1.2 Data Gaps

AHI Environmental requested information from the City of Santa Fe Fire Department pertaining to any records of any above ground or underground storage tanks, reported incidents of fires, hazardous materials, spills, leaks, or other similar circumstances that could be of environmental concern for the subject property. As of the writing of this report, **AHI Environmental** has not received a response to this request. This is considered a data gap; however, based on the information obtained, the lack of documentation is not deemed critical and did not affect the ability to identify potential REC(s) associated with the subject property.

1.3 Findings and Opinions

AHI Environmental & Assessments did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed.

However, the following information should be noted:

- Evidence of wetlands was noted on the subject property in the northernmost portion. A stormwater retention system, the Santa Fe River is located North of this property, and vegetation typical of wetlands was also observed within this area, and is possible the north side lower lot is in the floodplain zone. Check with FEMA.
- **AHI Environmental** observed; it is the opinion of **AHI Environmental** that the City of Santa Fe Storm Water Control system is actually of very little impact to the subject property and not to be considered a floodplain. As such, this is considered a *de minimis* condition.

At the client's request, in addition to the scope outlined in ASTM Practice E 1527-13, **AHI Environmental** also performed a cursory evaluation for suspect asbestos-containing materials, lead-based paint, and mold.

An asbestos survey was beyond the scope of this assessment. Although constructed in 1980's and ongoing remodeling additions through 2006, it is possible that asbestos containing building materials (ACBM) are located on the property because the building developments were built after the EPA ban of said material in 1978 and upon special request the interior materials tested negative for suspect ACBMs including lay in ceiling tile, vinyl flooring and mastic, drywall and joint compound, caulking and roofing materials.

A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, visual evidence of active water and mold damage was observed in one area only of the interior areas inspected by *AHI Environmental*. Mold growth appeared to be associated with water damage from a faulty H₂O heater in the Utility Room inside the basement Storage Room. Mold spores were found only and only in normal levels and therefore no mold growth was observed on water piping in the Storage space, and according to the employees, any mold grows through the active wet areas must be cleaned after the replacement of the 20-gallon H₂O heater.

1.4 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 150 South Saint Francis Drive Santa Fe, Santa Fe County, New Mexico 87501, the property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions relating to the property.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

Potential wetland areas were identified. It is *AHI*'s recommendation that a determination be made regarding whether this area would be considered a jurisdictional wetland prior to any development activities likely to impact the area.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

It is recommended that mold-impacted building materials are removed and replaced in accordance with EPA guidelines. This is considered a routine solution.

2.0 Introduction

2.1 Purpose

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized environmental conditions at the subject property. "Recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

The identification of recognized environmental conditions relating to the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

2.2 Scope of Services

This assessment was performed in general accordance with the scope of services outlined in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments. There are no exceptions or deletions from the ASTM Practice E 1527-13. The services performed by **AHI Environmental** for this Phase I Environmental Site Assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by firms similar to **AHI Environmental**, which are currently providing similar services. The scope of this assessment includes the following:

Records Review - Review of records (environmental database, local and state records, historical records, etc.)

Site Reconnaissance - A visit and inspection of the subject property

Interviews - Interviews conducted with present and past owners (if feasible), operators and occupants of the subject property; and with local and/or state government officials

Report Preparation - the evaluation of information and the preparation of the report including the findings, conclusions and recommendations, if any, for additional investigation(s).

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. However, at the request of the Client, **AHI Environmental** did carry out testing and lab reports for Mold and Radon, which proved to be negative throughout the interiors of the subject property.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. **AHI Environmental** believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, **AHI Environmental** cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide the Client with information relating to the subject property.

2.4 Limitations and Exceptions

This report has been prepared for the exclusive use of Client, and should not be reproduced or disseminated without the written approval of **AHI Environmental** and the Client. **AHI Environmental** has retained a copy of this report. No additions or deletions are permitted without the express written consent of **AHI Environmental**. Use of this report in whole or in part by party's other than the Client is prohibited.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available concerning the subject property that was not included in this report, it should be made available to **AHI Environmental** so that the conclusions and/or recommendations can be re-examined and modified, if applicable. Further non-intrusive and intrusive investigations and assessment methods are available that could further characterize the subject property's soil and ground water conditions.

The Site Plan is a sketch of the subject property, which identifies observations of characteristics of the subject property, of significance, at the time of the inspection of the subject property. These plans are not drawn to scale and should not be relied upon as an engineering plan.

AHI Environmental interviews are limited by the quality and completeness of answers provided to the proposed questions during the interview(s). The extent of historical research performed by **AHI Environmental** is limited to availability, cost, and timeliness of utilizing various resources such as aerial photographs, historical Santa Fe Maps, Land Evidence Records (deeds pertaining to historical site ownership), and local directories, all of which may indicate the historical utilization of the subject property. It should be noted that while the chain-of-ownership research and information provided should be accurate, it should in no way be construed as an actual Title search and should not be utilized or relied upon for any legal purposes.

Events occurring on the subject property after Tuesday, August 15, 2017, the date of the inspection, are beyond the scope of this report. **AHI Environmental** makes no expressed or implied representations or warranties regarding any changes in condition of the premises after this date.

2.5 Special Terms and Conditions

Authorization to perform this assessment was given by the Client on August 21, 2017. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by Mr. Christopher Doyle of CLIENT.

The following is a list of terminology that is used throughout this report and therefore should be defined:

Actual Knowledge: The knowledge actually possessed by an individual who is a real person, rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice", as defined in CERCLA, 42 U.S.C 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Business Environmental Risk: A risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the Practice E 1527-13 practice. Considerations of business environmental risk may involve addressing one or more non-scope considerations.

Controlled Recognized Environmental Condition: A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

Data Failure: A failure to achieve the historical research objectives of ASTM 1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful.

Data Failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by ASTM 1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM 1527-13, including, but not limited to, site reconnaissance (for example, an inability to conduct a property visit) and interviews (for example, an inability to interview property manager, regulatory officials, etc.).

Due Diligence: The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually relating to a property transaction.

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E 1527-13 practice.

Hazardous Substance: A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition: A past release of any hazardous substances or petroleum products that has occurred relating to the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release and HREC, the EP must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

Migrate/ Migration: Refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally, the fee owner of record of the subject property.

Practically Reviewable: Information that is practically reviewable means that the information is provided by the source in a manner and in a form, that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Conditions: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Subject Property: The real property that is the subject of this ESA, (Environmental Site Assessment).

User: The party seeking to use Practice E 1527-13 to perform an environmental site assessment of the subject property.

2.6 User Reliance

This report is for the use and benefit of, and may be relied upon by, CLIENT, and any of its affiliates, and third parties authorized by CLIENT and *AHI Environmental*, including the lender(s) relating to a secured financing of the property, and their respective successors and assigns.

3.0 Site Description

3.1 Site Description

Location	150 South Saint Francis Drive, Santa Fe, New Mexico 87501
Legal Description	Tract "A" as shown on the plat entitled "Boundary Survey Plat for Miramar Partners located at 150 North St. Francis Drive, City and County of Santa Fe, New Mexico," filed in the office of the County Clerk, Santa Fe County, New Mexico, on October 1, 1997, in Plat Book 372, Page 011, as Document No. 998509.
Current Use	Retail Commercial leases
Parcel Number (s)	11644596
Total Land Area	0.552 Acres
Ownership Information	Miramar Partners
Latitude/ Longitude	35° 41' 16.56" N., 105° 57' 15.89" W.
USGS Quad Name	Santa Fe

The subject property consists of an irregularly shaped parcel of land totaling approximately 0.552 acres. It is improved with two building units, North & South for retail commercial leases. South Building constructed in 1980's containing two tenant spaces totaling 4,131 net rentable square feet (NRSF). North Building constructed in 2006 containing two tenant spaces totaling 1,978 net rentable square feet (NRSF). Additionally, there is a lower storage level under the North Building and Storage was also constructed in 2006, and consist of approximately 1,376 total square feet of storage space. The two building units are connected by an outdoor breezeway and is of concrete masonry units (CMU) and frame construction with conventional cementitious-lime stucco exterior walls. The primary roofing system on the retail building is flat and covered with foam membrane and topped with ballast. Glulam beams and parapets with plat roofs are present at the store entrances. The foundation consists of reinforced concrete slabs on grade and the addition to the rear of the South Building is elevated on a crawl space with wood and carpet floors. Additional site improvements include the newly developed two-story North Building, although the store fronts are at the same levels and the second story Storage room in under the floor of the North Building.

Stormwater drains to the East on Saint Francis Drive and to the North across a dirt service road to the Santa Fe River. There are no detention ponds. The portion of the subject property is fenced with the steel fencing and sidewalks on Alto Street. The building is heated and cooled by gas & electric rooftop HVAC units. The property is serviced by municipal water and sewer. The remainder of the property is improved with asphalt paved driveways and parking areas, concrete sidewalks, a concrete patio for exterior portals, and landscaping.

Current tenants include Wiseman & Gale & Duncan Interiors, Inc., and Kitchen Dimensions both under roof in the South Building. The North building under roof tenants are Design Studio Furniture Antiques and The Linen Closet. A Storage space for deliveries is also present, accessed on the 2nd lower story to the West side of the North building.

The surrounding properties consist of Alto Street to the South of the lot, land and residential properties to the West. The Santa Fe River is on the North side and on the East frontage is set-

back from Saint Francis Drive. There are no other businesses or retail buildings adjoining to this subject property.

3.2 Current Uses of Adjoining Properties

- North of property – Alameda Street, Santa Fe River, a restaurant and service station.
- East of property – Apartments and residential area across Saint Francis Drive
- South of property – A residential area across Alto Street.
- West of property – A residential area.

4.0 User Provided Information

4.1 Title Records

No title records were provided by the Client and detailed title records were not reasonably ascertainable at the Santa Fe County website.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

During the course of this investigation, the user (Client) did not provide *AHI Environmental* with any information pertaining to Activity and/or Use Limitations associated with the subject property. Mr. Doyle, User's representative, completed an ASTM E1527 -13 User Questionnaire. Mr. Doyle did not answer any questions individually, but indicated that CLIENT has no knowledge related to the property. The questions are written as follows:

- 1.) "Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?"
- 2.) "Did a search of recorded land title records (or judicial records where appropriate,) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/ or have been filed or recorded against the property under federal, tribal, state or local law?"
- 3.) "Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?"
- 4.) "Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?"
- 5.) "Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,
 - (a.) Do you know the past uses of the *property*?
 - (b.) Do you know of specific chemicals that are present or once present at the *property*?
 - (c.) Do you know of spills or other chemical releases that have taken place at the *property*?
 - (d.) Do you know of any environmental cleanups that have taken place at the *property*?"
- 6.) "Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?"

4.3 Specialized Knowledge or Experience

No specialized knowledge relating to the subject property or facility operations was identified by the user/ Client.

4.4 Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs relating to the property. *AHI Environmental* researched online sources for any obvious or commonly known and reasonably ascertainable information regarding the subject property. No information was identified that is material to RECs relating to the property.

4.5 Valuation Reduction for Environmental Issues

AHI Environmental was not provided with an appraisal for the subject property. No environmental issues were identified by the user/Client that could result in property value reduction.

4.6 Owner, Property Manager, and Occupant Information

Mr. Doyle is unaware of the prior use of the property. Mr. Doyle was not aware of any environmental concerns at the property.

4.7 Reason for Performing Phase I ESA

This Phase I ESA is being conducted as part of the commercial real estate due diligence process.

5.0 Records Review

5.1 Standard Environmental Record Sources

Relevant, readily available and practically reviewable documents, records, and other information were obtained and reviewed as part of this Phase I ESA. This chapter provides a list of sources of information and supporting documents.

Federal Source Records and Information

- Environmental Data Resources (EDR), Inc. federal environmental record databases search report prepared for **AHI Environmental & Assessment Services**.
- U.S. Geological Survey (USGS), Topographic Map of Santa Fe, NM, 7.5-minute series quadrangle,

State of New Mexico Source Records and Information

- EDR, Inc. state environmental record databases search report prepared for **AHI Environmental & Assessment Services**.
- Records maintained by the State of New Mexico Department of Environmental Management, UST Program; online database accessed at:

Local (County and Municipal) Records and Information

- Santa Fe County Assessor, parcel maps and parcel information and ownership history
- Santa Fe County Clerk, property transfer records and information regarding environmental liens.
- City of Santa Fe Fire Department.
- Historical aerial photographs of the subject property and vicinity obtained from EDR, Inc.
- Historical city directories of the subject property and vicinity obtained from Historical Information.
- Historical Fire Insurance maps of the subject property and vicinity obtained from EDR, Inc.

5.2 Federal and State Database Records Search

AHI Environmental engaged EDR, Inc. to scan both federal and state environmental record databases and provide a summary of facilities that are identified on any of the lists searched. The federal databases searched, and specified search radii, are as follows:

Federal Database	Specified Search Radii	No. Of Sites Identified
National Priorities List (NPL)	38.0 miles	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	38.0 miles	0
CERCLIS No Further Remedial Action Planned (NFRAP) List	525.0 miles	0
Corrective Action Report (CORRACTS)	288.0 miles	0
Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal facilities (TSD) list	89.5 miles	0
RCRA Generators lists	5.0 miles	1
RCRA Non-Generators list	5.0 miles	2

The state databases searched, and the specified search radii, are as follows:

State Database	Specified Search Radii	No. Of Sites Identified
State Hazardous Waste Sites (SHWS)	5.0 miles	0
State Solid Waste Landfill Sites	8.5 miles	0
State Registered Underground Storage Tanks/ Aboveground Storage Tanks (UST's/AST's) list	8.5 miles	UST: 1 AST: 0
Historical Underground Storage Tanks (HIST UST)	5.0 miles	1
State Registered Leaking Underground Storage Tanks (LUST) list	5.0 miles	0
State Voluntary Cleanup Programs (VCP)	10.0 miles	0
Brownfields	38.0 miles	0
EDR Historical Auto Station	38.0 miles	1
EDR Historical Cleaners	38.0 miles	1

Subject Property

Databases identified on: None

Comment: N/A

NPL, Delisted NPL, CERCLIS & NFRAP Sites

The National Priority List (NPL) is the USEPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Delisted NPL is the database of delisted Superfund sites. The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List contains sites which are either proposed to be or on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL. No Further Remedial Action Planned (NFRAP) sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

No NPL, delisted NPL, CERCLIS or NFRAP sites were identified within the study radii.

RCRA Facilities

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Information System as defined by the Resource Conservation Act (RCRA). Facilities that treat, store or dispose of hazardous waste are listed in the RCRA TSD database. Facilities that generate hazardous wastes are listed in the RCRA Generators (RCRA GEN) database. This database includes facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste, referred to as large-quantity generators, and those that generate less than 1,000 kg/month of non-acutely hazardous waste, referred to as small-quantity generators. RCRA facilities which have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (RCRA COR) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA Viol). These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous material.

No RCRA COR or RCRA TSD facilities were identified within the study radii. Of the one listed RCRA GEN site and three listed RCRA NonGen sites, all were determined to be located beyond the subject and adjoining properties. RCRA GEN sites located beyond the subject and adjoining properties are generally not considered RECs.

ERNS Incidents and Spills Sites

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the USEPA, U.S. Coast Guard, the National Response Center and the Department of Transportation, since 1986.

No ERNS or Spills sites were identified within the study radius.

FINDS & TRIS Database sites

The Facility Index System (FINDS) report is a computerized inventory of all facilities that are regulated or tracked by the USEPA. These facilities are assigned an identification number that serves as a cross-reference for other databases in the USEPA's program system. The Toxic Inventory Information System (TRIS) report contains information concerning the industrial release and/or transfer of toxic chemicals, as reportable under Title III of the Superfund Amendments and Re-authorization Act of 1986 (SARA Title III). Inclusion on this database is required for facilities which release reportable amounts of chemicals into the environment.

No FINDS or TRIS sites were identified within the study radii.

State/ Tribal Sites

State/Tribal Sites are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund or NPL) are identified along with sites where cleanup will be paid for by potentially responsible parties.

No State Sites were identified within the study radius.

State/ Tribal SWL Facilities

The State/ Tribal Solid Waste Landfill Database (SWL) is a collection of known regulated and unregulated solid waste landfills, incinerators, or transfer stations.

No SWL sites were identified within the study radius.

State/ Tribal UST & LUST Sites

The Leaking Underground Storage Tank (LUST) database is a listing of confirmed or suspected releases from underground storage tanks that have been reported to the state. The state Underground Storage Tank (UST) database is an inventory of all regulated USTs.

No LUST sites were identified within the study radius. Two UST sites were identified within the study radius. None of the UST sites were located on the subject property or an adjoining property. UST sites located beyond the subject and adjoining properties are generally not considered RECs unless the site is known or suspected of having had a release and is, therefore, listed on the LUST database.

Six HIST UST sites were identified within the study radius. HIST UST sites are storage tank sites removed from the UST database. Of the six listed HIST UST sites, five were determined to be located beyond the subject and adjoining properties.

The adjoining site, Burger King, at 100 N. St. Francis Drive, to the North and across the street on W. Alameda Street and is located at a lower-gradient of the subject property. According to the database, one, 1,000 gallon used oil, steel UST is present on this site. It was installed in January 1980, and is currently being used. No other information is available regarding this listing. This site is not known or suspected of having had a release. Based on the regulatory status and gradient relationship, this site is not likely to pose an environmental concern to the subject property.

Federal IC, EC and Brownfield Sites

Federal Institutional Controls (IC) and Engineering Controls (EC) are Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. The EPA Brownfield Management System (BMS) is a database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

No Federal Brownfield IC or EC regulatory sites were identified within the study radius.

State/ Tribal IC/EC, VCP or Brownfields Sites

State/ Tribal Brownfields is a listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination."

State/ Tribal VCP is a listing of all sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites are noted as having institutional (IC) or engineering (EC) controls placed on them.

No State/ Tribal IC/EC, VCP or Brownfield regulatory sites were identified within the study radius.

Other Regulatory Sites

No OTHER regulatory sites were identified within the study radius.

Other Historical or Regulatory Findings

EDR US Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/ filling station/ service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments.

The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. There are listed sites found within 1.0 miles of the subject property. A review of the addresses and historic addresses associated with the subject property and adjacent properties revealed that none of the lists are located on or adjacent to the subject property.

Summary of Database Findings

AHI Environmental did not identify activities at the subject property or at neighboring properties that would indicate a significant potential for RECs, based on the information contained in the databases reviewed.

The EDR report provided a list of sites for which the exact locations could not be identified. *AHI Environmental* reviewed the list of "unplottable" and zip code listed sites and determined that some of these sites may be located within the study radii; however, based on their locations, compliance status and/or nature of the listings, none of these sites are considered an environmental concern to the subject property.

Database Recommendations

No further investigations or actions are recommended at this time.

5.3 Additional Environmental Record Sources

AHI Environmental contacted the following local agencies for information regarding any hazardous materials response incidents, chemical emergencies, or notices of environmental violations at the subject property.

5.3.1 Petroleum Storage Tank Division

AHI Environmental reviewed the New Mexico Department of Environmental Management, UST Program's online underground storage tank database. No records of underground or leaking underground storage tanks were found for the subject property. The database can be accessed at: <https://www.env.nm.gov/ust/ustcom.html>

5.3.2 Fire Department

AHI Environmental requested information from the City of Santa Fe Fire Department pertaining to any records of any aboveground or underground storage tanks, reported incidents of fires, hazardous materials, spills, leaks, or other similar circumstances that could be of environmental concern for the subject property. As of the writing of this report, *AHI Environmental* has not received a response to this request.

5.3.3 County Clerk

ASTM 1527-13 does not impose a duty upon the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens. ASTM 1527-13 places such responsibilities upon the User. It is *AHI's* understanding that the lender will engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property. Per the lenders scope of work, *AHI Environmental* will not specifically be required to conduct a lien search unless requested. If information related to liens or AULs is discovered during the standard Phase I process by *AHI Environmental*, it will be documented in the Phase I report.

5.4 Physical Settings

AHI Environmental reviewed several sources of publications such as the United States Geological Survey (USGS), the Federal Emergency Management Agency (FEMA) Maps, the United States Department of Agriculture (USDA) Soil Survey, and EDR, Inc. to gather information pertaining to the subject property and its vicinity's physical setting source.

The United States Geological Survey (USGS), Albuquerque, NM Quadrangle 7.5-Minute series topographic map was reviewed for this Phase I ESA. This map was published by the USGS in 2013. According to the contour lines on the topographic map, the elevation of the subject property is approximately 6900 feet above mean sea level. The contour lines around the subject property indicate the area to slope to the southwest. There are no surface water bodies located on the property and the depth to groundwater is estimated to be between 20 and 30 feet below ground level.

The anticipated direction of groundwater flow is to the southwest. The direction of flow is based on the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, September 1990, the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary because of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells.

The subject property is situated above Precambrian age granite, gneiss, and schist that form the core of the bedrock, Sangre de Cristo Mountains. This formation constitutes the basement rock of much of New Mexico, which is characterized as a variable well-drained fine, sandy loam.

5.5 Historic Use Information of the Property

AHI Environmental researched several sources of historical information to identify the approximate year of development of the subject property and to determine the past use of the subject property since its initial development. Such sources included, but were not limited to, the research and review of tax assessor records, historical aerial photographs, historical Sanborn Maps, topographic maps, deeds and chain-of-ownership records.

According to a review of aerial photographs and city directories as well as information obtained from municipal sources, development of the subject property began in 1993. Prior to this, the subject property consisted mostly of cleared, undeveloped land, which may have been utilized for agricultural purposes at times. The current developments, a convenience store, are first depicted in an aerial photograph in 1970, and first listed in city directories in 1993 as being occupied by commercial retail leases. No developments or usages of the subject or adjacent properties were identified on the aerials or city directories that would be indicative of any RECs.

5.5.1 Aerial Photographs

Aerial Photograph Review

Year	Subject Property: 150 S. St. Francis Dr. Santa Fe	Adjoining Properties
2017	Existing commercial lease buildings, North & South and a lower level storage structures.	Most residential properties were present to all side of the subject property.
2009	Existing commercial lease buildings, North & South and a lower level storage structures.	Mostly residential properties were present to all side of the subject property.
2006	Existing commercial lease buildings, North & South and a lower level storage structures.	Mostly residential properties were present to all side of the subject property.
1998	Existing commercial lease building, South building only.	Mostly residential properties were present to all side of the subject property.
1997	Existing commercial lease building, South building only.	Mostly residential properties were present to all side of the subject property.
1993	Existing commercial lease building, South building only.	Undeveloped land and residential properties to the north; commercial properties to the east and south; undeveloped land to the west
1983	Existing commercial lease building, South building only.	Undeveloped land and residential properties to the north; undeveloped/ agricultural land to the east; commercial property to the south; undeveloped land to the west
1981	Existing commercial lease building, South building only.	Undeveloped land to the north; undeveloped/ agricultural land to the east and west; commercial property to the south
1979	Allsup's convenience store.	Undeveloped land to the north; undeveloped/ agricultural land to the east and west; commercial property to the south
1970	Residential land for housing.	Santa Fe River to the north; undeveloped.

Year	Subject Property: 900 Alto Street, Santa Fe, NM	Adjoining Properties
1958	Residential land, likely related to light farming was present.	Santa Fe River to the north; undeveloped and residential farms houses to the south and west.
1951	Residential land, likely related to light farming was present.	Santa Fe River to the north; undeveloped and residential farms houses to the south and west.
1940	Undeveloped land along the western property boundary	Santa Fe River to the north; undeveloped and residential farms houses to the south and west.

5.5.2 City Directories

City Directory Review

Year	Subject Property 150 S. St. Francis Dr. Santa Fe	Adjoining Properties
2008	Commercial Lease spaces for 4-tenant operations. No listings	Only residential properties. unnamed owners.
2003	Commercial Lease spaces for 2-tenant operations. No listings	Only residential properties. unnamed owners.
1996	No listings	Only residential properties. unnamed owners.
1991	No listings	Only residential properties. unnamed owners.
1986	No listings	Only residential properties. unnamed owners.
1981	No listings	Only residential properties. unnamed owners.
1976	No listings	Only residential properties. unnamed owners.
1972	No listings	Only residential properties. unnamed owners.
1968	No listings	Only residential properties. unnamed owners.
1963-1964	No listings	Only residential properties. unnamed owners.

5.5.3 Fire Insurance Maps

There was no Fire Insurance Map coverage available for the property.

5.5.4 Other Environmental Reports

A Phase One Environmental Site Assessment Report was conducted on or about November 7, 1996 for the subject property and provided to *AHI Environmental* by GEO-Test, Inc. Job No. 5-61009 for reference purposes.

6.0 Site Reconnaissance

6.1 Methodology and Limiting Conditions

On or about August 15, 2017, *AHI*'s inspector Robert Willis performed a walking inspection of the subject property. *AHI Environmental* inspected the subject property and sites located within the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527 -13. *AHI Environmental*, was unaccompanied during the site walkthrough. The weather conditions were warm (80's) and mostly sunny at the time of the site inspection. Access was provided to all exterior areas of the property and a representative sample of the interior areas. Limiting conditions are discussed in Section 2.4, Limitations and Exceptions, of this report.

6.2 Exterior and Interior Observations

6.2.1 Petroleum Products

There were no current indications of petroleum products located on the subject property.

6.2.2 Hazardous Materials

No significant use of hazardous substances is known to occur at the property. Limited amounts of cleaning supplies, maintenance materials and paints are present, but are used in small quantities consistent with similar types of businesses. The storage of these materials appeared to be satisfactory.

It should be noted that storage of fabrics and other cloth like materials are stored on the property for use with the topside businesses for retail. However, proper ventilation in the storage area has been observed to maintain low levels of outgassing from the storage goods to be safely handle and free of from mold spores and/ or other VOC's as per indoor Air Quality Standards under EPA AirPLUS Verification.

6.2.3 Drums or Containers

There were no current indications of drums or containers located on the subject property.

6.2.4 Underground Storage Tanks (UST's)/Aboveground Storage Tanks (AST's).

AHI Environmental did not observe any apparent evidence of existing or former USTs.

AHI Environmental did not observe any liquid propane containing AST located on the subject property. There was no evidence of a release or threatened release as noted or being used on the subject property.

6.2.5 Intermodal Shipping Containers

There were no current indications of intermodal shipping containers at the subject property, except for normal used as transfer for storage use.

6.2.6 Indications of Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). The following of oil containing equipment was not present on the subject property:

One pole-mounted transformer is present at the main property along Alto Street, while the pole-mounted transformers are located along the northern property boundary. No apparent leaking or staining was noted near or around the transformers.

Any transformers located on and near this site, belong to the electric company, unless otherwise noted. Because of their ownership, the electric company, PNM would be responsible for any release or discharge of PCB laden material from these transformers.

6.2.7 Pits, Ponds & Lagoons

No evidence of pits, ponds and/or lagoons relating to waste treatment or waste disposal was noted on the subject property.

6.2.8 Odors

No significant odors were noted on the subject property.

6.2.9 Stained Soil or Pavement

No evidence of significantly stained soil or pavement was noted on the subject property, other than typical *de minimis* vehicular staining.

6.2.10 Pools of Liquid

No unidentified pools of liquid were noted on the subject property. *AHI Environmental* observed muddy depressions on the service road due to a need of grading with more gravel. However, based on the location, it is down-gradient to the Santa Fe River for stormwater run-off; it is the opinion of *AHI Environmental* that this is actually a safe situation for stormwater run-offs. As such, this is considered a *de minimis* condition.

6.2.11 Stressed Vegetation

No evidence of stressed vegetation anticipated to be caused by contamination was noted on the subject property.

6.2.12 Solid Waste Disposal

No solid waste concerns were noted on the subject property.

6.2.13 Medical/biological wastes/ X-ray or other radioactive activities

No medical or biological wastes were observed. No x-ray or other radioactive activities were observed or reported.

6.2.14 Drains and Sumps

No drains or sumps not connected to the city sewer were noted on the subject property. In addition, no oil-water separators or oil clarifies were observed or reported.

6.2.15 Septic Systems

No septic systems are present on the subject property.

6.2.16 Storm/Waste Water

Wastewater generated at the site is limited to sinks, toilets, etc. and is disposed of via the municipal sewer system. Stormwater flows to raceways, drainage culverts, and detention/retention ponds.

6.2.17 Wells

No evidence of wells (dry wells, monitoring wells, water wells, irrigation wells, injection wells or abandoned wells) was noted on the subject property.

6.3 Out of Scope Considerations

6.3.1 Wetlands/Flood Plain

There was no evidence of wetlands on the subject property. A Stormwater run-off is located on eastern and northern sides of the lot on the service unpaved road on the lower level of the lot and vegetation mostly weeds were also observed in this area. The subject property is situated within Zone X (not shaded) which is defined as areas determined to be outside of the 0.2% annual chance floodplain.

6.3.2 Lead-Based Paint

A lead-based paint survey was beyond the scope of this assessment. The paints utilized on the subject property are unlikely to contain lead due to their late date of manufacture (i.e., post-1978). It is *AHI*'s professional opinion that LBP is not a significant concern at the subject property.

6.3.3 Potential Asbestos Containing Building Materials (ACBM's)

An asbestos survey was beyond the scope of this assessment. Although constructed in the late 1970's to 2006, it is possible that asbestos containing building materials (ACBM) are located on the property. Suspect ACBMs include lay in ceiling tile, vinyl flooring and mastic, drywall and joint compound, caulking and roofing materials. The determination of potential asbestos containing building materials was limited to visual observations of readily accessible materials. No samples were collected and no building materials were damaged. Tenant spaces are renovated by the tenants as needed. According to a building sketch from the City of Santa Fe, tenant spaces were most recently renovated in 2006. No details regarding the renovations were provided. No spray-on fireproof insulation was observed.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, caulking/ putties, adhesives, spackling compounds, and/or non-accessible insulation materials at the Subject Property. Sampling of these types of materials require techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that all such suspect asbestos-containing materials be tested prior to renovation or demolition activities that could disturb the materials. Any testing, removal, or disturbance of ACM should be handled in compliance with federal, state, and local regulations. Licensed, qualified asbestos abatement personnel should be retained prior to demolition or renovation of subject facilities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

6.3.4 Microbial Contamination (Mold)

A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, visual evidence of active water and mold damage was observed throughout the interior areas inspected by *AHI Environmental*. In particular, mold growth appeared to be associated with water damage from multiple roof leaks and has since been Remediated with repairs and the reroofing to the South building. Minor Mold growth was observed on a 20-gallon H₂O heater in the Utility Room on the Storage level of the North Building and must be removed & replaced and subsequently be Remediated.

6.3.5 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long-term exposure to radon has been associated with lung cancer. According to the EPA Map of Radon Zones, the area of the subject property is located in Santa Fe County, which is located in a Zone 4, defined as a Medium Potential for radon, with a predicted average indoor radon screening level less than 4.0 pCi/L (picocuries per liter).

7.0 Interviews

7.1 Interview with Owner

AHI Environmental did not interview the property owner.

7.2 Interview with Client's Manager

AHI Environmental conducted an interview with Mr. Christopher Doyle of with Remax Alliance. Mr. Doyle did not reveal any knowledge of recognized environmental conditions with regards to the subject property or associated buildings.

7.3 Interview with Occupants

Interviews were conducted with the Real Estate Agents. No other interview were conducted by the employees or managers of the tenant leases.

7.4 Interview with Local Government Officials

Interviews with local government officials included personnel of the City of Santa Fe, the Santa Fe County Health Department, and the City of Santa Fe Building Inspections/ Permits and Code Enforcement. Comments considered noteworthy by these individuals have not been included because their comments were of minor impact to this Report.

7.5 Interview with Others

AHI Environmental did not interview any other individuals as part of this Phase I ESA.

8.0 Findings and Opinions

AHI Environmental did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed.

However, the following information should be noted:

- *AHI Environmental* did not observed any liquid propane containing AST located on the subject property.
- *AHI Environmental* observed two small mud ponds on the lower dirt driveway but mostly drying up within 24-hours after a recent rainfall. However, these ponds will disappear with light grading with gravel fill and based on the locations of these detention irregular shaped ponds they are down-gradient to the Santa Fe River; it is the opinion of *AHI Environmental* that this situation is actually caused by a runoff from seasonable rainfall. As such, this is considered a *de minimis* condition.

At the client's request, in addition to the scope outlined in ASTM Practice E 1527 -13, *AHI Environmental* also performed a cursory evaluation for suspect asbestos-containing materials, lead-based paint, and mold and found none.

An asbestos survey was beyond the scope of this assessment. Although constructed in the late 1970's to 2006, it is possible that asbestos containing building materials (ACBM) are located on the property. Suspect ACBMs include lay in ceiling tile, vinyl flooring and mastic, drywall and joint compound, caulking and roofing materials.

A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, visual evidence of active water and mold damage was observed throughout the interior areas inspected by *AHI Environmental*. In particular, mold growth appeared to be associated with water damage from multiple roof leaks but has since been remedied. Mold growth was observed on Utility Room H₂O heater and it shall be replaced to remedy this minor situation.

9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 150 South Saint Francis Drive, Santa Fe, Santa Fe County, New Mexico 87501, the property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions relating to the property.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

Potential wetland areas were identified. It is *AHI*'s recommendation that a determination be made regarding whether this area would be considered a jurisdictional wetland prior to any development activities likely to impact the area.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACM should be handled in accordance with applicable regulations.

It is recommended that mold-impacted building materials are removed and replaced in accordance with EPA guidelines. This is considered a routine solution.

10.0 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA.

11.0 Additional services

No additional services were requested by the Client and are therefore not provided as part of this Phase I ESA report.

12.0 Signatures and Certification Statement

12.1 Certification Statement

AHI Environmental

9/1/17

Robert Willis
Environmental Professional

Date

EP Certification:

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.

Project Manager

Date

AAI Certification:

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.

Project Manager

Date

APPENDIX A

PROPERTY PHOTOGRAPHS

Appendix A

Property Photographs



Property overview – North Elevation with natural surface drainage.



Property overview – East Elevation on the frontage of St. Francis Drive.

Appendix A

Property Photographs



Property overview – South Elevation.



Property overview – West Elevation on Alto Street.

Appendix A

Property Photographs



Stormwater drainage to St. Francis Drive culvert.



Stormwater drainage to the Santa Fe River basin.

Appendix A

Property Photographs



Manhole cover for Santa Fe City Sewer on the Service Road, Northwest of the property.



Electric Service & Pole-mounted transformers Southside of the property.

Appendix A

Property Photographs



Flat Foam roof section with HVAC units & ducting on South Building.



Flat Hot/ Tar & Mastic roof section with parapets on North Building.

APPENDIX B

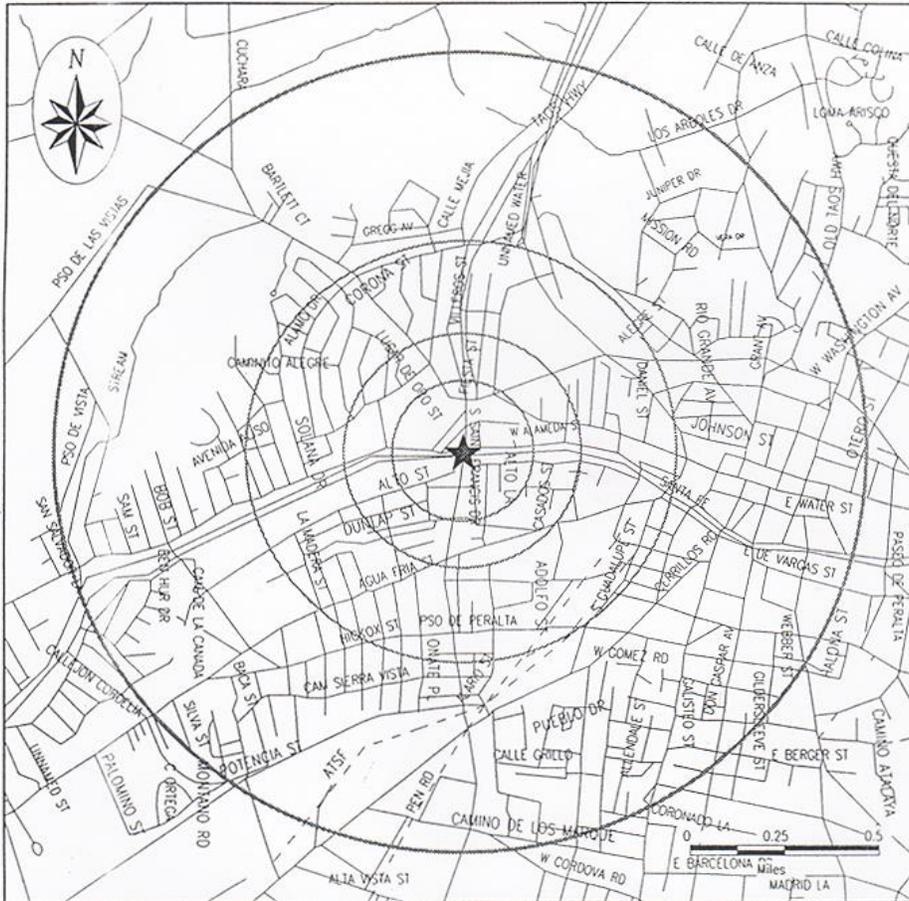
PROPERTY MAPS AND DRAWINGS

Appendix B

STREET MAP

SITE ASSESSMENT REPORT

Street Map



Subject Site



— Roads, Highways, Rivers, Water Bodies
 - - - Railroads, Utilities

Commercial Leases

150 South Saint Francis Drive
 Santa Fe, NM 87501
 Santa Fe County

AHI Environmental

Project No. 2017-10362



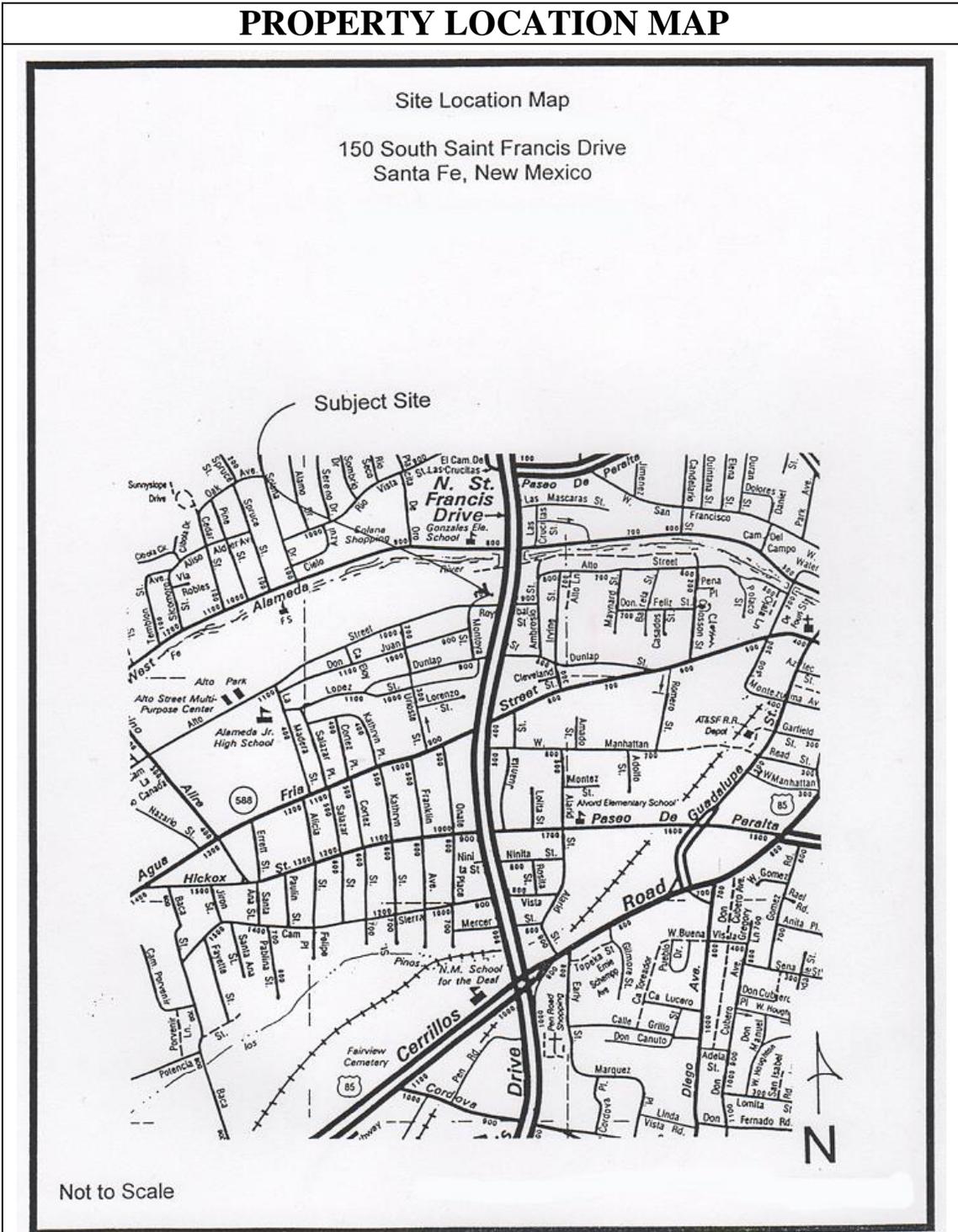
North

Street Map



Appendix B

PROPERTY LOCATION MAP

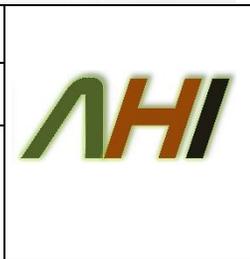


Commercial Leases
150 South Saint Francis Drive
Santa Fe, NM 87501
Santa Fe County

AHI Environmental
Project No. 2017-10362

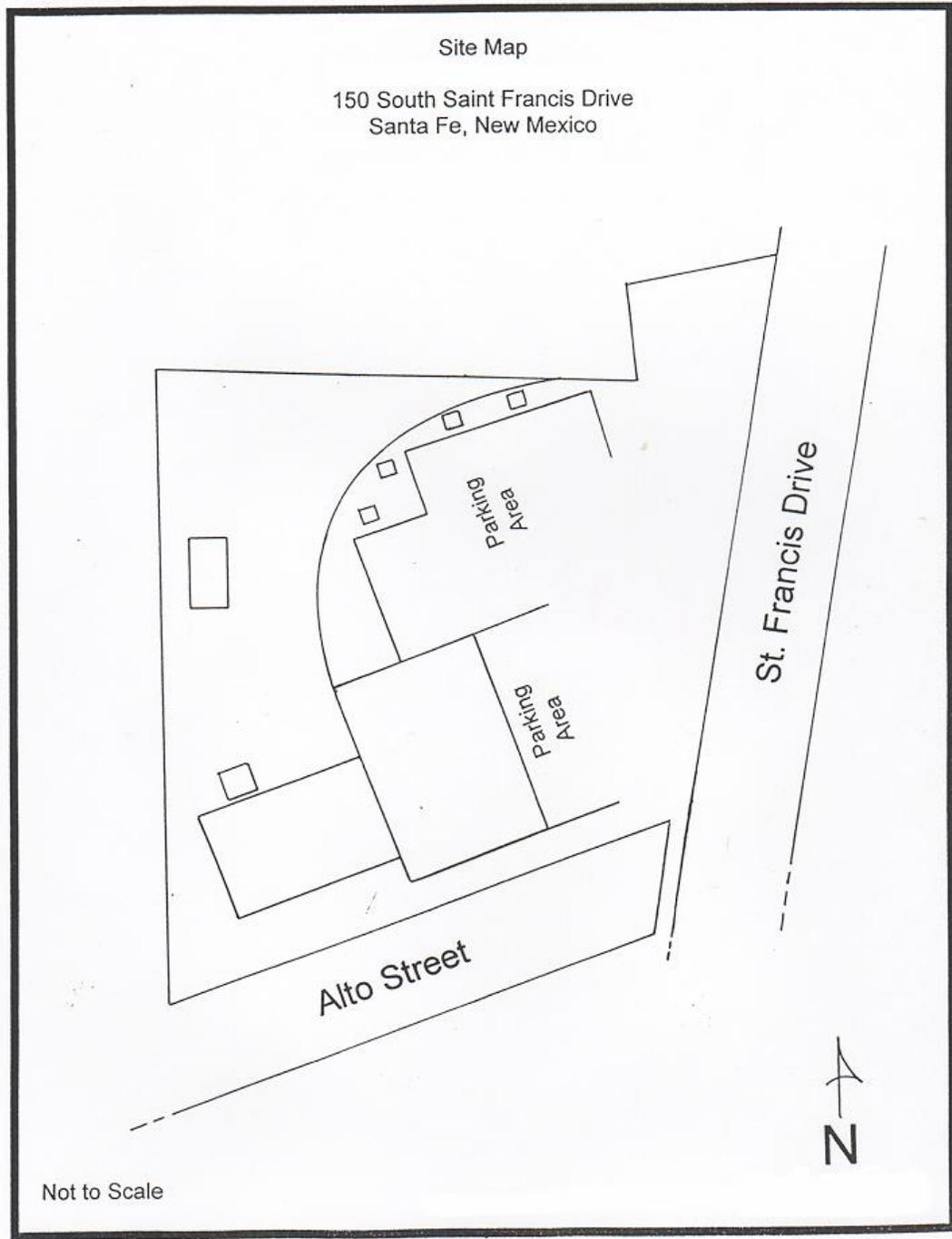
↑
North

Location Map



Appendix B

PROPERTY LOCATION MAP



Commercial Leases
150 South Saint Francis Drive
Santa Fe, NM 87501
Santa Fe County

AHI Environmental
Project No. 2017-10362



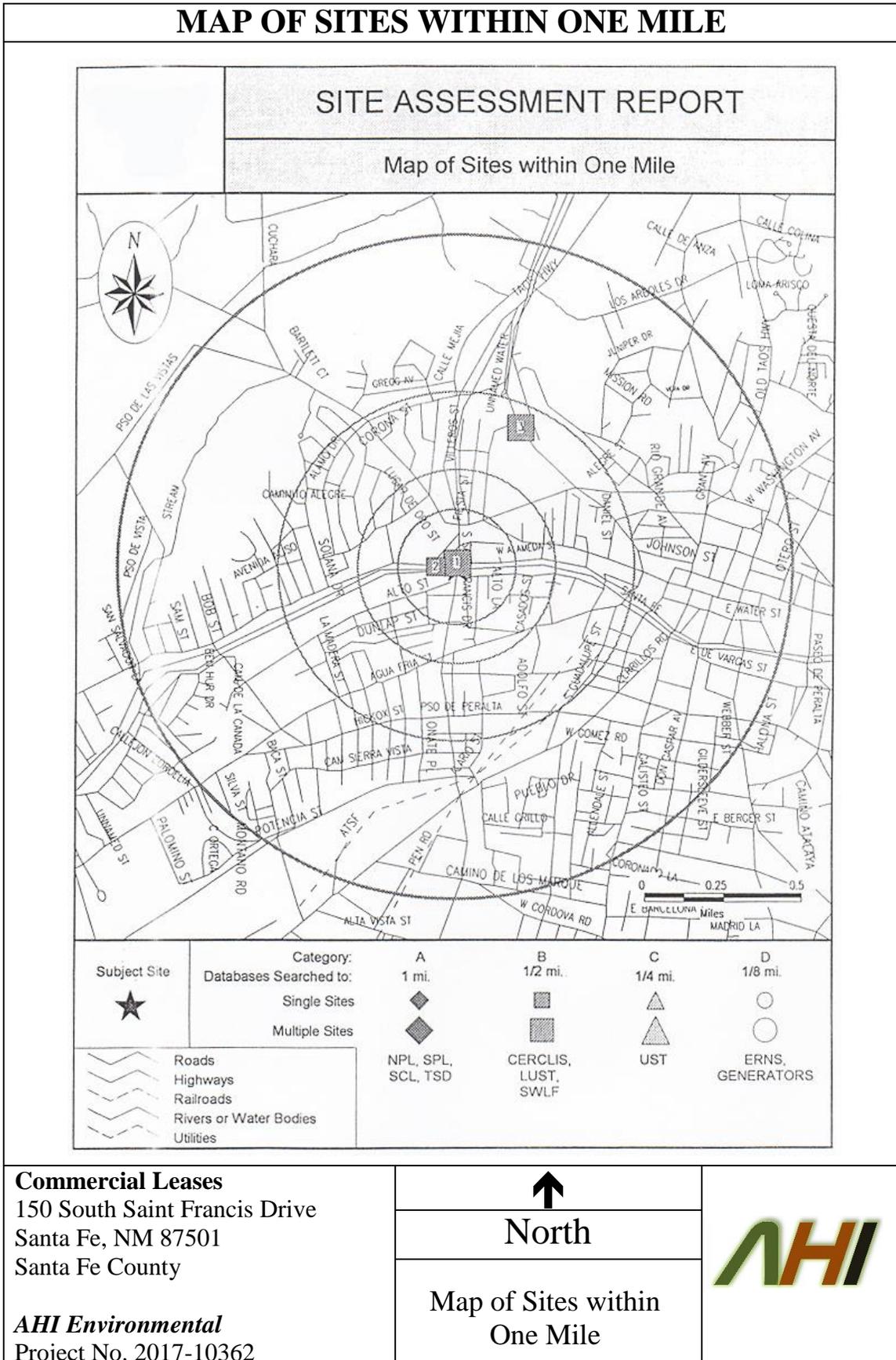
North

Site Map



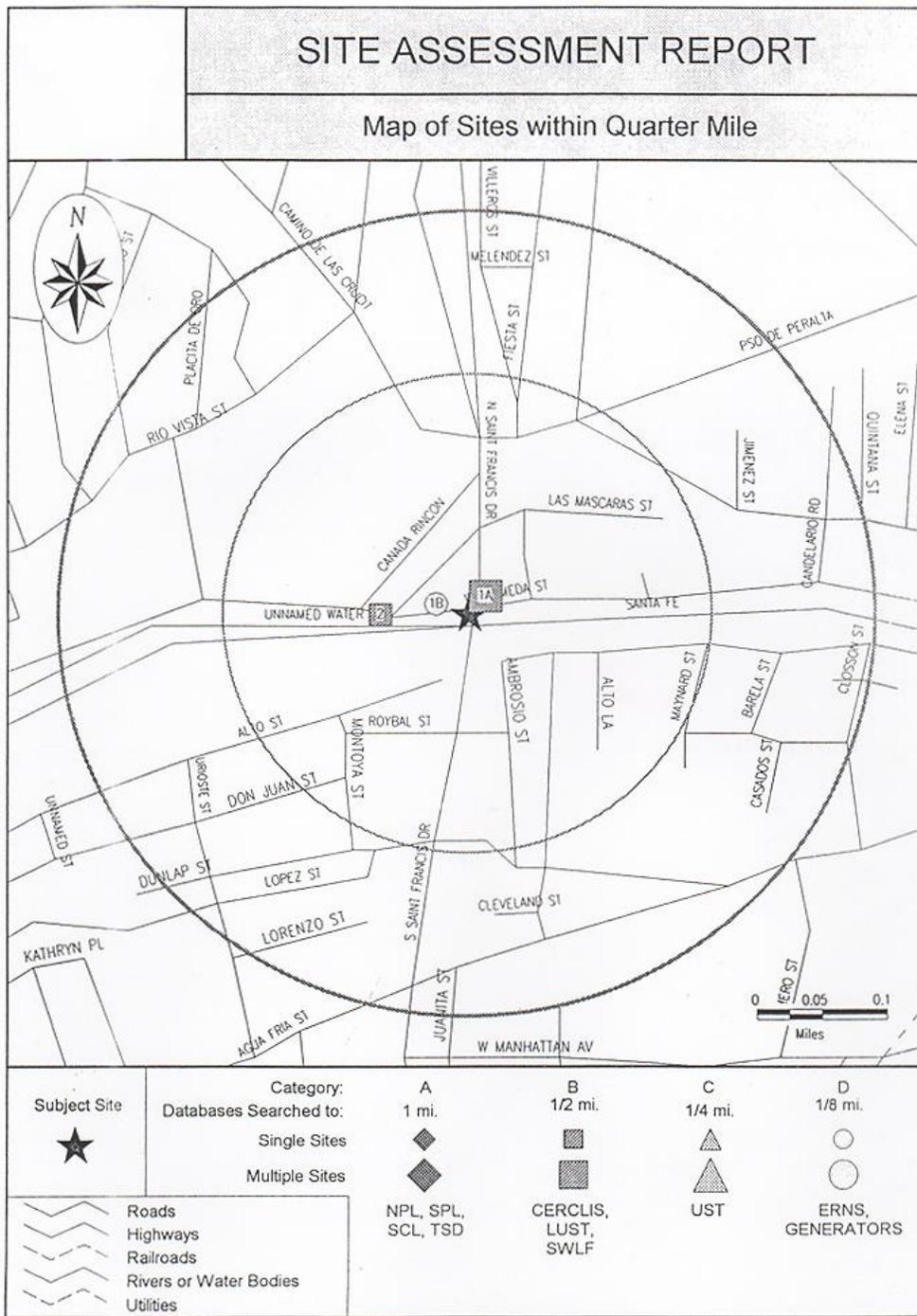
Appendix B

MAP OF SITES WITHIN ONE MILE



Appendix B

MAP OF SITES WITHIN QUARTER MILE



Commercial Leases
 150 South Saint Francis Drive
 Santa Fe, NM 87501
 Santa Fe County

AHI Environmental
 Project No. 2017-10362



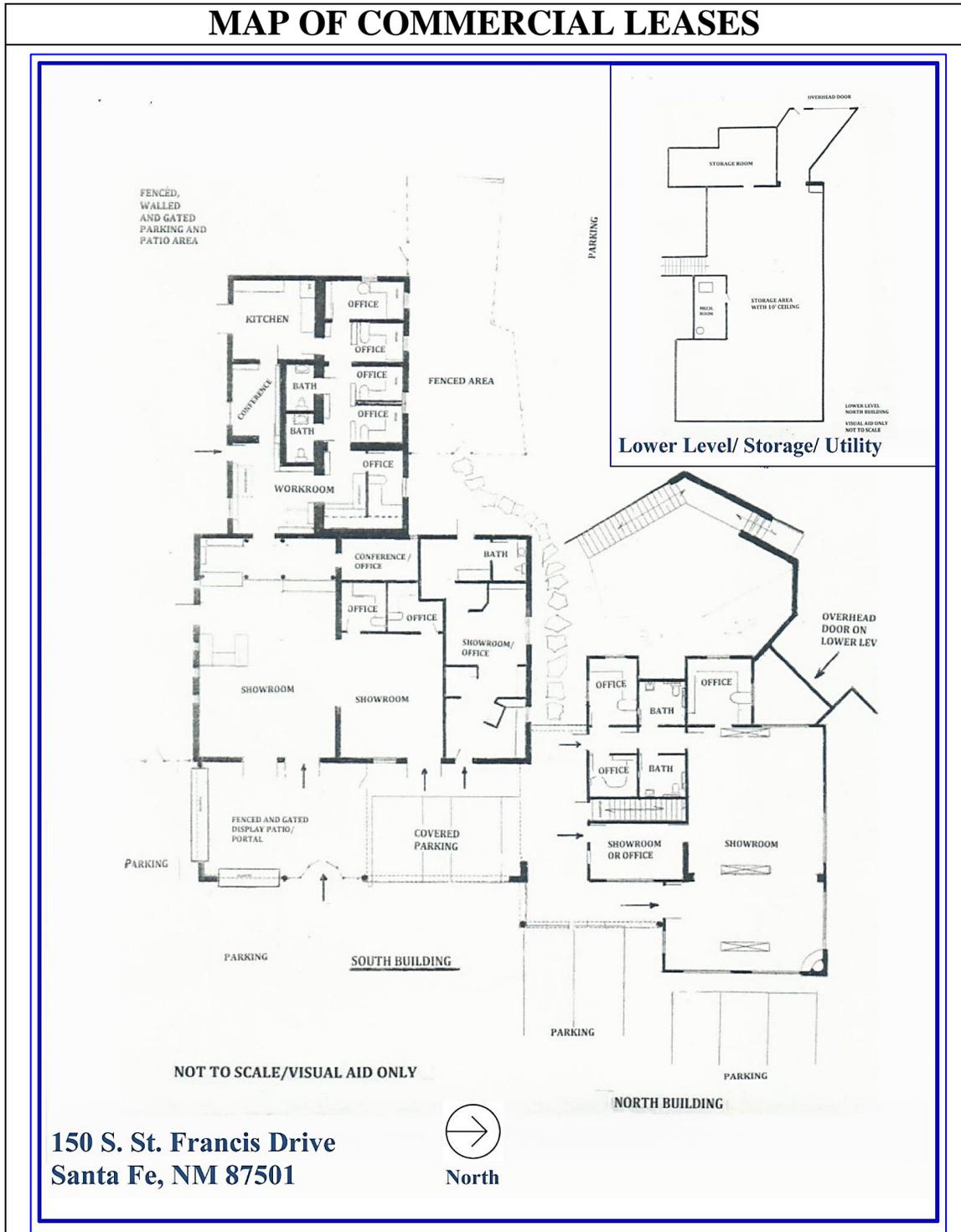
North

Map of Sites within
 Quarter Mile



Appendix B

MAP OF COMMERCIAL LEASES



Commercial Leases
150 South Saint Francis Drive
Santa Fe, NM 87501
Santa Fe County

AHI Environmental
Project No. 2017-10362



North

Map of Commercial
Leases



APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS AND MAPS – See Paragraph 5.5.1

Appendix C

AERIAL VIEW



<p>Commercial Leases 150 South Saint Francis Drive Santa Fe, NM 87501 Santa Fe County</p> <p><i>AHI Environmental</i> Project No. 2017-10362</p>	<p>↑</p>	
	<p>North</p>	
	<p>Google Map</p>	

Appendix C

TOPOGRAPHIC MAP



Commercial Leases
150 South Saint Francis Drive
Santa Fe, NM 87501
Santa Fe County

AHI Environmental
Project No. 2017-10362

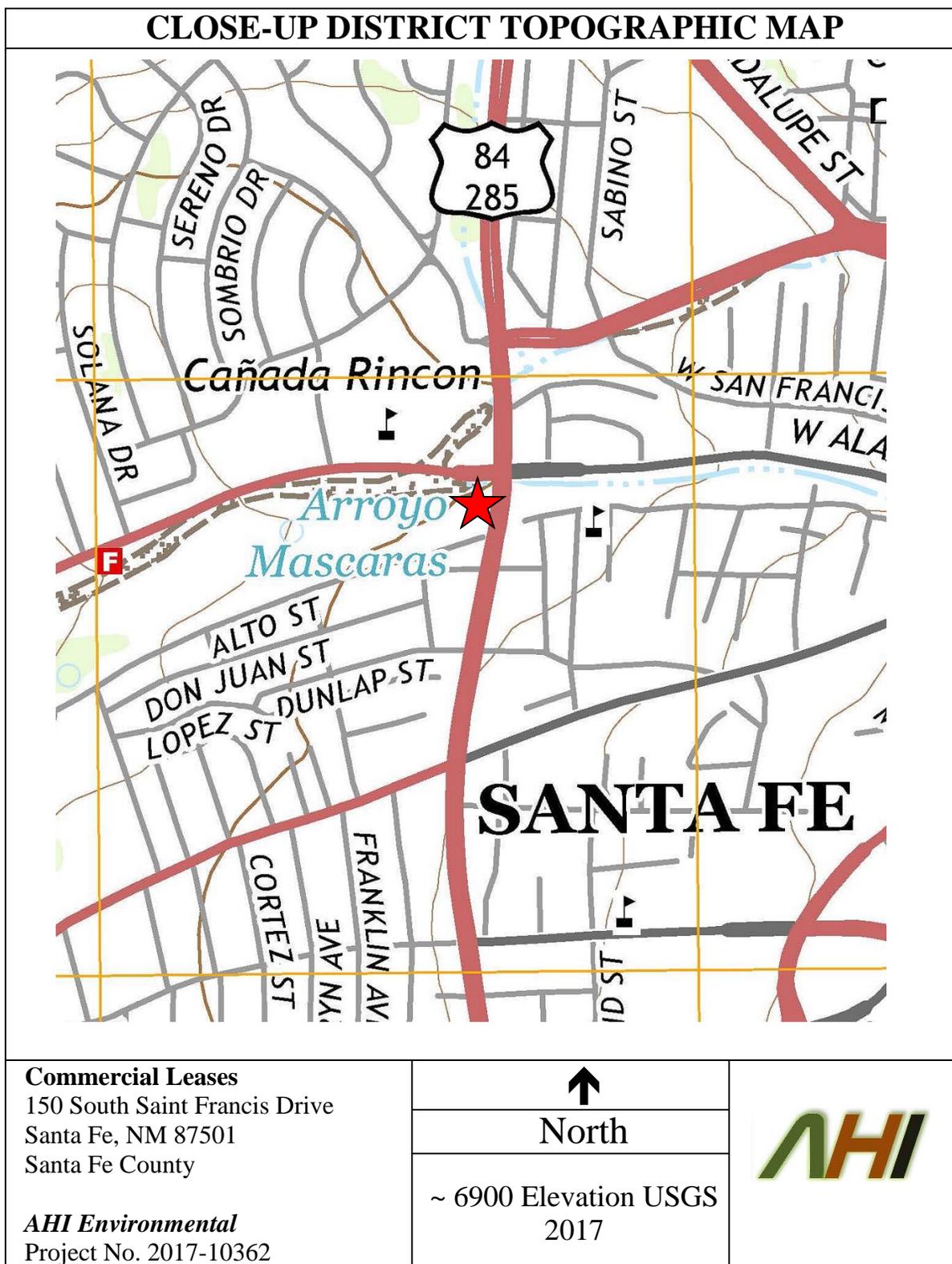


North

USGS - 2017



Appendix C



Appendix C

PARCEL BOUNDARY MAP- SITE PLAN



<p>Commercial Leases 150 South Saint Francis Drive Santa Fe, NM 87501 Santa Fe County</p> <p>AHI Environmental Project No. 2017-10362</p>	<p style="text-align: center;">↑ North</p> <p style="text-align: center;">→ = Inferred direction of groundwater flow</p>	
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APPENDIX D

HISTORICAL SANBORN INSURANCE MAPS – NO COVERAGE

APPENDIX E

ENVIRONMENTAL REGULATORY DATABASES

(Surveyed via Internet Database Searches with Inclusion to this Phase 1 ESA Analysis)

APPENDIX F

USER PROVIDED INFORMATION



ASTM E1527-13

User Questionnaire

Property location: 150 South Saint Francis Drive, Santa Fe, New Mexico 87501

This questionnaire is utilized to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). LLPs is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* issued on _____. The user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1) Environmental cleanup liens that are filed or recorded against the subject property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? If such documentation is available, please provide.

2) Activity and land use limitations (AULs) that are in place on the subject property or that have been filed or recorded in a registry (40 CFR 312.26).

Did a search of recorded land title records (or judicial records where appropriate,) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/ or have been filed or recorded against the property under federal, tribal, state or local law?

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this environmental site assessment (ESA) do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

4) Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this subject property reasonably reflect the fair market value of the subject property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

5) Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

- a) Do you know the past use of the subject property?
- b) Do you know the specific chemicals that are present or once were present at the subject property?
- c) Do you know of spills or other chemical releases that have taken place at the subject property?
- d) Do you know of any environmental cleanups that have taken place at the subject property?

6) The degree of obviousness of the presence or likely presence of the contamination at the subject property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Signature: _____

Date: _____

Name : _____

Association: _____

AHI Environmental & Assessment

1608 Old Pecos Trail
Santa Fe, NM 87505
Phone: 505-986-1015
Fax: 505-986-1860

APPENDIX G

MUNICIPAL/ REGULATORY INFORMATION

Initials; _____

ESA

Job Number: 10362

Property:

Project Number: 2017-10363

150 S. St. Francis Drive, Santa Fe, NM 87501
Santa Fe County

FIRE DEPARTMENT INTERVIEW

Fire Prevention or Department Name

Name, Title and Phone Number

1. Are there any records of Underground Storage Tanks (UST's) / releases for the property?
2. Are there records of hazmat incidents at the subject property?

STATE UNDERGROUND STORAGE TANK AGENCY

Department Name

Name, Title and Phone Number

1. Are there any records of Underground Storage Tanks (UST's) for the property?

HEALTH DEPARTMENT

Department Name

Name, Title and Phone Number

1. Is there any health code violations associated with the subject property?

APPENDIX H

PERSONNEL QUALIFICATIONS

Education

BA – Rochester Institute of Technology – Liberal Arts, Photography & Graphic Design

AA – College of San Mateo – Architectural Design

MA – San Francisco State College, Environmental Planning, Urban Planning & Design

Registrations

GB 98 License in the State of New Mexico in Commercial Construction, since 2004

Retired Architect, since 2010. See Attached Resume

Training

Architect's Intern program with the Land-use Department at Mobil-Land Development with Architects & Planners for MobilOil to practice Architecture.

InterNACHI Technology Certificate Training in all aspects of Residential & Commercial Inspections, including Radon, Mold, Lead & Asbestos with certificates in each.

Highlights

Land-Use Planning/ Architecture with Mobil Oil, Mobil Land Development Corp, San Francisco, CA, since 1975

First County Planner hired in Taos County, 1981-1983 for the purposes to emblem zoning.

Experience Summary

Please refer to the attached Resume to highlight my experiences in Architecture, Planning and Construction with over 8.2 million dollars in projects throughout the State of New Mexico.

Responsible for the Land-use plan and Commercial Development in Canon City, CO for a 7-lot split and

Project Experience

Highlighted projects:

1. 1.4 million dollar Development for a House compound and Guest House or the famous Artist RC Gorman, Taos, NM.
2. Land Development "George McCormick Development" in Canon City, CO for a 14-acre Development, Canon City, CO. 2000-2009.
3. Builder with a Colorado Commercial Contracting License to Build The Hampton Inn & Suites, Canon City, CO. 2006=2008.
4. Several upper scale custom home throughout Santa Fe and Taos.
5. Shidoni Gallery & Foundry, Tesuque, NM

Affiliations

AIA – Retired, InterNACHI, ASHI

Speaking

Publications

See Resume for publications