

- Old Historic Water Works of Silver City is located 0.374 miles southwest of the subject property at coordinates T17S, R14W, Section 3, 4, 9, 10. The site is located down-gradient of the Subject Property.
- San Vincente Creek is located 0.397 miles south of the subject property at South of Broadway, between Hudson and Bullard. The site is located down-gradient of the subject property.
- Wisconsin Mill Site is located 0.494 miles south of the subject property. Location is described as tracts of land south of Mill Road and East of Bullard Street. The site is located down-gradient of the subject property.

### 4.3 Additional Environmental Record Sources

Additional environmental records are checked when, in SMA's judgment, such additional records are reasonably ascertainable and are sufficiently useful, accurate and complete and will further help identify *RECs* in connection with the properties.

After reviewing the EDR<sup>®</sup> Report SMA identified nine (9) additional environmental record sources located within ½ mile of the subject property. Listings from additional environmental record sources is outside the standard ASTM scope of work, and does not necessarily constitute an environmental hazard, and is only used as a guide to review other coincident conditions such as registration as a PST site.

- Hearst Mill is listed as a US Brownfield and is located 0.215 miles southeast of the subject property at 300 Hudson Street North. No additional information is available
- Ancheta Mill is listed as a US Brownfield and is located 0.215 miles southeast of the subject property at 300 Hudson Street North. No additional information is available
- La Capilla is listed as a US Brownfield and is located 0.215 miles southeast of the subject property at 300 Hudson Street North. No additional information is available
- California Mill is listed as a US Brownfield and is located 0.310 miles southeast of the subject property at 300 Hudson Street North. The map displays the site being about 0.1 miles further south of the address. No additional information is available
- Big Ditch South is listed as a US Brownfield and is located 0.310 miles southeast of the subject property at 300 Hudson Street North. The map displays the site being about 0.1 miles further south of the address. No additional information is available
- Silver Valley Water Works Co. was acquired by the town of Silver City in 1925 and is listed as a US Brownfield. The site located 0.374 miles southwest of the subject property and does not have a specific street address. The site is located within T17S R14W Section 34.

- San Vicente Creek is listed as a US brownfield and is located 0.405 miles southeast of the subject property at 100 Spring Street. No additional information is available.
- Hillcrest Hospital is listed as a US Brownfield and is located 0.484 miles north by northeast from the subject property at 1600 Pope Street. Hillcrest Hospital is cross-gradient of the subject property. The site however has been long removed and a new hospital is in its place. The site was cleaned and given a “Completed” status on January 9, 2007.
- Wisconsin Mill is located 0.494 miles south of the subject property. The site is described as tracts of land located south of Mill Road and East of Bullard. Data states that the site used to be a silver mill.

### **4.3.1 Local Fire Department**

The local fire department does not have any immediately accessible public records related to emergency responses.

### **4.3.2 Local Utility Companies**

The local utility companies do not have any immediately accessible public records related to emergency responses.

## **5.0 HISTORICAL RECORDS REVIEW**

Historical documents and records are reviewed to evaluate past uses of the subject property and adjacent properties that may otherwise no longer be visible or recorded. Under the AAI rule, historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records. Historical documents and records reviewed must cover a period of time as far back in the history of the subject property as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial, or governmental purposes. For the purposes of this specific report, the history of land use on the subject property and on adjacent properties was evaluated using city directories, Sanborn® Fire Insurance maps, USGS topographic maps, aerial photographs, a search for environmental liens, and a review of other reasonably ascertainable information. The main points of the site history review are summarized below.

### **5.1 Historical Use Information on Subject Property and Adjacent Properties**

#### **5.1.1 Historical Aerial Photographs**

Aerial photographs from EDR® were reviewed to verify past use of the subject property, adjacent properties and surroundings. Table 5.1.1 summarizes observations of the subject property from historical aerial photographs. Historical aerial photographs obtained from EDR® are included in Appendix C.

**Table 5.1.1 Summary of Historical Aerial Photographs of Subject and Adjacent Properties**

Photograph Date	Observations
1945	The subject property appears to have been developed with a structure. Surrounding city area is established.
1953	The subject property, adjacent properties and the surrounding areas appear similar to the 1945 aerial photograph.
1977	The subject property, adjacent properties and the surrounding areas appear similar to the 1953 aerial photograph.
1980	The subject property, adjacent properties and the surrounding areas appear similar to the 1977 aerial photograph.
1986	The subject property's building structure appears to have been removed with exposed foundation. Adjacent properties and surrounding area appears similar to 1980 aerial photograph.
1996	The subject property, adjacent properties and the surrounding areas appear similar to the 1986 aerial photograph.
2011	The subject property appears to contain two new building structures. Adjacent properties and surrounding area appear similar to 1996 aerial photograph.
2016	The subject property, adjacent properties and the surrounding areas appear similar to the 2011 aerial photograph.

**5.1.2 Historical Topographic Maps**

Topographic maps from the United State Geological Survey (USGS) National Maps from the EDR® were reviewed to verify past use of the subject property, adjacent properties and surroundings. Table 5.1.2 summarizes observations of the subject property from historical topographic maps. Historical topographic maps from the EDR Historical Map Report are included in Appendix C.

**Table 5.1.2 Summary of Historical Topographic Maps of Subject Property**

Map Date	Observations
1909	No indication of structures on the subject property. City is established immediately south of the subject property.
1949/1950	No indication of structures on the subject property. City and surrounding area is established around the subject property.
1951	No indication of structures on the subject property. City and surrounding area is established similar to 1949/1950 topographic map.
1992	No indication of structures on the subject property. City is further developed to the north.
1999/2000	No indication of structures on the subject property. City and surrounding area appear similar to 1992 topographic map.
2013	The subject property and adjoining properties appear similar to that shown in the 1999/2000 map although development of individual structures is no longer a detailed feature of the map.

**5.1.3 Sanborn Fire Insurance Maps**

Sanborn® Fire Insurance maps were reviewed to verify past use of the subject property, adjacent properties and surroundings. Table 5.1.3 summarizes observations of the subject property from the Certified Sanborn® Fire Insurance maps. A copy of the EDR Certified Sanborn® Fire Insurance Map Report is included as Appendix C.

**Table 5.1.3 Summary of Historical Topographic Maps of Subject Property**

Map Date	Observations
1893-1930	The subject property contains multiple small structures of an unidentifiable type. The density of structures in the surrounding area gradually increases from 1893 to 1930 but there is no indication of the structure types.
1948	Main building appears on the property and other small structures continue to populate the subject property; <b>a dry-cleaning facility appears on the northeast corner of the property at 919 N. Pope</b> ; no other indication of property use. The City and surrounding area continues to develop around the subject property including residences, entertainment venues and light commercial such as fueling stations, and automotive sales and maintenance located at 100, 101 and 103 105 College St (a.k.a 9 <sup>th</sup> St).
1962	Main building remains on the property and other small structures continue to populate the subject property; the <b>dry-cleaning facility is removed from the northeast corner of the property at 919 N. Pope</b> ; no other indication of property use. The City and surrounding area continues to develop around the subject property including residences, entertainment venues and light commercial such as fueling stations, and automotive sales and maintenance located at 100, 101 and 103 105 College St (a.k.a 9 <sup>th</sup> St).

**5.1.4 City Directories/Telephone Directories**

Under the AAI rule, the past uses of the subject property and adjacent properties must be evaluated. Land use of the subject property and adjacent properties was researched using the EDR® City Directory Image Report. The report shows that the subject property and adjacent properties have no listings. A copy of EDR® City Directory Image Report is included in Appendix C.

**Table 5.1.4 Summary of Historical Topographic Maps of Subject Property**

City Directory Date	Subject Property 900 – 919 N Pope St (Odd)	900-920 N. Pope St (even)	101 E - 217 W College Ave
1965	SURPLUS CITY USA	VACANT DAIRY QUEEN GALE, ETHEL R MRS	CURTIS, SIDNEY H RAY'S CHEVRON SERVICE SEAL, VIRGINIA PECOTTE, RICHARD E CURL WRANGLER BTY POST A&R GARAGE PORTILLO'S RUG CLEANERS NED'S TEXACO SERV SILVER CITY BUS DEPOT



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			GEM LIQUORS VACANT SILVER CAR PARTS INC JOHNSON, RICHARD C STEARMAN, WILLIAM H NEW MEXICO BUR OF REVENUE NEW MEXICO MTR VEHICLES CURTIS MORTUARY ORANGE STAMP REDEMPTION AMER NATL INS CO
1977	FARMERS MARKET & SUPPLY CO	DAIRY QUEEN	ARGENT AUTOMOTIVE INC SILVERY CITY SAFE VAULT & LOCK CURTIS MORTUARY SHOE ROUNDUP
1982	FARMERS MARKET & SUPPLY CO	NO LISTINGS	CUSTOM GLASS & AUTO ARGENT AUTOMOTIVE INC SILVER CITY SAFE VAULT & LOCK
1987		CACTUS CAFÉ	GLASS SHOP SILVER CITY SAFE VAULT & LOCK CURTIS BRIGHT FUNERAL HOME ALL TIRE INC
1992	AGAVE II OCOTILLO DEVELOPMENT CENTER SOUTHWESTERN NEW MEXICO	PERM WORLD PLUS EMPRESS OF CHINA	GLASS SHOP JUDYS NAILS & STUFF HERITAGE HOUSE ANTIQUES HAIRCROPPERS SILVER CITY SAFE VAULT & LOCK EL SOL INVESTMENTS INC POTTERS HOUSE CHRISTIAN CENTER
1995	OCOTILLO DEVELOPMENT CENTER SAN VICENTE DE LA CIENAGA SILVER GIFT SHOP SOUTHWESTERN NEW MEXICO SERVIC	EMPRESS OF CHINA	GLASS SHOP PUTTIN ON RITZ SHOWTIME USA HAIRCROPPERS SILVER CITY SAFE VAULT & LOCK EL SOL INVESTMENTS INC CHRISTIAN FELLOWSHIP CHURCH
2000	DESERT DESIGNS GIFT SHOP SILVER GIFT SHOP SOUTHWESTERN NEW MEXICO SERVIC SOUTHWESTERN NEW MEXICO SVC SWSH FOR CHILDREN	PAZZAZZ EMPRESS OF CHINA	A&R GARAGE CUSTOM GLASS CUTTERS POINT INC KINDA CUT ABOVE DELGADOS FLOOR FASHIONS LA COCINA RESTAURANT & CATRG

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			BACKWODSMAN ARCHERY PRO SP INC
2005	GATEWAY ESTATES INC LIFE QUEST INC SILVER GIFT SHOP SWSH FOR CHILDREN	EMPRESS OF CHINA GD SUPER BUFFET INC	A & R GARAGE CUSTOM GLASS CUTTERS POINT INC LAURELS LAVENDER ZEPHYR STAFFING L & M FLOORING INC LA COCINA RESTAURANT & CATRG SILVER CITY SAFE & LOCK BRIGHT FUNERAL HOME INC SILVER IMAGING INC
2010	GATEWAY ESTATES INC LIFE QUEST INC SAN VICENTE DE LA CIENAGA SOUTHWESTERN NEW MEXICO SERVIC SWSH FOR CHILDREN	GD SUPER BUFFET INC	CUSTOM GLASS CUTTERS POINT INC L & M FLOORING INC LA COCINA RESTAURANT & CATRG SILVER CITY SAFE & LOCK BRIGHT FUNERAL HOME INC ELITE NURTITION
2014	GATEWAY ESTATES INC LIFE QUEST INC SAN VICENTE DE LA CIENAGA SOUTHWESTERN NEW MEXICO SERVIC SWSH FOR CHILDREN	GD SUPER BUFFET INC	CUSTOM GLASS CUTTERS POINT INC SINGLE SOCKS INC LA COCINA RESTAURANT & CATRG SILVER CITY SAFE & LOCK BRIGHT FUNERAL HOME INC

### 6.0 SITE RECONNAISSANCE

A site reconnaissance was conducted to visually identify *RECs* in connection with the property. Photographs of the subject property and adjoining properties and site reconnaissance notes are included in Appendix D.

#### 6.1 Methodology

Mr. R. Jay Vanlandingham of SMA inspected the subject property on June 12, 2018. A walk-through of the property was performed. The exterior of adjoining properties was visually evaluated to the extent that current uses were visually and/or physically observable from the subject property and/or public rights-of-way.

#### 6.2 Limiting Conditions, Physical Constraints

SMA was able to access representative portions of the subject property.

### 6.3 General Site Setting

#### 6.3.1 Physical Setting Sources

The subject property is fully developed with no natural surfaces or features observable. The subject property comprises an office building, automotive maintenance building, woodshop that produces raw wood products, a large carport, a paved parking area adjoining all buildings and a landscaped area on the southern 1/5<sup>th</sup> of the property. The property is surrounded by light commercial properties. Generally, the subject property is approximately 5,915 feet above sea level and flat.

#### 6.3.2 Geologic, Hydrogeologic and Hydrologic Conditions

Based on direct observation from during the site inspection the subject property is fully developed, natural surfaces or features including the natural geologic, hydrogeologic and hydrologic conditions are not observable. The subject property is generally paved and drains to the surrounding streets and gutters.

### 6.4 Current Use(s) of the Subject Property

The subject property is currently occupied by Life Quest a nonprofit that provides services to adults with developmental disabilities and children from birth to three years with, or at risk for, developmental disabilities. The property comprises an office building, automotive maintenance building, woodshop that produces raw wood products, a large carport, a paved parking area adjoining all buildings and a landscaped area on the southern 1/5<sup>th</sup> of the property. Photographs of the subject property are included in Appendix D.

### 6.5 Current Use(s) of Adjoining Properties

Current uses of adjoining properties are summarized in Table 6.5 below.

**Table 6.5 Summary of Current Use of Adjoining Properties**

Adjoining Property	Current Use
Northern Property	Greenspace/park with playground equipment/pocket park
Eastern Property	Light commercial/retail
Southern Property	Light commercial/retail
Western Property	Residential

#### 6.5.1 Past Use(s) of Adjoining Properties

Past uses of adjoining properties determined from field observations are summarized in Table 6.5.1.

**Table 6.5.1. Summary of Past Uses of Adjoining Properties**

Adjoining Property	Past Uses
Northern Property	Past uses are unobservable
Eastern Property	Past uses are unobservable
Southern Property	Past uses are unobservable
Western Property	Past uses are unobservable

**6.6 Structures, Roads, Other Improvements on Site**

The property includes three buildings, a paved parking area and large carport. An office building containing offices, meeting rooms and storage is present. A woodshop used to produce raw wood products, such as surveyor’s stakes, is on the western edge of the property and is connected to the office building. A covered storage area is immediately adjacent to the wood shop is appears to have been used as a transfer point for the wood products and is currently used as general storage. A large Quonset hut, containing an automotive maintenance shop is on the northern side of the property. The maintenance shop includes two hydraulic auto lifts. The paved parking lot joins all three buildings. There are no other structures, roads or improvements on the site.

**6.6.1 Roads**

The subject property does not contain any road, trail or path terminations.

**6.7 Interior and Exterior Observations**

**6.7.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses**

SMA observed hazardous substances and petroleum products within the subject property in de minimis quantities such as oils, grease, degreasers and cleaning supplies in quantities typical of non-industrial uses.

**6.7.2 Storage Tanks**

SMA observed one used oil storage above ground tank located on the northwest corner of the automotive maintenance building. The tank was placed within secondary containment and there was no evidence of spillage around the tank.

**6.7.3 Odors**

No odors, atypical of current use, were detected on the subject property.

**6.7.4 Pools of Liquid**

SMA did not observe pools of liquid during the site reconnaissance.

**6.7.5 Drums**

SMA did not observe any drums within the subject property.

**6.7.6 Hazardous Substance and Petroleum Products Containers**

SMA did not observe any hazardous substances and petroleum product containers within the subject property during the site reconnaissance, other than those mentioned in section 6.7.1.

**6.7.7 Unidentified Substance Containers**

No unidentified substance containers were observed within the subject property.

**6.7.8 PCBs**

Between 1929 and 1977, polychlorinated biphenyls (PCBs) were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. PCBs in electrical equipment are regulated by the United States EPA 40 CFR Part 761.

- SMA observed two pole mounted transformers located on the southeast corner of the subject property. There was no observable evidence of leakage from the transformers and the transformers appeared new.

**6.7.9 Heating and Cooling Systems**

SMA observed one furnace that was approximately 30 years old as reported by the occupants. Occupants further stated all heating and cooling systems are less than 30 years old.

**6.7.10 Interior Stains or Corrosion**

There were no interior stains or corrosion observed in any of the buildings on the subject property.

**6.7.11 Drains and sumps**

SMA did not observe drains or sumps located within the subject property.

**6.7.12 Pits, Ponds, or Lagoons**

SMA did not observe any pits, ponds or lagoons within the subject property.

**6.7.13 Stained Soil or Pavement**

SMA did not observe stained soil or pavement.

**6.7.14 Stressed Vegetation**

SMA did not observe any natural vegetation on the subject property, no evidence of stressed vegetation could be observed.

**6.7.15 Solid Waste**

SMA did not observe any accumulations of solid waste on the subject property or adjacent properties.

#### **6.7.16 Wastewater**

SMA did not observe any wastewater treatment or conveyance infrastructure on the subject property.

#### **6.7.17 Wells**

SMA did not observe any wells within the subject property.

#### **6.7.18 Septic Systems**

SMA did not observe a septic system within the subject property.

### **7.0 INTERVIEWS**

The purpose of interviews is to obtain information regarding potential *RECs* in connection with the property. Interview Documentation is included in Appendix E.

#### **7.1 Present Owner(s)/Occupant(s)**

##### **7.1.1 Key Site Manager/Operator/Manager**

The current owner of the subject property is the Life Quest, Inc. The owner's representative, Mr. Rod Chandler, attended the site visit and completed the user questionnaire. The owner is the occupant, key site manager, operator and manager. The owner reported the subject property was developed in the 1940's as a grocery, retail and feed store and contained hand-dug wells for irrigation which have since been backfilled and are no longer present. The main building was constructed in 1939 using steel truss construction. In 1986 the building was built out to support various organizations associated with assisting disabled persons. All HVAC systems are less than 3 years old except for one furnace that is approximately 30 years old. The Quonset hut was erected in the mid-90's. All building systems have upgraded within that last few years including replacing fluorescent ballasts and incandescent lighting with LED lighting. Owner went on to state that to his knowledge when the building was built out in 1986 everything was completely redone with modern systems and materials. Based on the interview the owner did not indicate that he had knowledge of existing conditions that would substantially impact the environmental condition of the property.

##### **7.1.2 Occupants**

See section 7.1.1

#### **7.2 Previous Owner**

SMA did not interview the previous owner.

#### **7.3 Local Fire Department**

A call was placed to the local fire department on June 20, 2018, for information regarding any emergency response (ER) events registered to the subject property. No specific information has been provided as of the date of this report.

**7.4 Local Utility Provider**

PNM is the local utility provider for electricity within the area. Wastewater, water, solid waste and gas (if any) are provided by a variety of municipal and private providers. No interviews were conducted with any of these entities.

**7.5 Government Agency**

No additional contacts were made with government agencies during the development of this ESA.

**7.6 Other Interviews**

No other interviews were conducted during development of this ESA.

**8.0 EVALUATION**

The report and opinions are based solely upon the services described herein and are not based on scientific tasks or procedures beyond the scope of described services. SMA has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Practice E1527-13 and USEPA AAI rule for the subject property.

**8.1 Findings**

SMA identified 26 findings associated with the subject property as presented below.

**Summary of Phase 1 ESA Findings (Listed in order of Proximity to Project Area)**

Finding Number	Site Name	Type of Site	Location		Summary/Evaluation	REC for Subject Property?
			Distance from Property (miles)	Address		
1	Subject Property	Hazardous Materials and Petroleum Products	0.0	907 N Pope Street	The owners representative stated "There was an auto mechanic shop on site in the past."; however, there is no evidence in the environmental records or historical records to support the statement.	NO
2	Subject Property	Dry Cleaners	0.0	907 N Pope Street (Formerly listed as 911-919 N Pope Street)	Dry cleaners listed on 1948 Certified Sanborn Fire Insurance Map. No other information available.	YES



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3	Subject Property	Above-ground used oil tank	0.0	907 N Pope Street	SMA observed one used oil storage above ground tank located on the northwest corner of the automotive maintenance building. The tank was placed within secondary containment and there was no evidence of spillage around the tank. Owner occupant appears to have good housekeeping practices.	NO
4	Subject Property	Hazardous materials and petroleum products	0.0	907 N. Pope Street	de minimis quantities of hazardous materials and petroleum products such as oils, grease, degreasers and cleaning supplies in quantities typical of non-industrial uses. De minimis quantities of hazardous materials and petroleum products are not a REC.	NO
5	Subject Property	PCBs	0.0	907 N. Pope Street	SMA observed two pole mounted transformers located on the southeast corner of the subject property. There was no observable evidence of leakage from the transformers and the transformers appeared new.	NO
6	CTS Dry Cleaners	LPST	0.296 N	1330 N Pope St	The site is listed as a State Cleanup Site (SCS). Its status is listed as "Closed" and is located cross gradient from the subject property	NO

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7	A&R Garage	State & Tribal LPST	0.028 SE	101 West College Ave	The Facility ID is 26319, the Release ID is 205, the Release Date was reported as of February 8, 1991, and the status is "cleaned up by responsible party" as of January 17, 1996. The site is down gradient from the subject property	NO
8	A&R Garage	State & Tribal PST	0.028 SE	101 West College Ave	The Facility ID is 26319, the tank ID's as follows: 20402, 2000, 20403, 3000, 20404 and 500 were removed from the site. There are no remaining tanks on the site. The site is down gradient of the subject property	NO
9	Porter Oil	State & Tribal LPST	0.117 SE	809 North Hudson	The Facility ID is 28617. The Release ID is 363, the Release Date was reported as of March 3, 1989, and the status is "No Further Action Required" as of March 27, 1996. The site is down gradient from the subject property.	NO
10	Hearst Mill	US Brownfield	0.215	300 Hudson Street North	The site is located southeast of and hydrologically down gradient from the subject property. No additional information is available.	NO
11	Ancheta Mill	US Brownfield	0.215	300 Hudson Street North	The site is located southeast of and hydrologically down gradient from the subject property. No additional information is available.	NO

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12	La Capilla	US Brownfield	0.215	300 Hudson Street North	The site is located southeast of and hydrologically down gradient from the subject property. No additional information is available.	NO
13	Smith Real Estate	State & Tribal LPST	0.238 S	Corner of Texas and Market street	The Facility ID is 30645, the Release ID is 237, the Release Date was reported as of March 12, 1991, and the status is "No Further Action Required" as of July 30, 1991. The site is down gradient from the subject property.	NO
14	Browns Self-Serve	State & Tribal LPST	0.274 N	1305 North Hudson	The Facility ID is 27060, the Release ID is 1729, the Release Date was reported as of February 8, 1993, 13and the status is "No Further Action Required" as of June 10, 1993.	NO
15	California Mill	US Brownfield	0.310	300 Hudson Street North	The site is located southeast of and hydrologically down gradient from the subject property. The Map displays the site as being approximately 0.1 miles further south of the listed address. No additional information is available.	NO
16	Big Ditch South	US Brownfield	0.310	300 Hudson Street North	The site is located southeast of and hydrologically down gradient from the subject property. The Map displays the site as being approximately 0.1 miles further south of the listed address.	NO

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					No additional information is available.	
17	Sun Valley Do It Center	State & Tribal VRP	0.334 NNE	1401 Silver Heights Boulevard	The VRP ID is 53083003, contamination type was reported as chlorinated hydrocarbons in the subsurface soil, specifically Tetrachloroethylene (PCE). The status is "Closed" as of the completion certified date of July 24, 2008. The site is cross-gradient to the subject property	NO
18	Snappy Mart #4	State & Tribal LPST	0.349 SSE	206 North Hudson	The Facility ID is 30652. The Release ID is 2626, the Release Date was reported as of April 28, 1995, and the status is "No Further Action Required" and "Cleanup Completed by Responsible Party." as of October 11, 2002. The site is down gradient from the subject property	NO
19	Silvercrest Texaco	State & Tribal LPST	0.359 NE	1510 Silver Heights Boulevard	The Facility ID is 28772, the Release ID is 1167, the Release Date was reported as of March 17, 1992. The status was listed as "Cleaned up by Responsible Party" as of December 16, 2003.	NO
20	Hillcrest Hospital	US Brownfield	0.361 (also showing as 0.484)	1600 Pope Street	The site is located north-northeast of and hydrologically upgradient to the subject property. The site was removed and a new	NO

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					hospital has been erected is in its place. The site given a "Completed" status on January 9, 2007.	
21	School District Warehouse	State & Tribal LPST	0.373 S	107 North Bullard	The Facility ID is 30511. The Release ID is 2051, the Release Date was reported as of October 8, 1993, and the status is "No Further Action Required" as of March 31, 1994. This site is located down gradient from the subject property.	NO
22	Old Historic Water Works of Silver City (a.k.a Silver Valley Water Works)	US Brownfield	0.374	T17S, R14W, Section 3, 4, 9, 10	The site is located southwest of and hydrologically down gradient from the subject property. No additional information is available.	NO
23	San Vincente Creek	US Brownfield	0.397	South of Broadway, between Hudson and Bullard	The site is located south of and hydrologically down gradient from the subject property. No additional information is available.	NO
24	Wisconsin Mill	US Brownfield	0.397 (also showing as 0.494)	Described as tracts of land south of Mill Road and East of Bullard Street	A former silver mill located south of and hydrologically down gradient from the subject property. No additional information is available.	NO
25	New Mexico State Highway and Transportation Department Patrol Yard	State & Tribal LPST	0.405 NW	US 180 / Route 5	A release was reported in March 13, 1990, and the status is "No Further Action Required" as of August 10, 1992. Supplied data does not state if any controls were applied or the	YES

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					release was allowed to remain in place at the site when given the status of "No Further Action Required." Data is inconclusive, and the location is up-gradient to the Subject Property this site is designated as a Controlled Recognized Environmental Condition (CREC)	
26	San Vincente Creek	US Brownfield	0.405	100 Spring Street	The site is located south of and hydrologically down gradient from the subject property. No additional information is available.	NO

### 8.2 Opinions

After consideration of available information, two RECs are anticipated to represent an impact to the subject property:

- £ The reported presence of an historical an auto mechanic shop on site is unsupported in the environmental records or historical records reviewed for this ESA. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.
- X The presence of a dry cleaners, located on the northern half of the subject property at the addresses formerly listed as 911 and 919 N. Pope street on the 1948 Sanborn Fire Insurance Map has no information listed with it other than "Solvents". The standard of practice for hazardous material recognition, handling and disposal practices in the early to mid-20<sup>th</sup> century were poorly defined and often non-existent. Based on the foregoing, this site is may substantially impact the subject property at this time.
- £ There is one (1) above ground used-oil storage tank on the northern half of the subject property that is placed within secondary containment, that lacks evidence of spills around the tank at the time of the site investigation. The current owner/operator appears to have good housekeeping and materials handling practices. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.
- £ The presence of de minimis quantities of hazardous materials and petroleum products, located in the vehicle maintenance shop on the northern half of the subject property is not a REC per ASTM E1527-13.

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£ The presence of two non-PCB containing transformers on the southwest corner of subject property is unlikely to substantially impact the subject property, at this time.

£ The presence of the A&R Garage LPST site, located 0.028 miles southeast of and adjacent to the subject property, at 101 West College in Silver City NM down gradient of the subject property and the site is listed as “cleaned up by responsible party” as of January 17, 1996. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the A & R Garage PST site, located 0.028 miles southeast of and adjacent to the subject property, at 101 West College is down gradient from the subject property and all tanks were removed from the site. There are no remaining tanks on the site. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Porter Oil LPST site, located 0.117 miles east-southeast of the subject property at 809 North Hudson is located down gradient from the subject property and is listed as “No Further Action Required” as of March 27, 1996. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Hearst Mill US Brownfield site, located 0.215 miles southeast of the subject property at 300 Hudson street north, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Ancheta Mill US Brownfield site, located 0.215 miles southeast of the subject property at 300 Hudson street north, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the La Capilla Mill US Brownfield site, located 0.215 miles southeast of the subject property at 300 Hudson street north, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Smith Real Estate LPST site, located 0.238 miles south of the subject property at the corner of Texas and Market street, is down gradient from the subject property and is listed as “No Further Action Required” as of July 30, 1991. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Browns Self-Serve LPST site, located 0.274 miles north- northeast of the subject property at 1305 North Hudson, is located down gradient from the subject property and is listed as “No Further Action Required” as of June 10, 1993. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the California Mill US Brownfield site, located 0.310 miles southeast of the subject property at 300 Hudson street north, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.



£ The presence of the Big Ditch South US Brownfield site, located 0.310 miles southeast of the subject property at 300 Hudson street north, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Sun Valley Do It Center VRP site, located 0.334 miles north-northeast of the subject property at 1401 Silver Heights Boulevard, cross gradient of the subject property and is listed as “Closed”. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Snappy Mart #4 LPST site, located 0.349 miles south-southeast of the subject property at 206 North Hudson, is down gradient from the subject property is listed as “No Further Action Required” and “Cleanup Completed by Responsible Party.” Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Silvercrest Texaco LPST site, located 0.359 miles northeast of the subject property at 1510 Silver Heights Boulevard, is cross-gradient of the subject property and is listed as “Cleaned up by Responsible Party” as of December 16, 2003. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Hillcrest Hospital US Brownfield site, located 0.361 miles (also showing as 0.484 miles) north-northeast of the subject property at 1600 Pope St, is up gradient from the subject property. The original site was removed and replaced with a new hospital and is listed as “Completed” as of January 9, 2007. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the School District Warehouse LPST site, located 0.373 miles south of the subject property at 107 North Bullard, is down gradient from the subject property and is listed as “No Further Action Required” as of March 31, 1994. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Old Historic Water Works of Silver City (a.k.a Silver Valley Water Works) US Brownfield site, located 0.374 miles southwest of the subject property in T17S, R14W Sections 3,4,9, and 10, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the San Vincente US Brownfield site, located 0.397 miles south of the subject property, south of Broadway, between Hudson and Bullard, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

£ The presence of the Wisconsin Mill US Brownfield site, located 0.397 miles (also showing as 0.494 miles) south of the subject property and described as tracts of land south of Mill Road and East of Bullard Street, is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

**X** The presence of the New Mexico State Highway and Transportation Department Patrol Yard LPST site, located 0.405 miles northwest of the subject property at US 180 Route 5 Box A 1246, is upgradient of the subject property and is listed as “No Further Action Required” as of August 10, 1992. Supplied data does not state if any controls were applied or the release was allowed to remain in place at the site when given the status of “No Further Action Required”. The data is inconclusive, and the location is up-gradient to the Subject; therefore, this site is designated as a Controlled Recognized Environmental Condition (CREC), based on the foregoing.

**£** The presence of the San Vincente US Brownfield site, located 0.405 miles south of the subject property at 100 Spring Street is down gradient from the subject property. Based on the foregoing, this site is unlikely to substantially impact the subject property at this time.

### 8.3 Conclusions

SMA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. This Phase I Environmental Site Assessment identified two *RECs* associated with the property.

### 8.4 Additional Investigations

No additional investigations were performed for this report.

### 8.5 Data Gap / Data Failure

ASTM E1527-13 Section 8.3.2 states that “properties shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier.” SMA reviewed all available information provided in the EDR report, including: aerial photos (1942 to 2016); topographic maps (1891 to 2013); Certified Sanborn Fire Insurance maps (1893 to 1962); and city directories (1965 to 2014). However, SMA cannot confirm the presence or absence of short-term facilities present on the property in between the reviewed historical records or outside the date ranges covered by the records available from the EDR report.

## 9.0 NON-SCOPE CONSIDERATIONS

### 9.1 Asbestos in Buildings

Asbestos is a naturally occurring mineral that was commonly used in building materials before the mid-1970s and occasionally until the late 1980s because it is strong, fire- and corrosion-resistant, and a good insulator. Common uses of asbestos included the following:

- As a building material additive to enhance strength (for example, asbestos was added to concrete, asphalt, and vinyl materials in roof shingles, pipes, siding, wall board, floor tiles, joint compounds and adhesives)
- As a fireproofing material applied on steel beams and columns during construction of multistory buildings

- As a thermal insulation and as a means of controlling condensation
- As an ingredient in acoustical plaster
- As a component of a mixture sprayed on ceilings and walls to produce a soft, textured appearance

Although many uses of asbestos have been banned under Environmental Protection Agency (EPA) and Consumer Product Safety Commission regulations, some materials remain legal for sale and use. There are also materials on the market that contain asbestos as a contaminant where the asbestos content is less than 1% in the final products. The following products containing asbestos may be sold in the United States. This list is not comprehensive.

- Automotive brakes and other friction materials
- Machinery gaskets
- Asphaltic and bituminous roofing materials and pipeline coatings
- Cement asbestos products
- Mineral products with naturally occurring contamination
- Raw asbestos for use in manufacturing

SMA's opinion is that any building on a property may contain asbestos. If the materials discussed above contain more than one (1) percent asbestos as determined using polarized light microscopy (PLM), they are considered asbestos-containing materials (ACM). If ACM is in good condition and left in place, it should not present health risks. However, if the ACM has been damaged or is crumbling, or if a building is to be demolished, renovated, or remodeled, such activities are governed by state and federal regulations.

### **9.2 Additional Non-Scope Issues**

Per ASTM E-1527-13, Part 13.1.5, in addition to asbestos, there are several other non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

- Biological agents,
- Cultural and historic resources,
- Ecological resources,
- Endangered species,
- Health and safety,
- Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment,
- Industrial hygiene,
- Lead-Based Paint,
- Lead in Drinking Water,
- Mold,
- Radon,
- Regulatory compliance, and

- Wetlands.

## **10.0 REFERENCES**

40 CFR Part 312: Standards and Practices for All Appropriate Inquiries; Final Rule. November 1, 2009.

ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).

Environmental Data Resources, Inc. (2018). Certified Sanborn® Map Report (Report No. 5334693.3). Shelton, CT: Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2018). EDR Aerial Photo Decade Package (Report No. 5334693.8). Shelton, CT: Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2018). EDR City Directory Abstract (Report No. 5334693.5). Shelton, CT: Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2018). EDR Historical Topo Map Report (Report No. 5334693.4). Shelton, CT: Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2018). EDR Radius Map™ Report with GeoCheck® (Report No. 5334693.2s). Shelton, CT: Environmental Data Resources, Inc.

Google Earth, 2016 Aerial Photograph.

Silver City, New Mexico 7.5-Minute topographic map. Map. United States Department of the Interior, Geological Survey, 2013.

**11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

I declare that to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 40 CFR § 312.10 of 40 CFR § 312, and 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. The *Environmental Professional's* Qualifications are presented in Appendix F.

I am personally familiar with the information contained within this report and the attached documents.

**MILLER ENGINEERS, INC. D/B/A  
SOUDER, MILLER & ASSOCIATES**

A handwritten signature in blue ink, appearing to read "R. Jay Vanlandingham". The signature is stylized and cursive.

R. Jay Vanlandingham, R.G.  
Senior Geoscientist / Environmental Services Manager