

APPENDIX K

SITE RECONNAISSANCE NOTES



PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE VISIT CHECKLIST*

Job # 57-0009

Site Visit Personnel Name: Christina Hiegel, Kyle McDonald, Cindi Martinez
 Firm: Trihydro
 Phone Number: 307-745-4993
 Date of Walkthrough: April 9, 2014
 Weather Conditions: Windy, overcast
 Name and Position of Site Contact: Megan Holland
 Phone Number: [REDACTED]
 Present Owner: KH Land Co, LLC
 Present Occupant: Holland Cleaners
 Present User (if different from occupant): closed

1. GENERAL SITE INFORMATION

A. Loan Number: NA
 Property Name: Holland Cleaners
 B. Property Location: 502 Grand
 (1) Mailing Address: [REDACTED]
 (2) County: Albany
 C. Property Description (color photo of main facility) (include date of construction and remodeling, construction materials, type of construction, general condition, and number of stories for building onsite): See color photos

% of Site Covered by Paving, ___% by Buildings, Remaining Property Is: _____

(1) Property Size (square feet): 52316
 Roads Adjoining the Property:
 North: Grand Avenue
 South: Garfield
 East: 6th Avenue
 West: 5th Avenue
 Onsite Roads or Parking Facilities: N/A

(2) No. of Buildings: 1
 Building Size (square feet): 4021

D. Type of Heat/Cooling in Building: Hot Radiant water per assessors
 Type of Sewage Disposal System: City of Laramie

USE attached pages if needed to complete information.

Source of Drinking Water: City of Laramie

E. Present Site Activities (describe operations & procedures):

- (1) Closed dry cleaners
dry cleaners until 2014 (April)
- (2) until closure facility used PCE for cleaning.

F. Length of Current Operations: 1986 - Present (Betty & Steve Graham)

1940's - Stenson, Skip /

G. Hazardous Materials/Chemicals Used? PCE

(1) Raw material storage and handling (including solvents, paints, etc.). Describe quantity, form of material, and storage facilities (show chemical storage areas on Plot Plan) (take color photos):

See photos - 2 drums & 1 bin with unknown liquids
outside - on main floor/garage - 2 drums and 2
barrels with PCE, in basement several drums & multiple

(2) If product is hazardous, describe storage methods: containers with marked or unknown
PCE stored in drums or liquids - (see notes)
barrels.

(3) Hazardous Materials Generated - include quantity, concentration, characteristics (ignitable, reactive, corrosive, EPA-toxic):

Corrosive materials, PCE, and other materials
on-site such as oxidizers & detergents

Chemical Storage Practices: Good Average Poor

Environmental Concerns (leaking or damaged drums, open containers, etc.):

Multiple potential concerns including open drums,
drums close to open containers, and a potential
tank.

(4) Hazardous material and/or hazardous waste disposal practices (drummed, sent to impoundment, recycled, treated onsite, disposed onsite) (take color photos):

Materials are sent to Safety-Kleen and
previously clean harbors.

(5) Hazardous waste disposal - Onsite or Offsite (if onsite, take color photos):

* Record observed chemicals/hazardous materials location, e.g. storage area #__.

(a) If onsite, does facility accept waste from other sources?

NO

(b) If offsite: Clean Harbors / Safety-Kleen

Quantity of hazardous waste generated per month: [redacted]

Average time stored: Unknown / Records provided

EPA annual report available? 110007901253 / WYD982590259

H. Sanitary/waste water disposal method:

Any waste streams other than to sanitary sewer or municipal solid waste system?

None seen

I. Any vendors used to transport, treat, store or dispose of waste? Clean Harbors / Safety-Kleen

J. Any landscaping or pool-type chemicals used? N/A

K. Is equipment or vehicle maintenance conducted onsite?

L. ~~Above Ground Tanks (take color photos of all ASTs onsite) See notes page~~

~~Size (gal): _____ Age: _____~~

~~Materials: _____~~

~~Condition: _____~~

~~Material Stored: _____~~

~~Corrosion Protection Method: _____~~

~~Use of Stored Material: _____~~

~~Secondary Containment Facilities: _____~~

~~Visual Evidence of Leak/Spill: _____~~

~~Associated Underground Piping? (location, type, age, leaks): _____~~

~~Located onsite Map: _____~~

~~Has the Tank leaked in the past? _____~~

~~(If yes, record in Section V, Spill Incidents)~~

Above Ground Tanks

Size (gal): _____ Age: _____

Materials: _____

Condition: _____

Material Stored: _____

Corrosion Protection Method: _____

Use of Stored Material: _____

Secondary Containment Facilities: _____

Visual Evidence of Leak/Spill: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____

Has the Tank leaked in the past? _____

(If yes, record in Section V, Spill Incidents)

Above Ground Tanks

Size (gal): _____ Age: _____

Materials: _____
Condition: _____

Material Stored: _____
Corrosion Protection Method: _____

Use of Stored Material: _____
Secondary Containment Facilities: _____

Visual Evidence of Leak/Spill: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____

Has the Tank leaked in the past? _____
(If yes, record in Section V, Spill Incidents)

Above Ground Tanks

Size (gal): _____ Age: _____

Materials: _____ Condition: _____
Material Stored: _____
Corrosion Protection Method: _____

Use of Stored Material: _____
Secondary Containment Facilities: _____

Visual Evidence of Leak/Spill: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____

Has the Tank leaked in the past? _____
(If yes, record in Section V, Spill Incidents)

M. Underground Storage Tanks (USTs) (color photos of location and associated vent/fill pipes)

Capacity (gal): unknown Age: _____

Construction Materials: _____ Material Stored: _____

Condition: _____ Leak Detection: _____

Corrosion Protection Method: _____

EPA/State Registered? _____

Permit or Registration Number: _____

Leak Test Report (date): _____

Visual Evidence of Leak/Spill: _____

Use of Stored Material: _____

Associated Underground Piping? (location, type, age, leaks): Pipe capped / could be drain potential one pipe in basement - No known info.

Located onsite Map: _____

Has the Tank leaked in the past? _____
(If yes, record in Section V, Spill Incidents)

Underground Storage Tanks (USTs)

Capacity (gal): _____ Age: _____ Construction Materials: _____

Material Stored: _____

Condition: _____ Leak Detection: _____

Corrosion Protection Method: _____

EPA/State Registered? _____

Permit or Registration Number: _____

Leak Test Report (date): _____

Visual Evidence of Leak/Spill: _____

Use of Stored Material: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____

Has the Tank leaked in the past? _____

(If yes, record in Section V, Spill Incidents)

Underground Storage Tanks (USTs)

Capacity (gal): _____ Age: _____ Construction Materials: _____

Material Stored: _____

Condition: _____ Leak Detection: _____

Corrosion Protection Method: _____

EPA/State Registered? _____

Permit or Registration Number: _____

Leak Test Report (date): _____

Visual Evidence of Leak/Spill: _____

Use of Stored Material: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____

Has the Tank leaked in the past? _____

(If yes, record in Section V, Spill Incidents)

Underground Storage Tanks (USTs)

Capacity (gal): _____ Age: _____ Construction Materials: _____

Material Stored: _____

Condition: _____ Leak Detection: _____

Corrosion Protection Method: _____

EPA/State Registered? _____

Permit or Registration Number: _____

Leak Test Report (date): _____

Visual Evidence of Leak/Spill: _____

Use of Stored Material: _____

Associated Underground Piping? (location, type, age, leaks): _____

Located onsite Map: _____
Has the Tank leaked in the past? _____
(If yes, record in Section V, Spill Incidents)

N. **Recycling Units?** (locate on Plot Plan) None
Possible PCB-Containing Transformers & Equipment: None

O. Transformers (photo, locate on Plot Plan) None on-site
(1) How many (locate on Plot Plan) _____ Ownership? _____ ID# _____
(2) Type (i.e., pad or pole-mounted)? _____
(3) Records relating to PCB items: _____

(4) Inspect Area(s) for Spill/Leakage: _____

(5) Any Reported Spills? _____

(6) Non-PCB label present on transformer? _____

Hydraulic Equipment _____

Type _____

Location _____

Evidence of Leakage? _____

PCB-Containing Hydraulic Fluid? Yes _____ No _____ Unk _____

P. **Pits and Sumps** (color photo, location on Plot Plan)

(1) Location: NA

(2) Nature of Use: _____

(3) Type of Material Handled: _____

(4) Location or Site Map: _____

Q. Recent Spill Incidents (onsite) (show location on Plot Plan)

(1) Substance Spilled: _____ Quantity (gal.): _____

Date: ___ / ___ / ___ Location: _____

Remedial Action: _____

Name and Address of Facility Contaminated Soils or Adsorb Pads, Etc. Disposed of At: _____

(2) Substance Spilled: _____ Quantity (gal.): _____

Date: ___ / ___ / ___ Location: _____

Remedial Action: _____

(3) Substance Spilled: _____ Quantity (gal.): _____

Date: ___ / ___ / ___ Location: _____

Remedial Action (quantity recovered, amount of soil removed): _____

Remaining Contamination: _____

R. Other Known Soil or Water Contamination: None noted.

S. Ground Water Monitoring Programs

(1) Name of Program Manager: N/A

Type of Substances Monitored: _____
 Current Status: _____
 (2) Name of Program Manager: _____
 Address: _____
 Type of Substances Monitored: _____
 Current Status: _____

2. SITE OBSERVATIONS (WITH COLOR PHOTOS)

Limiting Conditions (locked doors, inaccessible areas, adjacent buildings, asphalt or paved areas covering spill sites, bodies of water, snow, rain): No limiting conditions other than paved areas and potential unknown tank

A. Surface Water Discharge(s)
 Location: NA
 Condition: _____
 Permit Type: _____

B. Distressed Vegetation Areas
 Location: NA

C. Any Evidence of Solid Waste Dumping or Disposal? Two basement floor drains. Black staining or substances as shown in photo. No direct evidence

D. Discolored Ponds or Flowing Waters? NA

E. Onsite Wells (locate on Plot Plan):
 Springs, Cisterns Onsite? N/A
 Type: _____
 Status (in use, dry, not used) _____
 Date of Construction: _____
 Well Logs Available: _____
 Is Well Known to be Contaminated? _____
 If Yes, List Type and Source of Contamination: _____
 Ground Water Wells, Springs, or Cisterns onsite? _____

Well Depth (ft): _____
 F. Cess Pools, Septic Tanks:
 Location: N/A

Status: _____
 G. Abnormal Odors (gasoline, oil, etc.) PCE Odor

H. Discolored Surface? Staining? Basement area had chipped paint and floor staining. Spill of potentially oil evident by tank

I. Recent Soil Disturbances: _____

Fill Added: _____
Source of Fill: _____
Evidence of Dumping Hazardous Material, Debris, or Construction Material (photo): _____

J. Underground Utilities and Piping

(1) Location of Underground Utilities (if available): NA

(2) Location of Storm Drains and Sanitary Sewers: None on property - nearest at other end of city block

K. Hydrogeology

(1) Direction and Discharge of Surface Water Discharge: Outwards to Streets

(2) Depth to Ground Water (ft): UNK

(3) Probable Ground Water Flow Direction: W to NW

(4) Visual Evidence of Run-on/Runoff: Yes _____ No X

(5) Visual Signs of Contaminated Run-on/Runoff: Yes _____ No X

Description and Direction of Site Runoff: _____

Surface Water Runon From Adjacent Properties (identify source directions and contamination potential): _____

None

(6) Nearest Surface Water Body: _____

(7) Source(s) of water for residents or other establishments in area: _____

Topographic Conditions

Site: _____

Surrounding Area: _____

3. PAST LAND USE

A. Previous Owners (give dates): 1930's - home / 1940's - Present

Dry cleaner -

B. Previous Occupants or Users (give dates): _____

C. Previous Site Activities (give dates): _____

D. Previous Spills, Releases, or Fires? (give dates, quantity and location): _____

(1) Substance Spilled: PCE Quantity (gal.): 5 Gallons

Date: 8/10/01 Location: Garage Area

Remedial Action: Response by fire dept. and NDEQ.

(2) Substance Spilled: _____ Quantity (gal.): _____

Date: / / Location: _____

Remedial Action: _____

(3) Substance Spilled: _____ Quantity (gal.): _____

Date: / / Location: _____

Remedial Action (quantity recovered, amount of soil removed): _____

Remaining Contamination: _____

Other Known Soil or Water Contamination: _____

4. SURROUNDING AREA

A. Adjacent Facilities

(1) Descriptions:

North: Albany County Courthouse

East: Vacant office space

South: WYO theater

West: Suntan USA

B. Environmental Concerns at Adjacent Properties

Look for and ask client contact if adjacent properties use or store chemicals, i.e., industrial establishments, service stations, dry cleaners, etc. Types of chemical used or stored? How much? Are wastes handled and disposed onsite? History of spills or leaks (describe below)? Evidence of staining? sheen? UST or ASTs present?

(1) Descriptions:

North: _____

East: Former offy lube east of site.

South:

West:

C. Spill Incidents (adjacent sites)

(1) Substance Spilled: PCE Quantity (gal.): 5 gallons
Date: 8/10/0 Location: Garage area
Remedial Action: WDEQ & Laramie fire department cleaned up.

(2) Substance Spilled: _____ Quantity (gal.): _____
Date: / / Location: _____
Remedial Action: _____

(3) Substance Spilled: _____ Quantity (gal.): _____
Date: / / Location: _____
Remedial Action: _____

D. Other adverse environmental conditions/past enforcement actions at adjacent sites:

E. Types of businesses surrounding the site within a 1/4 mile radius (note number of gas stations, dry cleaners, etc. and their distance and direction from the site):

5. ZONING

A. Zoning at the site? DC - Downtown Commercial

B. Description of allowed uses: Retail, Entertainment, Finance, Office Uses, mixed Multi-family. Does have design guidelines for new development

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ADDITIONAL PAGES

*LIST HEADING, LETTER AND NUMBER ADDITIONAL INFORMATION REFERS TO

Potential REC's - See photos

Basement

- spill by red tank, covered in kitty litter. - vacuum system
- two leg style drums (empty) one sealed - filters
- one small ~ 20g. drum
- one small 2 air compressors
- two floor drains / one black liquid.
- wood floor area - stored / shelving.
- multiple spst removers
- chipped paint

Exterior

- 2-55G drums / unmarked
- 1- 35G plastic container - unknown
- several vents (see photos)
- two pipes in boiler room - ms. Holland indicated that room added in "up to code" in early 2000's

Main floor -

- 2 55G drums PCE multiple containers (spst removers)
- 2 smaller plastic drums.
- 2 cleaning units (containing PCE)

Upstairs

- asbestos containing materials?
- lead based paint
- windows -