

February 28, 2014
Proposal No. P-50969

Ms. Debbie Tuttle
Executive Director
Northglenn Urban Renewal Authority
11701 Community Center Drive
P.O. Box 330061
Northglenn, Colorado 80233-8061

Subject: Proposal to conduct a Phase I Environmental Site Assessment
Huron Shopping Center
SW Corner of 104th Street and Huron Street
Denver, CO

Dear Ms. Tuttle:

Ninyo & Moore is pleased to submit this proposal to the Northglenn Urban Renewal Authority (NURA) to perform a Phase I Environmental Site Assessment (ESA) for the above-referenced property, located at the southwest corner of 104th Street and Huron Street in Northglenn, Colorado (site). Based on information provided by NURA, the City of Northglenn (City) has entered into a purchasing contract with the existing property owner, and the City has approximately 45 days to conduct its Due Diligence. According to a previous Phase I ESA performed for the site in 2011, the site consists of approximately 10.56 acres, with approximately 106,000 square feet of retail space. The site does not include two out parcels located on the northwest and northeast corners, as indicated on the attached figure.

The scope of services for this Phase I ESA is consistent with the ASTM International (ASTM) 2013 guidance (Designation Number E1527-13). The objective of this assessment is to evaluate whether past or current activities have resulted in "recognized environmental conditions," as defined in ASTM E 1527-13. Ninyo & Moore has prepared the following scope of services and fee quotation based on your request and information provided by you.

SCOPE OF SERVICES

Ninyo & Moore's proposed scope of work for the Phase I ESA will include the activities listed below.

Task 1: Physical Review of Site Facilities and Practices

- Review readily available maps and reports pertaining to the site.
- Conduct interviews with the property owner and the tenant(s) regarding the environmental status of the site.
- Perform a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls, and possible risks of contamination from activities at the site and adjacent properties.
- Obtain and review on-site regulatory records (e.g., chemical inventory, permits, waste records, etc.).
- Note utility connections at the site.

Task 2: Assessment of Past and Present Site Usage

- Review chain-of-title and environmental lien reports, if provided by the Client, to evaluate probable past site uses and their possible impact on the current environmental status of the site.
- Review owner information provided by the Client, including an ASTM user questionnaire. Ninyo & Moore will provide a copy of the user questionnaire to the Client following receipt of the Client's written authorization to proceed.
- Identify previous and existing uses of the site.
- Review readily available historical documents, including aerial photographs (site and adjacent properties), Sanborn Insurance Maps (site and available adjacent properties), Building Department Records (site only), and Reverse City Directories (site and available adjacent properties), as appropriate.
- Review readily available local regulatory agency files for the site. Requests will be made to the County Environmental Services Department, the local Air Pollution Control District, and the local Fire and Building Departments.
- Review readily available regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review is to evaluate the possible environmental impact to the site. Databases will identify locations of known hazardous waste sites, landfills, and leaking underground storage tanks, permitted facilities that utilize underground storage tanks (USTs), and facilities that use, store or dispose of hazardous materials.
- Conduct interviews with past owner(s) and tenant(s) of the site, if readily available.

Task 3: Evaluation of Site Characteristics

- Review available topographic, soil, geologic, and hydrologic information, including depth to groundwater for indications of surface and subsurface characteristics of the properties.
- Document manmade features, including USTs, aboveground storage tanks, sumps, surface impoundments, septic tanks, oil/water separators, transformers, water wells, dry wells, and storm drains.
- Observe surface drainage, cracking in concrete slabs and foundations, staining, and identify areas of chemical or hazardous material storage.

Task 4: Adjacent Property Evaluation

- Evaluate adjacent properties for the potential to contaminate the subject properties. If during the course of our assessment adjacent properties appear to have the potential to contaminate the subject properties, Ninyo & Moore will notify the client regarding the potential need to perform portions of Tasks 1, 2, and 3 on the adjacent suspect property.
- Conduct interviews with adjacent property owners, if readily available.

Task 5: Report Preparation

- Prepare a Phase I ESA report documenting findings and providing opinions and recommendations regarding possible environmental impacts at the site. Color photographs and a site diagram will be provided in the report. An electronic version of the Phase I ESA report will be submitted. Hard copies of the report are available upon request.

In accordance with ASTM E 1527-13, the following, which is not intended to be all inclusive, represents out-of-scope items with respect to this Phase I ESA and, therefore, will not be addressed: asbestos-containing materials, radon, lead-based paint, lead in drinking water, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines. In addition, Ninyo & Moore will not address interpretations of zoning regulations, building code requirements, or property title issues.

UNDERSTANDINGS

The following conditions will apply to the performance of the scope of services described herein:

1. The visual observations made by Ninyo & Moore will be limited to surficial areas of the site and contiguous sites. Subsurface explorations, soil sampling, surface and groundwater sampling, and chemical analyses are not included in this proposal.
2. The Phase I ESA for the site will be conducted by Ninyo & Moore expressly and solely for the Client and its assigns. The evaluations, findings, conclusions, and recommendations

contained in the site assessment report will represent Ninyo & Moore's professional judgment and opinion. The report will be based solely on information gained from direct observation, personal interviews, and examinations of regulatory records. In the event any conditions differing from or additional to those described in the Phase I ESA are encountered at a later time, Ninyo & Moore reserves the right to review such conditions and to modify, as appropriate, the assessments and conclusions given in the site assessment report.

3. Ninyo & Moore will not order a Chain of Title or lien search report for the site unless specifically requested by the Client for an additional fee.
4. Any use of, or reliance upon, the information, assessments, or conclusions contained in the Phase I ESA report for purposes other than liability assessment shall be at the sole liability of the party undertaking such use.
5. Governmental agencies generally require postal addresses to process requests for records review. Ninyo & Moore anticipates that the site consists of one address. If additional addresses are discovered during the Phase I ESA, the client may be contacted for authorization to modify the fee and/or schedule to accommodate additional time required to perform additional requests and agency records review.

COMPENSATION

Ninyo & Moore will provide the above-referenced scope of work for the lump sum fee of **\$2,500** (Two Thousand Five Hundred Dollars). Although not anticipated, should conditions be encountered that warrant additional research/evaluation, you will be contacted for authorization.

SCHEDULE

Following receipt of your written authorization to proceed, Ninyo & Moore will commence services described herein. Ninyo & Moore anticipates three (3) to four (4) weeks to complete the proposed Phase I ESA from the time of authorization to proceed is received.

If the terms and conditions of this proposal meet with your approval, please provide authorization to initiate project activities, and provide the following information, if available:

- The name and phone number of a site contact authorized to coordinate the site reconnaissance, copies of title and lease records, maps and reports pertaining to the site.

We trust that this proposal satisfies your current requirements and assure you that Ninyo & Moore will be responsive to your needs. If this proposal meets with your approval, please provide your written authorization such as an engagement letter, purchase order, or other convenient authorization vehicle.

Sincerely,
NINYO & MOORE



Lise Marie Bisson, PG
Senior Geologist
Environmental Operations Manager

LMB/NAA/ceb

Distribution: (1) Addressee



Nathan A. Ash, PG, CEG
Principal Geologist
Office Manager

COMMERCIAL/RETAIL

WEST 104th AVENUE

SPANGLER DRIVE

DAZBOG/
MED EXPRESS

TAMALE KITCHEN
(1030 W. 104th AVE.)

BANK OF
THE WEST

QUIZNO'S SUBS
(1040 W. 104th AVE.)

SUBJECT
PROPERTY
BOUNDARY

CROKE DRIVE

WEST INLINE RETAIL BUILDING
(1004-1028 W. 104th AVENUE)

HURON STREET

WEST 103rd PLACE

CAMELOT CLEANERS
(1016 W. 104th AVENUE)

FORMER ALBERTSON'S
(1000 W. 104th AVENUE)

MONTEREY CIRCLE

EAST INLINE RETAIL
BUILDING
(900-998
W. 104th AVE.)



CHK BY	MD
DWN BY	OS
DATE	10-17-11
SCALE	N.T.S.
CAD NO.	420032.03A
PRJ NO.	420032.003

SITE PLAN
HURON SHOPPING CENTER
SWC OF WEST 104th AND HURON STREET
NORTHGLENN, COLORADO



FIGURE

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