



September 8, 2017

Gabe Sevigny
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Kum & Go Store #692 Natural Features Report

Dear Mr. Sevigny,

During the due-diligence phase of this project Kum & Go, L.C. contracted with Seneca Companies to complete a Phase I Environmental Site Assessment. The findings of Seneca's report indicated that there will be no negative impacts to any of the following:

- Wetlands or Other Protected Waters of the US,
- Threatened, Endangered, or Protected Flora/Fauna
- Critical Habitats
- Historical Structures
- Archaeological and Cultural Resources

Please see the attached summary of the ESA Phase I Report for further clarification.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Josh Erramouspe', is written over the word 'Sincerely,'.

Josh Erramouspe
Olsson Associates

Attachments:

Pages from "Phase I Environmental Site Assessment for Proposed Kum and Go #692, Southeast Corner of Space Village Avenue and Peterson Blvd., Colorado Springs, El Paso Country, Colorado".



BRANCH ADDRESS
Denver, Colorado

200 S Raritan Street
Denver, Colorado 80223
Phone: 303-744-2125
Toll-Free: 800-332-3800
Fax: 303-744-2457

HEADQUARTERS
Des Moines, Iowa

4140 E. 14th Street
Des Moines, Iowa 50313
Phone: 515-262-5000
Toll-Free: 800-369-5500
Fax: 515-262-2469

The Complete Solution

July 19, 2017

Mr. Josh Erramouspe
Olsson Associates
1880 Fall River Drive Suite 200
Loveland, Co 80538

Mr. Ryan Halder
Kum & Go, L.C.
6400 Westown Parkway
West Des Moines, Iowa 50266

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR PROPOSED KUM AND GO #692, SOUTHEAST CORNER OF SPACE VILLAGE AVENUE AND PETERSON BLVD., COLORADO SPRINGS, EL PASO COUNTRY, COLORADO

REPORT EXPIRATION DATE: 12/25/2017

Gentlemen:

This letter is intended to summarize the conclusions as a result of the Phase I Environmental Site Assessment for the above referenced Property. This Phase I Environmental Site Assessment was conducted during the period of June 27, 2017 and July 19, 2017.

Conclusions

Seneca has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 for the commercial property listed above. Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA.

VEC/REC/CREC/HREC

Two (2) VEC/REC/CREC/HRECs were identified.

- REC/VEC- Galaxy Cleaners located at 6819 Space Village Avenue - Facility #041-0677. Drilling was completed in June 2017 at the commercial shopping center south of the Subject Property. Chlorinated dry cleaning contaminants were found, and the site is currently undergoing voluntary investigation. No documentation was provided by the State of Colorado. **The historical release of hazardous substances from Galaxy Cleaners is considered a REC due to the active investigation.**
- REC- Loaf N Jug #41 located at 6857 State Highway 94 -Facility #4117. The facility has three (3) (2X10,000-gallon gasoline and 1X8,000-gallon diesel) active USTs installed in 1984. The site has had no LUST investigations. The last Loaf N Jug inspection was completed on 12/14/2016 and no violations were noted. **The historic and active petroleum products from Loaf N Jug are considered a REC.**

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BER

- No BERs were identified.

Underground Storage Tank System

- The Subject Property has no USTs.

Underground Storage Tank Installation Concerns

Two (2) UST installation concerns were identified.

- A total of five (5) historic gas stations with three (3) historic LUSTs sites, one (1) historic cleaners, and one (1) Department of Defense sites were evaluated during the Phase I ESA. The potential exists for soil and or groundwater contamination to be identified based on the historic usage of these properties. Dewatering or soil removal completed during redevelopment may alter groundwater flow direction, requiring further evaluation.
- Groundwater depth at the Conoco was recorded as 12' BGS. The shallow groundwater may pose a UST concern. Additional geotechnical or environmental drilling should determine site groundwater depth.

No additional RECs, CRECs, HRECs, BERs or VECs have been identified with the Subject Property.

Based on one or more of the following reasons: the assumed groundwater flow direction, regulatory status, the presence of low permeability native soils, and distance from the Subject Property, none of the remaining sites listed in the EDR database is likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the Subject Property. However, additional construction and/or dewatering may alter groundwater flow direction requiring further evaluation.

Other Environmental Concerns

The following are not anticipated to be negatively impacted by the additional site development: Wetlands or Other Protected Waters of the US, Threatened, Endangered, or Protected Flora/Fauna and Critical Habitats and Historical Structures and Archeological and Cultural Resources.

Please do not hesitate to contact 303-210-0364 or mdimino@senecaco.com if you have any questions concerning the information presented in the report. We appreciate the opportunity to have performed this investigation.

Sincerely,

Seneca Environmental Services



Michael C. Dimino
Branch Operations Manager

JF #6569209