

ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBJECT PROPERTY

Vertex Industrial Facility
1005 Industrial Parkway
Sector 9, Commerce City

Prepared For:	Meridian Development Corp. 500 Plaza Drive, Suite 1200 Commerce City
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Executive Summary

Nexa Environmental Solutions (Nexa) was retained by Meridian Development Corp. (Meridian) to conduct a Phase I Environmental Site Assessment (ESA) of the Vertex Industrial Facility located at 1005 Industrial Parkway, Commerce City (the "Subject Property"). The assessment was performed in conformance with the scope and limitations of ASTM International Standard Practice E1527-21 [1] and the U.S. Environmental Protection Agency (EPA) All Appropriate Inquiries (AAI) Rule [2].

Findings and Site Description

The Subject Property consists of a 4.5-acre parcel developed with a single-story, 45,000-square-foot industrial facility built in 1974. The site is currently operated by Vertex Assemblies for light electronics assembly and warehousing. Historical records indicate the property was agricultural prior to 1958, a machine shop (operated by Apex Machine Shop) from 1958 to 1974, and a metal plating facility (operated by Synapse Plating Corp.) from 1974 to 1998.

This assessment has revealed evidence of two Recognized Environmental Conditions (RECs), one Controlled Recognized Environmental Condition (CREC), and one De Minimis Condition in connection with the Subject Property:

REC 1: Historical Metal Plating Operations

Historical electroplating and metal finishing operations conducted by Synapse Plating Corp. on the Subject Property between 1974 and 1998 utilized chlorinated solvents (primarily trichloroethylene, or TCE) and heavy metals. Subsurface releases of volatile organic compounds (VOCs) and metals may have occurred in the former plating room and chemical storage areas.

REC 2: Potential Vapor Intrusion from Upgradient Dry Cleaner

An adjoining property to the north (Nexa Cleaners, located at 1001 Industrial Parkway) is listed in the regulatory databases with a documented release of tetrachloroethylene (PCE) impacting groundwater. Given the upgradient hydraulic position relative to the Subject Property, this release represents a migration pathway and potential vapor intrusion risk to the Subject Property.

CREC 1: Closed Petroleum Underground Storage Tank (UST)

A 5,000-gallon diesel fuel UST located on the eastern portion of the Subject Property was removed and clean-closed in 2018. Soil and groundwater sampling conducted at the time of removal indicated minor residual petroleum hydrocarbons below regulatory action levels. A covenant and deed restriction remains in place limiting the installation of water supply wells on the property.

De Minimis Conditions

Minor, surficial oil staining was observed on the concrete slab near the south loading dock. The staining was isolated to a 2-square-foot area and did not appear to penetrate the concrete or impact soil. This staining is classified as a de minimis condition.

Conclusions and Recommendations

Based on the identified RECs, Nexa recommends conducting a Phase II Environmental Site Assessment (ESA). The Phase II investigation should include soil boring installations, soil vapor sampling, and groundwater monitoring well installation to evaluate potential impacts from historical plating operations and vapor intrusion from the upgradient dry cleaning facility.

1 Introduction

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions (RECs) in connection with the Subject Property. Under ASTM E1527-21, a REC is defined as 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.

This assessment is intended to satisfy the “all appropriate inquiries” standards required to establish the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Detailed Scope of Services

The scope of services conducted for this assessment included the following:

- A detailed review of federal, state, and local environmental databases to identify regulatory records within ASTM-specified search distances.
- A review of historical records including aerial photographs, topographic maps, city directories, and land title records.
- A visual reconnaissance of the Subject Property and adjoining properties on August 1, 2026, to identify indicators of potential releases or hazardous materials storage.
- Interviews with current site representatives, municipal officials, and local environmental regulatory personnel.
- Preparation of this report detailing findings, opinions, and recommendations.

1.3 Significant Assumptions

For the purposes of this report, the regional groundwater flow direction is assumed to be towards the east-northeast, based on regional topography and proximity to the Meridian River located approximately 0.8 miles east of the Subject Property. Site-specific groundwater flow can vary due to local geologic conditions, underground utilities, and pumping wells, and can only be confirmed through subsurface investigation.

1.4 Limitations and Exceptions

This assessment is a non-invasive investigation. No soil, water, vapor, or building material samples were collected for chemical analysis. Nexa has relied on public records and information provided by third parties; while we believe this information is reliable, we cannot guarantee its complete accuracy.

Non-scope considerations such as asbestos-containing materials (ACM), lead-based paint, radon, wetlands, and mold were not evaluated as part of this assessment.

2 Historical Records Review

2.1 Historical Land Use Summary

The history of the Subject Property was reconstructed using aerial photographs, topographic maps, city directories, and state archival records. Table 1 provides a chronological summary of the site's historical land use.

Table 1: Subject Property Historical Land Use Summary

Period	Site Use and Description	Information Source
1940 – 1958	Agricultural use (orchard and general farming). No structures.	Historical Aerials
1958 – 1974	Light machining and parts manufacturing (Apex Machine Shop).	City Directories
1974 – 1998	Electroplating and metal finishing (Synapse Plating Corp.).	State Archive / Permit
1998 – Present	Light electronics assembly and warehousing (Vertex Assemblies).	Interviews / Permits

2.2 Review of Historical Aerial Photographs

Historical aerial photographs from 1951, 1968, 1979, 1992, 2005, and 2018 were reviewed to identify physical changes and land use features on and surrounding the Subject Property.

- **1951 Photograph:** The Subject Property and all adjoining properties are under agricultural use. An orchard is visible on the Subject Property.
- **1968 Photograph:** A small commercial/industrial building is visible in the center of the Subject Property. Industrial Parkway has been constructed.
- **1979 Photograph:** The original building has been expanded to its current footprint. A rail spur is visible along the southern boundary. An adjoining commercial building is visible to the north (Nexa Cleaners).
- **1992 Photograph:** The Subject Property appears in its current configuration. A parking lot is located on the west side, and a drum storage pad is visible on the north side.
- **2018 Photograph:** No major structural changes. The area north of the parking lot shows ground disturbance consistent with the UST removal operations.

2.3 Regulatory Database Search

An environmental database search report was obtained from a commercial data provider on July 28, 2026. The database search compiled records from federal, state, and local regulatory agencies. The results of the search are summarized in Table 2.

2.4 Discussion of Surrounding Properties

The database review identified two surrounding properties with historical or active environmental listings:

1. **Nexa Cleaners (1001 Industrial Parkway):** Located approximately 500 feet north (upgradient

Table 2: Summary of Environmental Database Search Results

Database	Search Distance	Subject Property	Surrounding Sites	Identified Listings
Federal NPL	1.0 mile	0	0	None
Federal CER-CLIS / SEMS	0.5 mile	0	1	Nexa Cleaners (0.1 mi N)
RCRA Target & Adjoining Haz-ardous Waste Gen.	0.5 mile	1	2	Vertex (LQG), Nexa (SQG)
State/Tribal LUST	0.5 mile	0	1	Meridian Fuel (0.25 mi E)
Regional Target & Adjoining UST/AST	0.5 mile	1	1	Subject Property (Closed UST)
State Spills Database	0.25 mile	0	1	Nexa Cleaners (PCE spill, 2011)

hydraulic position). Listed in the State Spills database for a release of PCE in 2011. Remediation is active, and groundwater monitoring has shown a plume migrating south-southeast toward the Subject Property.

2. **Meridian Fuel (1050 Industrial Parkway):** Located 1,300 feet east (downgradient). A LUST case was opened in 2005 due to gasoline leakage. The case was closed by the state in 2015 after successful soil excavation. Due to its downgradient position, this site is not considered a migration threat.

3 Site Reconnaissance

3.1 Methodology and General Site Conditions

On August 1, 2026, Sarah Jenkins of Nexa conducted a physical walkthrough of the Subject Property. Nexa was accompanied by Robert Chen, the facility manager for Vertex Assemblies. The walkthrough included inspection of the building interior, exterior grounds, loading docks, and property boundaries. The weather was clear and sunny, providing excellent visibility.

3.2 Subject Property Layout and Features

The Subject Property features a 45,000-square-foot industrial building divided into office space, assembly floor, and warehouse space. A site plan showing the facility layout and potential environmental features is presented in Figure 1.

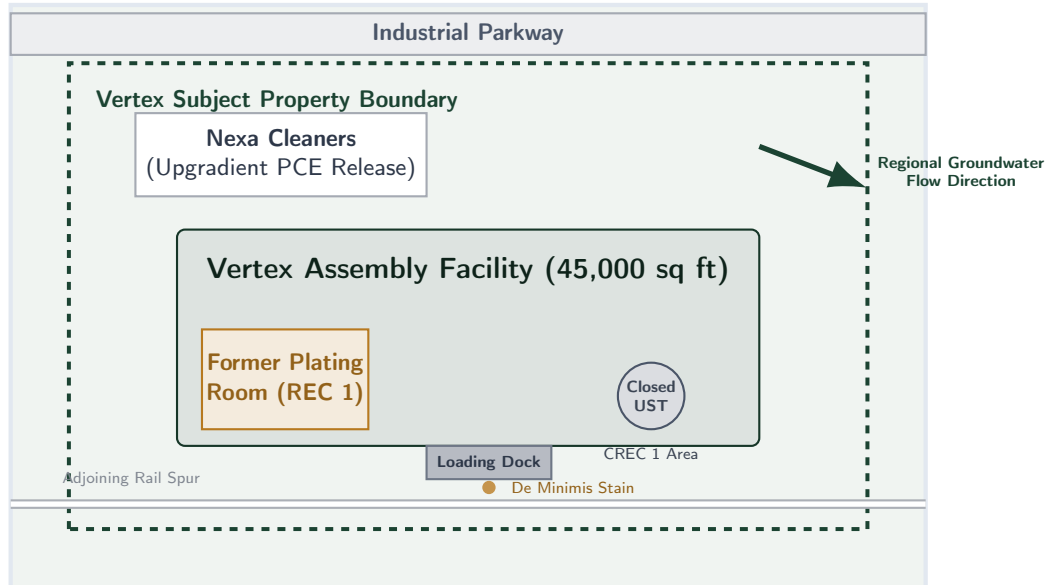


Figure 1: Subject Property Site Plan and Environmental Features

3.3 Specific Reconnaissance Findings

- **Hazardous Material Storage:** A chemical storage locker was inspected in the warehouse. It contained minor quantities of lubricants, solvents, and cleaning compounds. Vertex maintains SDS sheets for all materials; all storage met local fire code requirements.
- **Drums and Waste Containers:** Three 55-gallon steel drums containing waste machine coolant and hydraulic oils were observed on the concrete containment pad outside the eastern wall. The drums were properly labeled and sealed.
- **PCBs:** Two pole-mounted electrical transformers were observed on the northern property line. Both transformers had “Non-PCB” stickers and appeared in good physical condition with no signs of leakage.
- **Underground/Aboveground Storage Tanks (USTs/ASTs):** No active USTs or ASTs were observed. The footprint of the former fuel oil UST (removed in 2018) is currently paved with asphalt and showed no surface distress.

4 Conclusions and Recommendations

Nexa has performed a Phase I Environmental Site Assessment of the Vertex Industrial Facility, located at 1005 Industrial Parkway, Commerce City, in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 1 of this report.

4.1 Summary of Recognized Environmental Conditions (RECs)

This assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the Subject Property:

- **Historical Plating Operations:** The use of chlorinated solvents (TCE) and heavy metals during the operations of Synapse Plating Corp. (1974–1998) represents a material risk of subsurface soil

and groundwater contamination.

- **Upgradient Dry Cleaner Plume:** The documented release of PCE at the upgradient Nexa Cleaners facility and the migration of the associated groundwater plume toward the Subject Property represents an environmental concern.

4.2 Controlled Recognized Environmental Conditions (CRECs)

The diesel fuel UST closed in 2018 is considered a Controlled Recognized Environmental Condition (CREC). Residual petroleum hydrocarbons are present in the subsurface below cleanup guidelines, and a deed restriction limiting groundwater extraction is in place. No further assessment of the CREC is recommended at this time, provided the restriction is maintained.

4.3 Recommendations

Based on the identified RECs, Nexa recommends conducting a Phase II Environmental Site Assessment to include:

1. Installation of three temporary soil borings on the eastern property line and near the former plating room to collect soil and groundwater samples.
2. Collecting two soil vapor samples inside the building near the northern facade to evaluate potential vapor intrusion risks from the Nexa Cleaners plume.

4.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in § 312.10 of 40 CFR 312. 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.

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References

- [1] ASTM International. *E1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM International, West Conshohocken, PA, 2021.
- [2] U.S. Environmental Protection Agency. All appropriate inquiries rule: Reporting requirements and guidance for environmental professionals. Technical Report EPA 560-F-18-192, Office of Brownfields and Land Revitalization, Washington, D.C., 2018.