

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**12621B Research Blvd.  
Austin, Texas 78759**

**ESEI Project No. 06046101**

**PREPARED FOR:**

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## 8.0 FINDINGS AND CONCLUSIONS

Based upon the Scope of Work (Section 1.1) as described in this report, ESEI offers the following *Findings and Conclusions*:

The Site consisted of a single story, 3,150 square foot automotive repair shop and associated surface parking in Austin, Texas. The Site was developed and opened in 1981 as a radiator shop and converted to an automotive repair shop in the mid 1990s.

At the time of the site visit, ESEI observed minor areas of staining associated with the above ground hydraulic lifts at the Site. Additionally, ESEI observed various automotive fluid containers (new and used) inside various areas of the building (i.e., motor oil and antifreeze). Minor staining was noted in the immediate areas of these materials outside the confines of the secondary containments. According to documentation provided to ESEI for review, the new oil and antifreeze are delivered as needed and waste oil and antifreeze are recycled and/or disposed of by appropriate means. ESEI considers this concrete pavement staining to be a recognized environmental condition (REC) to the Site.

The site is listed on the Emergency Response Notification Site (ERNS) database for an incident that was reported in 1992. The ERNS notification indicates the former radiator shop was dumping chemicals on to the ground. ESEI was provided with a Site Remediation Report conducted by Maxim Technologies-Southwestern Laboratories (Maxim), dated July 1995. The report indicated that remediation activities at the Site included the removal of soils for offsite disposal and subsequent confirmation soil sampling and analysis. Remediation of the Site was achieved to below established cleanup levels and Maxim recommended no further action. ESEI believes this to be a historical recognized environmental condition (HREC) to the Site.

The southwest adjacent property (Jiffy Lube) is listed on the RCRA small quantity generator database. As of December 10, 2005, there are no violations associated with this site identified in the database.