Exhibit H Rail Yards Environmental Status Summary for Subject Site

Summary

The Albuquerque Rail Yards site consists of approximately 27 acres and it is located within the former Atchison, Topeka, and Santa Fe (ATSF) /Burlington Northern Santa Fe (BNSF) Central Works Equipment Facility Railyard that operated from the 1880s until the early 1990s. As a result, of its operations, the Rail Yards has been impacted with contamination of petroleum hydrocarbons and metals.

Several environmental investigations have been conducted at the Rail Yards site since 1991 and the soil and groundwater at the site still contaminated from the previous operations. The last investigation was completed on 2016 by Intera, Inc., which included additional characterization throughout the Rail Yards site to fill in the data gaps identified in the Conceptual Site Model developed in 2015.

The following information is limited to the northwestern section of the site, which consists of the Fire House, the Waste and Paint Room, and the Pattern House, hereinafter referred as the Project Site. Figure 1 shows the location of the Project Site.

Intera's site characterization included the following:

- Soil sampling,
- Soil vapor screening, and
- Asbestos and lead-based paint (LBP) survey.

The results of the last investigation completed in 2016, and the report submitted by Intera in April 2017, are described below and a copy of Intera's 2017 Report are provided in Exhibit I and J.

Soil Sampling Results:

- No soil samples within the Project Site were identified with metals or petroleum hydrocarbons above the New Mexico Environment Department (NMED) Residential Soil Screening Levels (SSLs).

Although metals or petroleum hydrocarbons were not identified above NMED Residential SSLs on the soils within the Project Site, soil characterization will need to be conducted in the subsurface area of utility lines and major excavation areas. Soil Samples will need to be screened in the field using a photoionizaton detector (PID) and a hand-held x-Ray Fluorescence (XRF) unit. Any soils that exceed the NMED SSLs will need to be handled, disposed, an/or remediated according to the NMED Voluntary Remediation Program (VRP) performance standards and the VRP Final Work Plan.

Soil Vapor Screening Results:

- Potential for soil vapor intrusion was tested in three locations:
    - (1) approximately 30 feet to the southeast of the Pattern House (identified as SB 27 in Figure 2);
    - (2) approximately 36 feet to the northeast of the Fire house (identified as SB 28 in Figure 3), and
    - (3) approximately 70 feet southwest of the Fire House (identified as SB 29 in Figure 3).
- Naphthalene was detected in the soil sample from SB-29 with a concentration of 19.48 µg/m^3, which is above NMED's VISL of 8.26 µg/m^3. The presence of naphthalene indicates that there is a potential for soil vapor intrusion into any of the buildings constructed within the Project Site.

Based on the environmental investigation conducted at the Rail Yards Site, there is a potential for vapor intrusion within the Project Site. Engineering controls to prevent vapor intrusion should be evaluated and selected to eliminate exposure pathways in the existing buildings and in any future developments within the Project Site.

Table 1 and 2 provide a summary of the soil gas sampling results from soil samples SB-27, SB-28 and SB-29.

Asbestos Containing Materials (ACM) were identified in the following building materials:

Waste Paint Room

- Roofing Mastic
- Window putting

Fire Station

- Roofing mastic
- Insulation/Plaster over brick

Pattern House

- Door frame caulking
- Roof mastic

LBP analyses confirmed LBP in the following surfaces:

Waste and Paint Rooms

- Off-white paint on concrete wall,

- Brown paint on metal door frame,
- Black paint on concrete wall in west room,
- Gray paint on concrete wall in west room,
- Yellow paint on wood parts shelf in west room, and,
- Yellow paint on the exterior south bollard

Fire Station

- Turquoise paint on west window trim, on the tower, and on the exterior of the building,
- Interior off-white walls and ceiling throughout the building,
- Black paint at wall base throughout the building,
- Brown paint on plaster in the kitchen, and,
- White paint in the stairwell walls and stairwell riser.

Pattern House

- Light green paint on concrete and metal in the north room,
- Teal paint on concrete and metal in the north room,
- Cream colored paint on concrete in the south room, and,
- Red colored paint on concrete in the south room.

Based on the environmental investigation conducted at the Rail Yards Site, asbestos containing materials and lead based paint surfaces were identified in the structures of the Project Site. The buildings materials identified as ACM and/or LBP will require abatement or encapsulation before being disturbed. Any remaining ACM and/or LBP within these buildings will need to be documented and a management plan will need to be developed. The management plan will explain how the ACM and/or LBP materials will need to be handle prior to any renovation and/or demolition activities.

Voluntary Remediation Program Obligations

COA is participating with NMED's VRP and signed a Voluntary Remediation Agreement (VRA), effective Date June 5, 2019. Any remediation actions and/or development, will have to meet the applicable environmental quality standards as agreed with NMED VRP Program, as described in Item VIII – Performance Standards and Associated Requirements of the VRA.

According to the VRA, the COA will provide a copy of the VRA to all contractors, subcontractors, laboratories, and consultants or other parties, which are retained by the Participant, to conduct any work under the VRA, within 14 days after the effective date of the VRA, or within 14 days after

the date or retaining their services. A copy of the VRA is provided inExhibit K. All remediation activities will need to be submitted to the COA for review and approval.

NMED will issue certificate(s) of completion or conditional certificates of condition, as the remediation activities at the site are completed and the COA submits the appropriate documentation to NMED's VRP.

Figures were obtained from Intera's April 2017 Report

Figure 1 – Project SIte

LEGEND

	Project Site

Figure 2 – Soil Gas Sample Location for SB-27

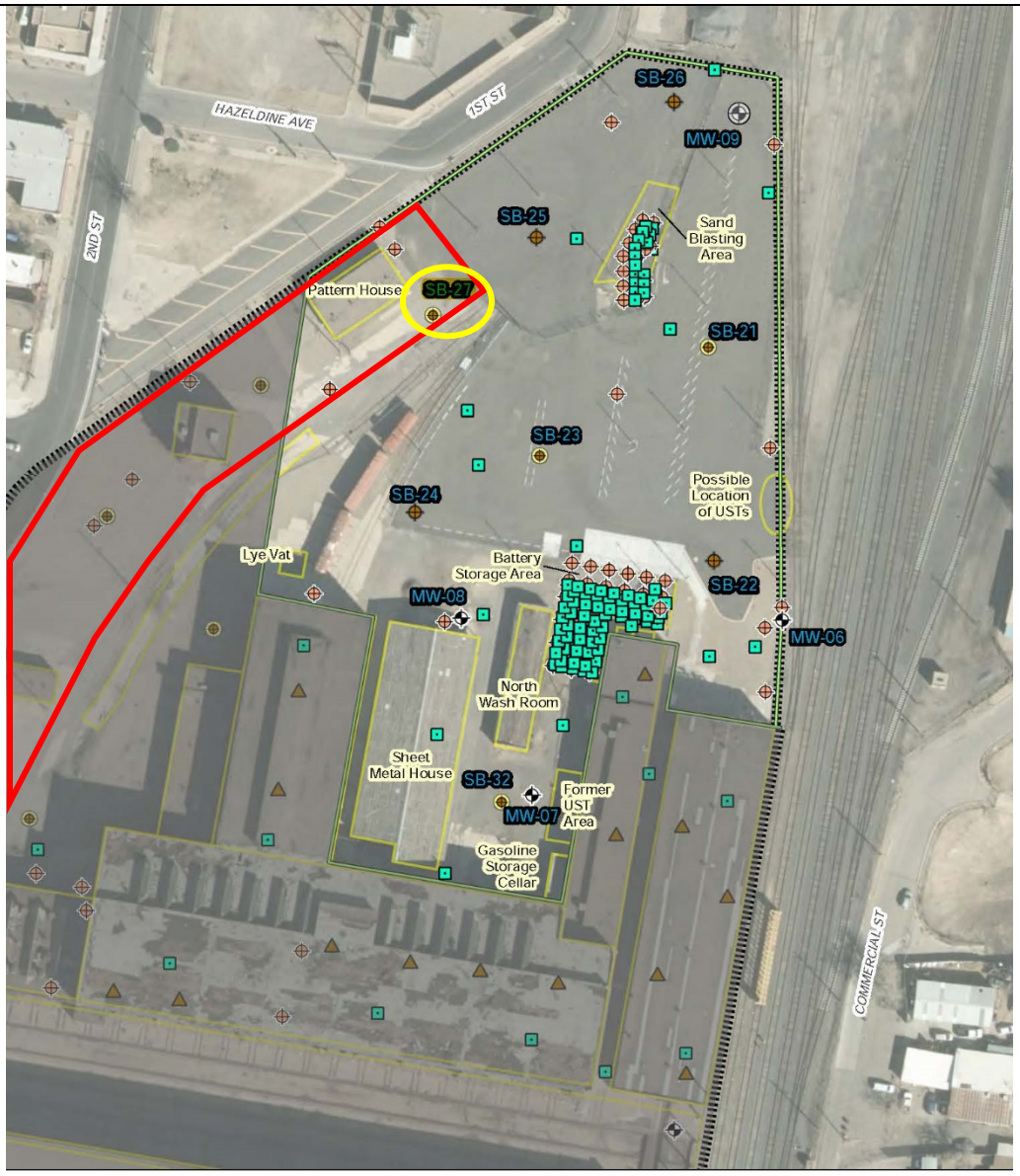
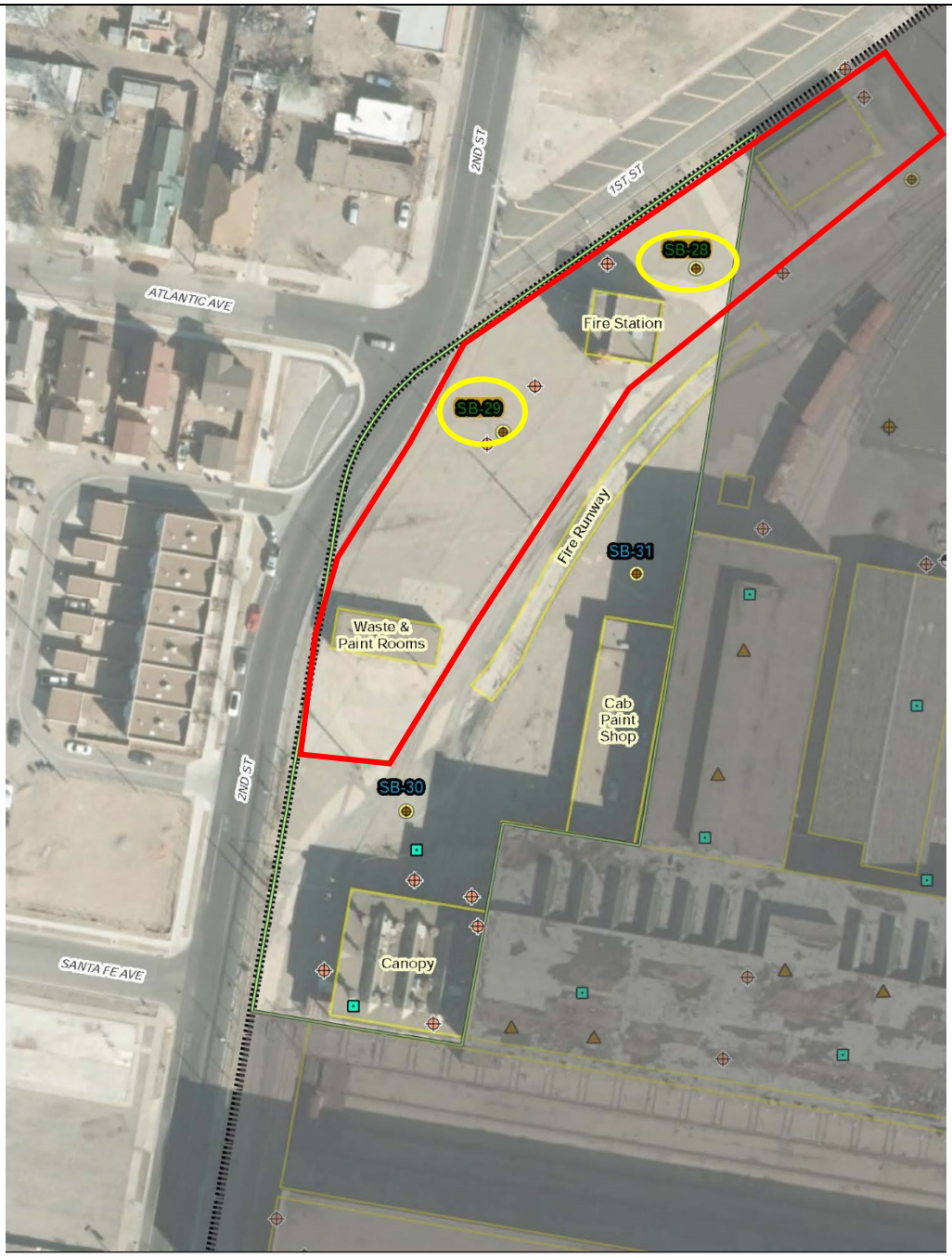


Figure 3 – Soil Gas Sample Locations for SB-28 and SB-29



Legend

- Subslab Soil Vapor Sample (2016)
- Soil Boring Sample (2016)
- Soil Boring/Soil Gas Sample (2016)
- Monitoring Well
- Soil Boring Sample
- Surface Soil Sample
- Parcel 9 Boundary
- Property Boundary

N

60 30 0 60

Feet

Figure 2b
Parcel 9 Soil and Soil Vapor Locations
Additional Characterization,
Voluntary Remediation Program Activities,
Albuquerque Rail Yards, Albuquerque,
Bernalillo County, New Mexico

INTERA Source(s): Aerial – BERNCO GIS website, dated 2014.

ocument Path: S:\ABQ\COA On-Call 2014\Task_17_Railyard_VRP\Graphics\GIS\MapDocs\ContaminantMap_AllReports\Parcel_9\02b_Parcel9_SitePlanZoom.mxd 2/1/2017

***Tables were obtained from Intera's April 2017 Report*

TABLE 3
Laboratory Analytical Results - Soil Vapor
Parcel 10 Additional Site Characterization Report
City of Albuquerque Rail Yards, Albuquerque, New Mexico

			VOCs[1]														
Soil Boring ID	Soil Vapor ID	Collection Date	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,3-Dichlorobenzene	1,4-Dioxane	2-Methylnaphthalene	Benzene	Carbon Tetrachloride	Ethylbenzene	Naphthalene	o-Xylene	p&m-Xylene	Tetrachloroethene	Toluene	EDB
VISL	NMED VISLs[a]		52,100	NE	NE	NE	NE	NE	36	46.8	112	8.26	1040	1040	417	52,100	0.468
	EPA VISL[b]		170,000	240	NE	NE	190	NE	120	160	370	28	3500	3500	1400	170,000	1.6
SB-21	SV-21A	10/27/2016	<10	<10	<10	949.69 E	14.72	<10	<10	<10	<10	<2.5	<10	<10	<10	36.29	**<10**
SB-23	SV-23A	10/27/2016	<10	<10	<10	1076.85 E	15.2	<10	<10	<10	<10	<2.5	<10	<10	<10	28.15	**<10**
SB-27	SV-27A	10/27/2016	<10	<10	<10	876.94 E	<10	<10	<10	<10	<10	<2.5	<10	<10	<10	45.91	**<10**
SB-32	SV-32A	10/27/2016	<10	<10	<10	<10	13.64	<10	<10	<10	<10	**12.38**	<10	22.89	<10	48.76	**<10**

Notes:

All laboratory results reported in micrograms per cubic meter (µg/m^3) unless otherwise noted

Bold red text indicates values or RLs in excess of one of the VISLs

For select samples the RL did not meet NMED or EPA VISL; therefore, analytical laboratory reported down to MDL

a = New Mexico Environment Department (NMED) VISLs from Table A-3 (NMED, 2015) unless otherwise noted

b = Calculated from EPA VISL Calculator (EPA, 2016) because the VISL was not availble from NMED

1 = Analyzed by EPA Method TO-17

EPA = U.S. Environmental Protection Agency

E = Measurement exceeded upper calibration range of instrument

MDL = method detection limit

NE = None Established

NMED = New Mexico Environment Department

RL = Reporting Limit

VISL = Vapor Intrusion Screening Level

VOCs = volatile organic compounds

Table 2 –Soil Gas Sampling Results from SB-28 and SB-29

TABLE 3

Laboratory Analytical Results - Soil Vapor

Parcel 9 Additional Site Characterization Report

City of Albuquerque Rail Yards, Albuquerque, New Mexico

			VOCs (µg/m^3) [1]														
Soil Boring ID	Soil Vapor ID	Collection Date	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,3-Dichlorobenzene	1,4-Dioxane	2-Methylnaphthalene	Benzene	Carbon Tetrachloride	Ethylbenzene	Naphthalene	o-Xylene	p&m-Xylene	Tetrachloroethene	Toluene	EDB
VISL	NMED VISLs[a]		52,100	NE	NE	NE	NE	NE	36	46.8	112	8.26	1040	1040	417	52,100	0.468
	EPA VISL[b]		170,000	240	NE	NE	190	NE	120	160	370	28	3500	3500	1400	170,000	1.6
SB-28	SV-28A	10/27/2016	<10	<10	<10	1179.27 E	<10	<10	<10	<10	<10	<2.5	<10	<10	<10	47.19	<10
SB-29	SV-29A	10/27/2016	<10	<10	<10	10.06	15.66	<10	<10	<10	<10	**19.48**	<10	27.0	<10	56.02	<10
SB-30	SV-30A	10/27/2016	<10	<10	<10	<10	11.0	<10	<10	<10	<10	**13.26**	<10	23.3	<10	42.76	<10
SB-31	SV-31A	10/27/2016	<10	<10	<10	<10	20.36	<10	<10	<10	<10	**12.89**	<10	20.18	<10	40.32	<10

Notes:

Bold red text indicates values or RLs in excess of one of the VISLs

For select samples the RL did not meet NMED or EPA VISL; therefore, analytical laboratory reported down to MDL

a = New Mexico Environment Department (NMED) VISLs from Table A-3 (NMED, 2015) unless otherwise noted

b = Calculated from EPA VISL Calculator (EPA, 2016) because the VISL was not availble from NMED

1 = Analyzed by EPA Method TO-17

µg/m^3 = micrograms per cubic meter

EPA = U.S. Environmental Protection Agency

E = Measurement exceeded upper calibration range of instrument

MDL = method detection limit

NE = None Established

NMED = New Mexico Environment Department

RL = Reporting Limit

VISL = Vapor Intrusion Screening Level

VOCs = volatile organic compounds