CASE SUMMARY

CASE SUMMARY Consent Agenda

PC Hearing Date: May 14, 2025

BCC Hearing Date: June 10, 2025

24-133066RZ Rezoning

Case Name: South Golden Road / Mt. Vernon Mixed-Use ODP Amendment

Owner/Applicant: Petrified Tree, LLC, a Colorado limited liability company, & Talk to the Hand,

LLC, a Colorado limited liability company

Location: 16121 W 10th Ave, 16129 W 10th Ave, 16005 Mt Vernon Rd, and 16100 S

Golden Rd, Golden

Section 1, Township 4 South, Range 70 West

Approximate Area: 5.87 Acres

Purpose: Rezone from Planned Development (PD) to a new Planned Development to

amend the existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan zone district boundary which allows a mixed-use project with ground-floor retail and up to 200 multi-family residential dwelling units

above, and to preserve the Rock Rest Lodge.

Case Manager: Sara Homeyer

Representative: Joel Weikert, Ripley Design, Inc.

Issues:

None

Recommendations:

• Staff: Recommends APPROVAL

Interested Parties:

None

Level of Community Interest: Low

General Location: Southwest of the intersection of S Golden Road and Mt Vernon Road. North of the intersection of Mt Vernon Road and W 10th Avenue.

Case Manager Information: Phone: 303-271-8732 e-mail: shomeyer@jeffco.us

PC RESOLUTION

It was moved by Commissioner **Liles** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION COUNTY OF JEFFERSON STATE OF COLORADO

May 14, 2025

RESOLUTION

24-133066RZ Rezoning

Case Name: South Golden Road / Mt. Vernon Mixed-Use ODP

Amendment

Owner/Applicant: Petrified Tree, LLC, a Colorado limited liability

company, & Talk to the Hand, LLC, a Colorado

limited liability company

Location: 16121 W 10th Ave, 16129 W 10th Ave, 16005 Mt

Vernon Rd, and 16100 S Golden Rd, Golden Section 1, Township 4 South, Range 70 West

Approximate Area: 5.87 Acres

Purpose: Rezone from Planned Development (PD) to a

new Planned Development to amend the existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan zone district boundary which allows a mixed-use project with ground-floor retail and up to 200 multi-family residential dwelling units above,

and to preserve the Rock Rest Lodge.

Case Manager: Sara Homeyer

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

- 1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
- 2. The Planning Commission finds that:
 - A. The Rezoning to incorporate an additional property into the Planned Development boundary for a mixed-use project with ground-floor retail, office and service uses, and up to 200 multi-family

- residential dwelling units above, and to preserve the Rock Rest Lodge, is compatible with the existing and allowable commercial and residential land uses in the surrounding South Golden Road Corridor area.
- B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The Plan recommends mixed-use buildings, and the Rezoning would allow for a mixed-use building and preservation of the existing Rock Rest Lodge. The proposal meets the Plan's land use recommendation, and all other applicable sections of the Plan goals and policies are met.
- C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and found to be adequately addressed under the existing zoning.
- D. The subject property is served by Pleasant View Metropolitan District Fire Department and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Consolidated Mutual Water and Pleasant View Sanitation District. Services are available and adequate to service the property.
- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Becker	aye
Commissioner	Bolin	aye
Commissioner	Liles	aye
Commissioner	Messner	aye
Commissioner	LaRocque	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, May 14, 2025.

Jefferson County Planning Commission Resolution Case #24-133066RZ May 14, 2025 3 of 3

> Kimi Schillinger Executive Secretary

STAFF REPORT

Staff Report Summary



100 Jefferson County Parkway, Suite 3550, Golden, CO 80419 303-271-8700 planning.jeffco.us | pzweb@jeffco.us

Case Number:	
24-133066RZ	

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Summary

Rezone to amend the existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan zone district boundary.

Purpose						
South Golden Road / M	lt. Vernon Mixed-Use ODP Ame	endment One	Sara Home	yer	March 6, 20)25
Case Name			Case Manage	er	Formal Subr	nittal Date
Waived	February 5, 2025	May 28, 2025	June 11, 2025	Sit	e Development Plar	า
Pre-Application Date —	→ Community Meeting Date —	→ PC Hearing Date —	BCC Hearing Da	te Ne.	xt Process	
Joel Weikert, Ripley Des	sign, Inc. (Representative)	Petrifi	ed Tree, LLC, and	Γalk to the Ha	ınd, LLC	
Applicant/Representative	, check if same as owner: \square	Owner				
16121 W 10th Ave	Golden	80401	5.87 acres	1	4 South	70 West
Property Address	City	Zip	Area ≈	Section	Township	Range
40-012-17-173	Southwest of the intersection	on of S Golden Rd and Mt	Vernon Rd. North o	f the intersect	ion of Mt Vernon Rd	and W 10th Av
Pin	General Location					

Land Use and Zoning

Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Single-family residential	Planned Development (PD)	Neighborhood commercial, mixed-use buildings	Planned Development (PD)
Plan Area: Central Plains		Number of citizens at Community M	leetings: 2
PC Recommendations: Approval		Level of Community Interest: Low	
Key Issues: None			

Criteria for Rezoning:

- a. The compatibility with existing and allowable land uses in the surrounding area.
- b. The degree of conformance with applicable land use plans.
- c. The ability to mitigate negative impacts upon the surrounding area.
- d. The availability of infrastructure and services.
- e. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

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1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to Rezone to amend the existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan (ODP) zone district boundary. The previous ODP was approved by the Board of County Commissioners in July 2024 (Recording number 2024061058).

The proposed Planned Development would be governed by the South Golden Road / Mt. Vernon Mixed-Use ODP Amendment One. The ODP includes two Planning Areas: the first to allow mixed-use development with ground-floor retail and up to 200 multi-family residential units on the upper levels, and the second to allow restaurant and tavern uses primarily to preserve the ongoing use of the Rock Rest Lodge.

The only modifications to the ODP since the previous approval are as follows: the boundary expansion to include 16121 W 10th Avenue, the addition of a 25-foot eastern setback for Planning Area 1, and the note that "parking shall be provided as presented below unless state law or statutes allow for reduced parking." The maximum number of residential units and limit on commercial space remain the same.

2. CONTEXT

The subject property is in central Jefferson County and is made up of four parcels. It is located southwest of the intersection of S Golden Road and Mount Vernon Road, and north of the intersection of Mount Vernon Road and W 10th Avenue. This property is adjacent to brewery, commercial, auto service, and single-family residential uses to the north. It is adjacent to single-family residential uses to the south, single-family residential and auto service uses to the east, and multi-family and single-family residential and commercial retail uses to the west. The lots to the north are zoned Commercial – One (C-1), Planned Development (PD) as the Barrels and Bottles ODP, and Residential – Two (R-2). The lots to

the south and east are zoned Planned Development (PD) as the Golden Properties ODP and Residential – Two (R-2). The lots to the west are zoned Residential – Two (R-2) and Residential – Three (R-3). This area is characterized by a mix of residential and commercial land uses.

24-133066RZ

The South Golden Road Corridor is intended to become a hub for research and development, primarily due to the National Renewable Energy Laboratory (NREL) and existing commercial activity, and it currently provides employment and services for the surrounding area. This Corridor is also home to a former low-security federal prison and several State of Colorado agency offices. Currently, commercial uses along South Golden Road cater to primarily auto-oriented needs like repair shops, and a car dealership. There are also several bars, restaurants, and tap rooms in this area, some of which are long-standing staples of the community while others are new additions. The Corridor is currently undergoing a period of change with several recently approved or ongoing development applications along the roughly mile-long stretch of South Golden Road and its peripheries.

There are a variety of existing structures on the property. In Planning Area 2, the Rock Rest Lodge was built in 1910 according to the Jefferson County Assessor, with zoning that went into effect in 1983. In Planning Area 1, there is a mobile home park with structures built in 1926, 1940, 1941, and 1949 according to the Jefferson County Assessor, with C-1 zoning that went into effect in 1946 and 1955 and R-2 zoning that went into effect in 1941, as well as a warehouse/garage that was built in 1990 according to the Jefferson County Assessor, with PD zoning that went into effect in 1991.

This Rezoning has been requested to amend the existing ODP to expand the zone district boundary. The new parcel being added to the ODP has a single-family dwelling that was built in 1955 according to the Jefferson County Assessor, with PD zoning that went into effect in 1991.



Figure 2: Location of new parcel to be included in the zone district boundary.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Commercial – One (C-1), Planned Development (PD), Residential – One (R-1)	Brewery, Auto Service, Commercial Retail, Single- Family Residential
South:	Residential – Two (R-2)	Single-Family Residential
East:	Planned Development (PD), Residential – Two (R-2)	Auto Service, Single-Family Residential
West:	Residential – Three (R-3), Residential – Two (R-2)	Multi-Family Residential, Single-Family Residential, Commercial Retail

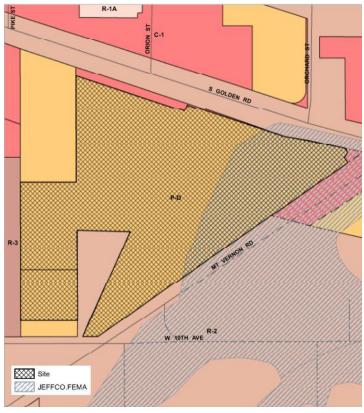


Figure 3: Zoning map of subject property and surrounding area with floodplain designation.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning for 16121 W 10 th Ave (Planned Development – Bettinger ODP)	Proposed Zoning (South Golden Road / Mt. Vernon Mixed-Use ODP Amendment One)
Uses	Use Area 1: one single-family dwelling	Primary Uses: Multi-Family Dwellings, Townhomes, General Retail, Business and Professional Office, Service Establishment
and residential accessory uses.	Building(s) shall be Mixed-Use, with ground floor Commercial facing South Golden Road; maximum Commercial GLA is 8,400	

		of Domaining ground floor area may be
		sf. Remaining ground floor area may be
		used for residential dwellings and/or uses
		that support Multi-Family Residential.
		Maximum of 200 dwelling units.
		Accessory Uses: Private Garage, Mini
		Structure, Storage Shed, Existing Stone
		Arch
		Primary Structures:
		North PD Boundary: 25 feet
		West PD Boundary: 25 feet
		South PD Boundary: 25 feet
	Front: 20 feet	East PD Boundary: 25 feet
Setbacks	Rear: 20 feet	East 1 D Boundary, 20 feet
Octobooks	Side: 10 feet	Accessory Structures:
	Gide. To leet	North PD Boundary: 40 feet
		West PD Boundary: 10 feet
		South PD Boundary: 10 feet
		East PD Boundary: 40 feet
		•
Lot Size	Minimum of 12,500 sf	No minimum lot size
		Principal buildings: 75 feet
	Residential structures: 35 feet	Within transitional height setback: 35 feet
Height		
Height	Accessory structures and storage	Adjacent to R-2 Zone District: transitional
	buildings: 20 feet	height setback required 75 feet from PD
		Boundary
		Residential:
		Studio Units: 1 parking space/unit
		One Bedroom Units: 1.25 spaces/unit
		Two Bedroom Units: 2 spaces/unit
		Three Bedroom Units or Larger: 2.5
		spaces/unit
		Guest Parking: 0.25 spaces/unit
		Commercial:
		General Retail: 4 spaces/1,000 sf GFA
		Business/Professional Office: 4
Parking	Minimum of two on-site parking spaces	spaces/1,000 sf GFA
	for each dwelling unit.	Service Establishment: 4 spaces/1,000 sf
		GFA
		Motorcycle: standard vehicular parking
		spaces may be substituted for motorcycle
		parking stalls as long as the total
		motorcycle parking does not exceed more
		than 7% of total spaces provided on site
		Shared vehicular parking may be proposed.
1		

		On-street parking along the Eastern PD Boundary may count toward parking requirements.
Architecture	All buildings shall be residential in scale, character, and finish. All buildings must have sloped gable-style roofs and painted or stained siding on the walls.	 Greater building mass reduction through variation in horizontal façade, massive materials on the lower portion of the building, and a variety of step backs Exterior wall finish materials and colors that resemble or are natural materials 360-degree architecture Emphasis on ground floor transparency, building articulation for human-scale architecture, and additional horizontal façade features for visual interest with mixed-use building(s)

Changes to existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan:

	Current Zoning (South Golden Road / Mt. Vernon Mixed-Use ODP)	Proposed Zoning (South Golden Road / Mt. Vernon Mixed-Use ODP Amendment One)
Zone District Boundary	Includes three parcels: 16129 W 10 th Avenue 16005 Mt. Vernon Road 16100 S Golden Road	Includes four parcels: 16121 W 10 th Avenue 16129 W 10 th Avenue 16005 Mt. Vernon Road 16100 S Golden Road
Setbacks	Planning Area #1 Primary Structures: North PD Boundary: 25 feet West PD Boundary: 25 feet South PD Boundary: 25 feet From any principal building in Planning Area #2: 50 feet	Same requirements, with added Primary Area #1 Primary Structures setback: East PD Boundary: 25 feet
Parking	Residential: Studio Units: 1 parking space/unit One Bedroom Units: 1.25 spaces/unit Two Bedroom Units: 2 spaces/unit Three Bedroom Units or Larger: 2.5 spaces/unit Guest Parking: 0.25 spaces/unit Commercial: Existing Commercial (Rock Rest Lodge): 10 spaces/1,000 sf GFA General Retail: 4 spaces/1,000 sf GFA Business/Professional Office: 4 spaces/1,000 sf GFA	Same requirements, with added note: Parking shall be provided as presented below unless state law or statutes allow for reduced parking.

Service Establishment: 4 spaces/1,000 sf GFA

Motorcycle: standard vehicular parking spaces may be substituted for motorcycle parking stalls as long as the total motorcycle parking does not exceed more than 7% of total spaces provided on site

Shared vehicular parking may be proposed.

On-street parking along the Eastern PD Boundary may count toward parking requirements.

5. TRANSPORTATION

The proposed Rezoning to include the additional parcel to the existing ODP zone district boundary is not anticipated to have additional impacts to the existing transportation network, as there are no changes to the maximum number of allowed dwelling units or the maximum commercial square-footage for the ODP.

Access to this property is from Mount Vernon Road, S Golden Road, and W 10th Avenue, which are paved County-maintained streets. Staff determined that the transportation study from the previously approved ODP and its findings were adequate for the purpose of this Rezoning application and analysis. A revised transportation study for the final development will be required with the Site Development Plan (SDP) application, if this Rezoning is approved.

Staff finds that the parking ratios, which have not changed since the previous approval of the ODP, will provide sufficient off-street parking for these uses due to existing infrastructure and multi-modal options on South Golden Road.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*

- a. The compatibility with existing and allowable land uses in the surrounding area.
- ✓ b. The degree of conformance with applicable land use plans.
- c. The ability to mitigate negative impacts upon the surrounding area.
- ✓ d. The availability of infrastructure and services.
- e. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

a. The compatibility with existing and allowable land uses in the surrounding area.

This rezoning does not provide for any land uses not already allowed under the existing South Golden Road / Mt. Vernon Mixed-Use ODP.

The proposed mixed-use development with commercial and residential uses is compatible with the existing and allowable land uses in the area. The existing ODP pairs well with existing residential and commercial uses surrounding the subject property. The allowed uses in the ODP are restricted to prohibit more intensive land uses, and the proposed revisions do not change that. The CMP identifies the South Golden Road Corridor as an area that should provide employment and services to surrounding residential neighborhoods, especially jobs in the research and development industries. The Community Level of C-1 zoning and comparable PD zone districts along the length of South Golden Road allow for intense land uses such as gas stations and restaurants. These factors ensure this development's compatibility with allowable land uses, and no new land uses would be allowed with this rezoning.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	6	Conforms with CMP?		
	Summary	/	0	
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.		/	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat		~	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.		/	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.		/	

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan (CMP).

Land Use: The subject property is located in Area 2 of the South Golden Road Corridor Area of the Central Plains Area Plan. The CMP recommends neighborhood commercial, research & development, light industrial, and mixed-use buildings for the subject area. The Central Plains Area Plan advocates for the revitalization of the unincorporated portion of the South Golden Road Corridor in a way that provides employment opportunities and services for nearby communities. Land use policies of the CMP also discuss the need to mitigate potential impacts of development, even if the use is recommended on a property. Since the existing South Golden Road / Mt. Vernon Mixed-Use ODP would allow a mixed-use development while addressing impacts through written restrictions, staff finds that this Rezoning application is in conformance with the land use recommendations of the CMP. The proposal also meets CMP goals related to infill development and redevelopment. This proposal is in conformance with the recommendation within the CMP.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. There are no geologic hazards on the property. A portion of the property in the existing South Golden Road / Mt. Vernon Mixed-Use ODP is within the FEMA 100-year floodplain. Any structures placed on this property would need to first obtain a floodplain permit through the Planning and Zoning office. This property is within a Maximum Wildlife Quality Area. If the Rezoning is approved, an SDP for this property would be required. Through that process, the applicant should work with CPW and US Fish & Wildlife Service to ensure that impacts to the native wildlife can be properly mitigated where necessary. Therefore, the request is consistent with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. There are no historic resources identified on this property on the Historic Resources map. However, the Jefferson County Assessor does identify structures on the property that are more than 50 years old and therefore may be eligible for identification as a local, state, and/or national landmark. The applicant has worked with the Jefferson County Historical Commission (JCHC) during the referral process and will be preserving the Rock Rest Lodge. If the Rezoning is approved, JCHC would be sent the SDP at the time of referral.

Air, light, odor, visual, and noise impacts of this proposal on adjacent properties are expected to be minimal. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. The existing access streets are maintained by the County. The property is within the Pleasant View Metropolitan District Fire Department and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services are provided by Consolidated Mutual Water and Pleasant View Sanitation District. The applicable agencies have reviewed the proposed zoning and there are no unmitigated concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff identified no potential negative impacts on the surrounding area with the proposed addition of the new parcel in the existing South Golden Road / Mt. Vernon Mixed-Use ODP. The only modifications to the ODP since the previous approval are as follows: the boundary expansion to include 16121 W 10th Avenue, the addition of a 25-foot eastern setback for Planning Area 1, and the note that "parking shall be provided as presented below unless state law or statutes allow for reduced parking." The maximum

number of residential units and limit on commercial space remain the same, and no new uses would be allowed.

The combination of standards in the existing ODP adequately mitigates the potential negative visual impacts of development on the subject property. The existing ODP addresses building massing and visual impacts through high quality architectural requirements, such as building step backs and a transitional height setback, as well as landscape screening and communal amenities, all of which go beyond the standards of the ZR.

Negative impacts of the proposed land use upon the surrounding area have been considered and found to be adequately addressed under the existing zoning.

d. The availability of infrastructure and services.

The existing infrastructure and services are available and adequate to support the proposed Rezoning, as stated above.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated negative effects relating to the proposed Rezoning have been identified.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on February 5, 2025. There were 2 community members in attendance. The general tone of the meeting was of curiosity. Questions presented by community members during the meeting related to the plans for the parcel at 16121 W 10th Avenue and the timeline for development. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received no community response regarding this proposal. Staff has not identified unresolved citizen comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 10 Jefferson County Departments & Divisions, 14 external agencies, and 9 registered associations (please see the HOA mailing list in the case packet for more information). The request was sent on two referrals which both resulted in modifications to the proposed written restrictions related to permitted uses and lot and building standards. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

24-133066RZ

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution. Please see the attached Notification Summary for more information.

12. POST HEARING REVIEW

If the Rezoning is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked ODP and pay the recordation fees. The Case Manager will have 7 days to review the submitted ODP. If the revisions have been made in accordance with the approval conditions, Staff will affirm and record the ODP documents, as appropriate. If the submitted documents are not in conformance with the approved red-marked ODP, the red-marked ODP shall be recorded.

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any other buildings on the site a Site Development Plan (SDP) would be required. Building Permits would be required after SDP approval. During these processes, the SDP would be sent on referral to numerous internal and external agencies. The SDP and Building Permit applications are processes that will ensure compliance with all of the County's development regulations.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed Rezoning is in conformance with specific land use goals and policies outlined within the CMP and therefore meets the land use recommendations of the CMP. Potential negative impacts to the surrounding area have been adequately addressed using development standards in the ODP, and infrastructure and services are adequate and available to support the proposed uses. Staff has no unresolved issues related to this Rezoning application and staff recommends APPROVAL of the Rezoning request.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Board of County Commissioners may consider, as detailed in subsection 6 in this staff report.

- 1. The Rezoning to incorporate an additional property into the Planned Development boundary for a mixed-use project with ground-floor retail, office and service uses, and up to 200 multi-family residential dwelling units above, and to preserve the Rock Rest Lodge, is compatible with the existing and allowable commercial and residential land uses in the surrounding South Golden Road Corridor area.
- 2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The Plan recommends mixed-use buildings, and the Rezoning would allow for a mixed-use building and preservation of the existing Rock Rest Lodge. The proposal meets the Plan's land use recommendation, and all other applicable sections of the Plan goals and policies are met.

- The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and found to be adequately addressed under the existing zoning.
- 4. The subject property is served by Pleasant View Metropolitan District Fire Department and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Consolidated Mutual Water and Pleasant View Sanitation District. Services are available and adequate to service the property.
- 5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

May 14, 2025 Attached):
-

The case was scheduled and approved on the consent agenda of the Planning Commission hearing based upon no opposition and staff recommending approval. No citizens requested to testify for or against the application at the hybrid hearing in-person or virtually.

BOARD OF COUNTY COMMSSIONERS ACTION:

The Board of County Commissioners is charged with reviewing the request, staff report, and Planning Commission recommendation, receiving testimony and evidence on the application and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Sara Homeyer
Sara Homeyer
Planner
June 2, 2025

PROPOSED ZONING

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



VICINITY MAP

APPROVED FOR RECORDING

THIS OFFICIAL DEVELOPMENT PLAN, TITLED SOUTH GOLDEN ROAD / MT VERNON MIXED USE OFFICIAL DEVELOPMENT PLAN, WAS APPROVED

, BY THE BOARD OF COUNTY DAY OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF COLORADO AND IS

THE OWNER OF THE PROPERTY AT THE TIME OF APPROVAL WAS PETRIFIED TREE. LLC. A COLORADO LIMITED LIABILITY COMPANY AND TALK TO THE HAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE:	
DATE:	

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

DELITEROOM GOOMTT AT GOEDEN, GOEGIVADO	
ON THIS DAY OF	
BY:	
JEFFERSON COUNTY CLERK	DEPUTY CLERK

STANDARD FLEXIBILITY STATEMENT

AND RECORDER

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS E. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

LEGAL DESCRIPTION (16129 WEST 10TH AVENUE)

LOT 2A, BURDICK HEIGHTS EXEMPTION SURVEY NO.1 ADJUSTMENT 1, A REVISION TO LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1, LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST, OF THE 6TH P.M., PER THE MAP RECORDED JULY 10, 2007, AT RECEPTION NO. 2007080061, DESCRIBED AS FOLLOWS:

LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO.1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER MAP RECORDED JUNE 19, 1991 IN PLAT BOOK 106 AT PAGE 30 AS RECEPTION NUMBER 91053181, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 1, THENCE N89°58'14"E, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 1, A DISTANCE OF 653.11 FEET; THENCE CONTINUING N89°58'14"E. A DISTANCE OF 124.65 FEET: THENCE N00°01'21"W. A DISTANCE OF 25.00 FEET TO THE SE CORNER OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1; THENCE N00°01'21"W, ALONG THE EAST LINE OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO.1, A DISTANCE OF 127.94 FEET TO THE SE CORNER OF LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO.1 AND THE TRUE POINT OF BEGINNING;

THENCE N00°01'21"W, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 214.71 FEET TO THE NE CORNER OF SAID LOT2: THENCE S89°59'43"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 124.77 FEET

TO THE NW CORNER OF SAID LOT 2; THENCE S00°02'27"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 214.80 FEET TO THE SW CORNER OF SAID LOT 2;

THENCE N89°57'16"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 124.70 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS, BEING THE WESTERLY 25 FEET OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1, PER THE MAP RECORDED JUNE 19, 1991 IN BOOK 106 AT PAGE 30, AS RECEPTION NUMBER 91053181 COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION (16005 MT VERNON ROAD)

BEGINNING AT A POINT 793 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST; THENCE 3/4THS OF A FOOT EAST; THENCE NORTHEASTERLY 706 FEET TO EAST LINE OF SW 1/4 NW 1/4; THENCE NORTHWESTERLY ALONG SOUTH GOLDEN ROAD 284 FEET; THENCE SOUTHWESTERLY 609 FEET TO POINT OF BEGINNING.

ALSO: COMMENCING 793 FEET EAST OF SOUTHWEST CORNER OF NW $\frac{1}{4}$, SECTION 1 TOWNSHIP 4 SOUTH, RANGE 70 WEST, THENCE NORTHEASTERLY 706 FEET TO THE EAST LINE OF SW 1/4 NW 1/4; THENCE EASTERLY ALONG SOUTH SIDE OF SOUTH GOLDEN ROAD 171 FEET TO INTERSECTION OF MOUNT VERNON ROAD AND SOUTH GOLDEN ROAD. THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF MOUNT VERNON ROAD TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 1; THENCE WEST 38 FEET TO PLACE OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO, (REC. NO.F0316415)

EXCEPT THAT PARCEL DESCRIBED IN RECEPTION NO. 2013090817.

LEGAL DESCRIPTION (16100 SOUTH GOLDEN ROAD)

LOTS 1 AND 2, MORE CORRECTLY KNOWN AS TRACTS 1 AND 2, BURDICK HEIGHTS, EXCEPT THE NORTHERLY 20 FEET OF SAID LOTS 1 AND 2, BURDICK HEIGHTS, AND EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 778.25 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST; THENCE N0°10'W A DISTANCE OF 247.73 FEET; THENCE S86°59'E A DISTANCE OF 124.46 FEET:

THENCE S24°23'W A DISTANCE OF 264.80 FEET TO THE SOUTH LINE OF THE NORTHWEST

QUARTER OF SECTION 1: THENCE WEST A DISTANCE OF 14.25 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1 TO THE POINT OF BEGINNING COUNTY OF JEFFERSON, STATE OF COLORADO.

STATEMENT OF INTENT

THE PURPOSE OF THE SOUTH GOLDEN ROAD / MT VERNON ROAD MIXED USE OFFICIAL

DEVELOPMENT PLAN IS TO ALLOW FOR THE CREATION OF A MIXED USE PROJECT WITH

GROUND FLOOR COMMERCIAL ADJACENT TO SOUTH GOLDEN ROAD AND MULTIFAMILY

FLOOR SO LONG AS IT DOES NOT FACE PUBLIC RIGHT OF WAY. THE GROUND FLOOR

RESIDENTIAL ABOVE. MULTIFAMILY RESIDENTIAL WILL ALSO BE ALLOWED ON THE GROUND

COMMERCIAL AND HIGH DENSITY RESIDENTIAL WILL FOLLOW THE INTENT OF THE CENTRAL

PLAINS AREA PLAN AND DIRECTION FOR THIS AREA TO BE AN "ACTIVITY CENTER" ALONG

THE MAJOR COLLECTOR STREET. THESE LAND USES WILL ENABLE AN EFFICIENT INFILL

HOUSING ADJACENT TO EXISTING EMPLOYMENT, AND UTILIZE EXISTING TRANSIT

EFFORT ASSOCIATED WITH THIS OFFICIAL DEVELOPMENT PLAN.

DEVELOPMENT THAT REDUCES SPRAWL, ADDS ADDITIONAL COMMERCIAL USES, PROVIDE

INFRASTRUCTURE. THE ROCK REST LODGE WILL REMAIN AS PART OF ANY DEVELOPMENT

LEGAL DESCRIPTION (16121 WEST 10TH AVENUE)

LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO.1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER MAP RECORDED JUNE 19, 1991 IN PLAT BOOK 106 AT PAGE 30 AS RECEPTION NUMBER 91053181, DESCRIBED AS FOLLOWS:

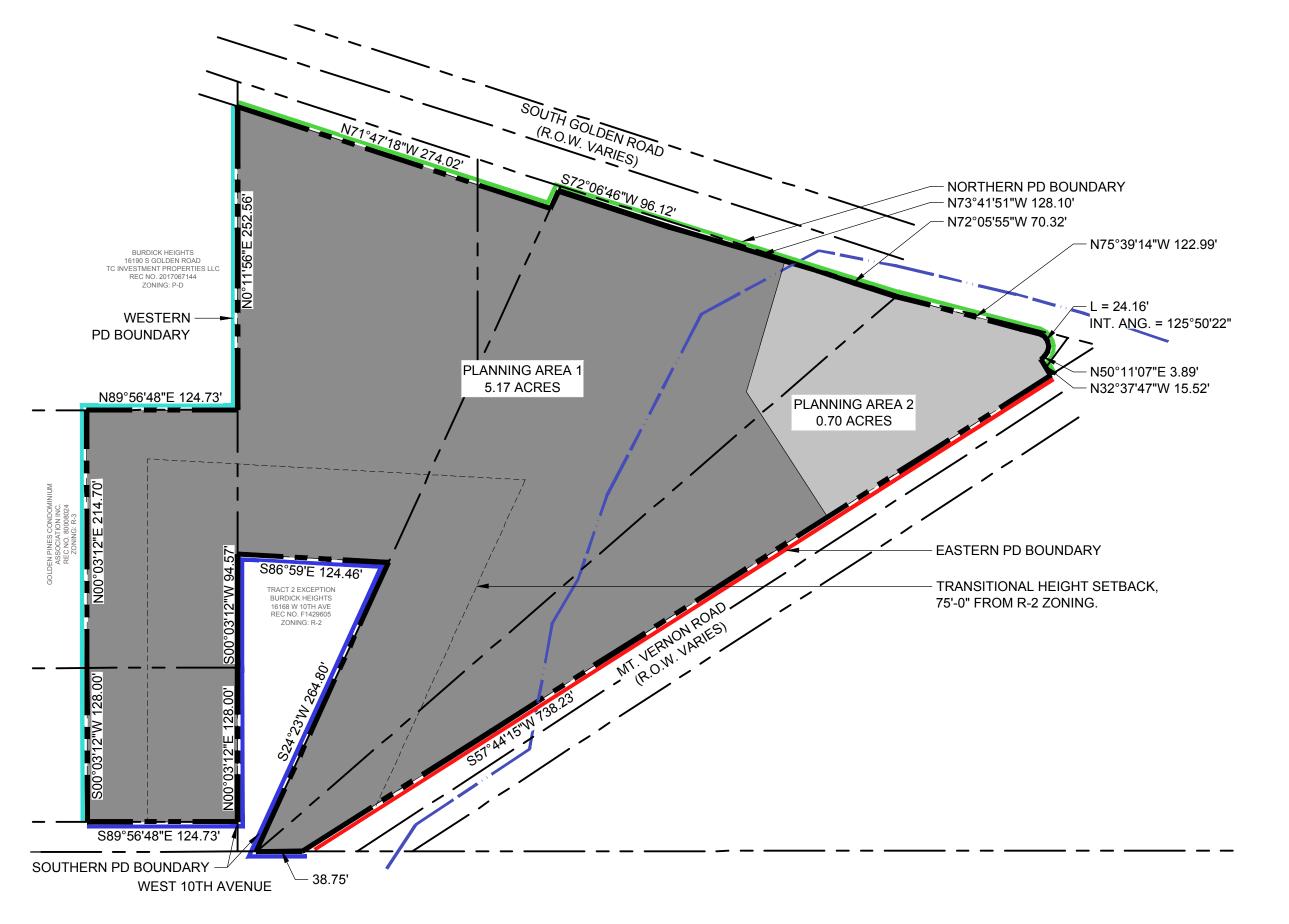
COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 1;

THENCE S 89°56'48" E ALONG THE CENTERLINE OF SAID SECTION 1 FOR A DISTANCE OF 777.73 FEET TO A #5 REBAR WITH ALUMINUM CAP STAMPED L.S. 24317; THENCE N 00°03'12" E ALONG THE EASTERLY LINE OF SAID TRACT 3 FOR A DISTANCE OF 25.00 FEET TO A #5 REBAR WITH ALUMINUM CAP STAMPED L.S. 24317, WHICH IS THE POINT OF BEGINNING, LOT 1;

THENCE CONTINUING N 00°03'12" E, ALONG SAID EASTERLY LINE OF SAID TRACT 3 FOR A DISTANCE OF 128.00 FEET TO A POINT;

THENCE N 89°56'48" W FOR A DISTANCE OF 124.73 FEET TO A POINT ON THE WESTERLY LINE FOR A DISTANCE OF 128.00 FEET;

THENCE S 89°56'48" E A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 25 FEET THEREOF. SAID PARCEL CONTAINS 0.367 ACRES, MORE OR LESS.



LEGEND PLANNED DEVELOPMENT BOUNDARY EXISTING LOT LINE

TRANSITIONAL HEIGHT SETBACK EXISTING 100-YEAR FLOODPLAIN

FLOODPLAIN NOTE:

1. ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, **EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN** THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT DEVELOPMENT PERMIT PURSUANT TO THE FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION IS FIRST OBTAINED.

S. GOLDEN ROAD / MT **VERNON MIXED-USE**

> REZONING **APPLICATION**

JEFFERSON COUNTY, CO PREPARED BY:



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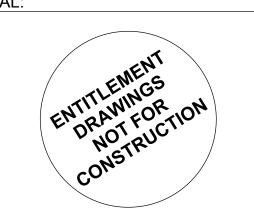
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ISSUED No. DESCRIPTION 01 REZONE 08.10.2023 02 RESUBMITTAL 11.20.2023 03 RESUBMITTAL 03.19.2024 REVISIONS No. DESCRIPTION DATE 01 REZONE AMENDMENT 02.06.2025 02 REZONE AMENDMENT 03.18.2025

OFFICIAL **DEVELOPMENT PLAN**

SEAL:



PROJECT No.: R22-045.1 DRAWN BY: REVIEWED BY: RL DRAWING NUMBER:

1 OF 2

SOUTH GOLDEN ROAD / MT. VERNON MIXED-USE OFFICIAL DEVELOPMENT PLAN AMENDMENT 1

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN. COUNTY OF JEFFERSON, STATE OF COLORADO

WRITTEN RESTRICTIONS

- 1. RESIDENTIAL DENSITY CAN BE NO GREATER THAN 36 DWELLING UNITS / GROSS
- ACRE FOR THE PLANNED DEVELOPMENT
- 2. PLANNING AREA #1
- A. PERMITTED USES 1. MULTI-FAMILY DWELLINGS
- 2. TOWNHOMES
- 3. GENERAL RETAIL
- 4. BUSINESS AND PROFESSIONAL OFFICE
- 5. SERVICE ESTABLISHMENT
- B. PERMITTED ACCESSORY STRUCTURES
- 1. PRIVATE GARAGE, MINI STRUCTURE, STORAGE SHED, EXISTING STONE ARCH

C. LOT AND BUILDING STANDARDS

- 1. BUILDING(S) SHALL BE MIXED-USE. WITH GROUND FLOOR COMMERCIAL FACING SOUTH GOLDEN ROAD; GROSS LEASABLE AREA FOR COMMERCIAL SHALL BE LIMITED TO 8,400 SF. THE REMAINING GROUND FLOOR AREA FACING WEST, EAST AND SOUTH TO ADJACENT PROPERTIES, MAY BE USED FOR RESIDENTIAL DWELLINGS AND/ OR USES THAT SUPPORT MULTIFAMILY RESIDENTIAL (SUCH AS LOBBY, MAIL ROOM, LEASING OFFICE, ETC.)
- 2. MAXIMUM BUILDING HEIGHT: 75'-0" FOR PRINCIPAL BUILDINGS.
- a. FLOORS ABOVE THE SECOND STORY SHALL BE STEPPED BACK A MINIMUM OF FIVE (5) FEET FROM THE FIRST TWO STORIES AND MAINTAIN THE STEP BACK (VERTICALLY) AT EACH FLOOR ABOVE THE SECOND STORY. BALCONIES AND DECKS FOR UNITS ABOVE THE SECOND FLOOR MAY ENCROACH INTO THE STEP BACK.
- b. ANY FLOOR ABOVE 60'-0" IN HEIGHT SHALL BE STEPPED BACK A MINIMUM DEPTH OF TWENTY-FIVE (25) FEET FROM THE IMMEDIATE STORY BELOW WHEN FRONTING ALONG THE NORTHERN PD BOUNDARY, WESTERN PD BOUNDARY, OR PLANNING AREA #2 AND WHEN LOCATED AT PREDOMINANT CORNERS OF THE BUILDING'S MASSING. STEP BACK PROVIDED SHALL SPAN HORIZONTAL LENGTHS NO FEWER THAN TWENTY (20) FEET AND NO LARGER THAN EIGHTY (80) FEET IN LENGTH. THE INTENT OF THE STEP BACK IS TO REDUCE THE ARCHITECTURAL PRESENCE OF THE PRINCIPAL BUILDING FROM THE PEDESTRIAN'S VIEW, PROVIDE OPPORTUNITY FOR INTENSIVE AND EXTENSIVE GREEN ROOFS, AND PROVIDE OPPORTUNITY FOR COMMUNAL AMENITIES.
- c. A TRANSITIONAL HEIGHT SETBACK SHALL BE PROVIDED WHERE THE PLANNED DEVELOPMENT IS ADJACENT TO R-2 ZONING. THE TRANSITIONAL HEIGHT SETBACK SHALL BE 75'-0" FROM THE P-D BOUNDARY AS SHOWN ON SHEET 1 OF THE ODP. THE MAXIMUM BUILDING HEIGHT WITHIN THE
- TRANSITIONAL HEIGHT SETBACK IS 35'-0".
- 3. MAXIMUM NUMBER OF DWELLING UNITS: 200
- 4. MINIMUM BUILDING SETBACKS a. FROM THE NORTH PD BOUNDARY: 25'-0"
- b. FROM THE EAST PD BOUNDARY: 25'-0"
- c. FROM THE WEST PD BOUNDARY: 25-0"
- d. FROM THE SOUTH PD BOUNDARY: 25-0"
- e. FROM ANY PRINCIPAL BUILDING IN PLANNING AREA #2: 50'-0"
- 5. MINIMUM BUILDING SETBACKS FOR ACCESSORY STRUCTURES
- a. FROM NORTH PD BOUNDARY: 40'-0"
- b. FROM WEST PD BOUNDARY: 10'-0"
- c. FROM SOUTH PD BOUNDARY: 10'-0"
- d. FROM EAST PD BOUNDARY: 40'-0"
- e. THE EXISTING STONE ARCH, LOCATED ALONG MT VERNON ROAD, IS EXEMPT FROM THESE SETBACK STANDARDS IF RETAINED IN FUTURE DEVELOPMENT APPLICATIONS.
- 6. LOT SIZE: THERE IS NO MINIMUM LOT SIZE FOR THIS PLANNING AREA.
- 3. PLANNING AREA #2
- A. PERMITTED USES
- 1. RESTAURANTS AND TAVERNS, EXCLUDING DRIVE- THRU AND FAST FOOD
- B. ACCESSORY USES
- 1. PRIVATE GARAGE, MINI STRUCTURE, STORAGE SHED
- C. LOT AND BUILDING STANDARDS
- 1. MAXIMUM BUILDING HEIGHT: 35'-0" 2. MINIMUM BUILDING SETBACKS
- a. FROM NORTH PD BOUNDARY: 25'-0"
- b. FROM EAST PD BOUNDARY: 25'-0"
- c. EXEMPTIONS:
- 1. EXISTING DECKS AND PATIOS AT OR BELOW 2'-6" FROM THE GROUND ARE EXEMPT FROM PROPOSED SETBACK STANDARDS.
- 3. LOT SIZE: THERE IS NO MINIMUM LOT SIZE FOR THIS PLANNING AREA.
- 4. LANDSCAPING
- A. PERIMETER LANDSCAPING STANDARDS
- 1. NORTHERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 20'-0"; PLANNING AREA #2 HAS NO
- MINIMUM WIDTH.
- b. LANDSCAPE REQUIREMENTS:
- 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER, EXCLUDING DRIVE AISLES.

- 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
- 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY
- BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT. 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS
- SHALL BE EVERGREEN.
- 2. EASTERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 10'-0"; PLANNING AREA #2 HAS NO MINIMUM WIDTH.
 - 1. THE PERIMETER LANDSCAPE WIDTH CAN BE REDUCED TO 6'-0" WHEN A FIVE (5) FOOT TALL FENCE OR WALL IS PROVIDED IN
 - PERIMETER LANDSCAPE AREA AND LANDSCAPE REQUIREMENTS (DETAILED IN 4.A.2.b) ARE MET
 - b. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER, EXCLUDING DRIVE AISLES.
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
 - 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT
 - 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS SHALL BE EVERGREEN.
- 3. SOUTHERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 10'-0"
 - 1. THE PERIMETER LANDSCAPE WIDTH CAN BE REDUCED TO 5'-0" WHEN A SIX (6) FOOT TALL FENCE OR WALL IS PROVIDED IN PERIMETER LANDSCAPE AREA AND LANDSCAPE REQUIREMENTS
 - (DETAILED IN 4.A.3.b) ARE MET
 - b. LANDSCAPE REQUIREMENTS: 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER SHALL BE
 - PROVIDED.
 - a. PERIMETER LANDSCAPE MAY BE REDUCED TO 5'-0"
 - PROVIDED THE FOLLOWING CONDITIONS ARE MET. i. ONE (1) COLUMNAR EVERGREEN TREE SHALL BE PROVIDED PER 10 LINEAR FEET OF PERIMETER; THIS
 - ENHANCED REQUIREMENT SUPERCEDES THE ONE TREE PER 30 LINEAR FEET REQUIREMENT FOR THE CONDITION DESCRIBED.
 - ii. COLUMNAR EVERGREEN TREES SPECIFIED MUST REACH A MINIMUM HEIGHT OF 10'. COLUMNAR **EVERGREEN TREES MAY INCLUDE THE FOLLOWING:**
 - 1. JUNIPERUS CHINENSIS CULTIVARS
 - 2. JUNIPERUS SCOPULORUM CULTIVARS
 - 3. PICEA ABIES CULTIVARS
 - 4. PICEA PUNEGNS CULTIVARS
 - 5. PINUS SPECIES
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
 - 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT
 - 4. NO LESS THAN 50% OF THE TOTAL REQUIRED SHRUB AND GROUND COVER PLANT MATERIALS SHALL BE EVERGREEN.
- 4. WESTERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 10'-0"
 - B. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER.
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
 - 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT.
 - 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS SHALL BE EVERGREEN.
- 5. THE PERIMETER LANDSCAPING WIDTH REQUIREMENTS MAY BE SATISFIED WITH CONCRETE OR PAVER PLAZAS WHEN ABUTTING THE GROUND FLOOR OF ANY BUILDING AND ADJACENT TO PUBLIC RIGHT OF WAY. THE INTENT OF THIS EXCEPTION IS TO PROMOTE THE CREATION OF VIBRANT STREETSCAPES AND ENHANCE THE PEDESTRIAN EXPERIENCE AT THE PLANNED DEVELOPMENT. THE
- EXCEPTION FOR PERIMETER LANDSCAPING WIDTH SHALL NOT REDUCE THE PLANTING REQUIREMENTS FOR PD BOUNDARIES WHEN COMPARED TO A LANDSCAPE WIDTH THAT WOULD STRICTLY CONSIST OF LANDSCAPE BED; EQUIVALENT PLANT QUANTITIES SHALL BE PROVIDED.
- 6. EXISTING DECKS IN PLANNING AREA #2 MAY ENCROACH INTO THE PERIMETER LANDSCAPE WIDTH.
- B. PLAZAS AND DECKS MAY CONTAIN THE FOLLOWING AMENITIES:
- 1. PATIO SEATING FOR PUBLIC USE
- 2. SIDEWALKS AND ACCESSIBLE RAMPS
- 3. COVERED AND UNCOVERED PORCHES 4. FENCING AND WALLS
- 5. PLANTERS CONTAINING REQUIRED STREET TREES AND SHRUBS
- 6. STREET FURNITURE 7. ORNAMENTAL SITE LIGHTING
- C. MINIMUM LANDSCAPE COVERAGE: 20% OF THE PLANNED DEVELOPMENT

- 1. AT LEAST 75% OF THE REQUIRED LANDSCAPED AREA SHALL BE COMMON USABLE AREA. COMMON USABLE AREA SHALL BE DEFINED. IN THIS PLANNED DEVELOPMENT, AS AND AREA THAT IS AVAILABLE FOR USE BY MORE THAN ONE
- 2. 40% OF THE TOTAL SF OF COMMON USABLE AREA SHALL CONSIST OF
- COMMUNAL AMENITIES. a. PLAZAS AND AMENITY DECKS (ABOVE THE GROUND LEVEL) RECEIVE DOUBLE THE SF CREDIT TOWARD COMMUNAL AMENITIES.
- b. COMMUNAL AMENITIES CONSISTS OF THE FOLLOWING:
- 1. LAWN 2. PLAZAS
- 3. HARDSCAPE AREAS (NOT INCLUDING DRIVES AND PARKING)
- a. DOG PARK

4. AMENITY SPACES

- b. ROOF DECK
- c. COVERED ROOFTOP AMENITY
- d. FITNESS (UNCOVERED AND COVERED) 5. POOLS AND OTHER SIMILAR AMENITY SPACES
- OFF-STREET PARKING
- A. PARKING SHALL BE PROVIDED AS PRESENTED BELOW UNLESS STATE LAW OR STATUTES ALLOW FOR REDUCED PARKING.
- B. RESIDENTIAL PARKING REQUIREMENTS (VEHICULAR)
- 1. STUDIO UNITS: 1 PARKING SPACE / UNIT
- 2. ONE BEDROOM UNITS: 1.25 SPACES / UNIT
- 3. TWO BEDROOM UNITS: 2 SPACES / UNIT
- 4. THREE BEDROOM UNITS OR LARGER: 2.5 SPACES/ UNIT 5. GUEST PARKING: 0.25 SPACES/ UNIT
- C. EXISTING COMMERCIAL (ROCK REST LODGE) PARKING REQUIREMENTS
- (VEHICULAR)
- 1. TEN (10) SPACES / 1,000 SF OF GROSS FLOOR AREA D. PROPOSED COMMERCIAL PARKING REQUIREMENTS (VEHICULAR)
- 1. GENERAL RETAIL: 4 SPACES / 1,000 SF OF GFA
- 2. BUSINESS/ PROFESSIONAL OFFICE: 4 SPACES / 1,000 SF OF GFA
- 3. SERVICE ESTABLISHMENT: 4 SPACES / 1,000 SF OF GFA
- E. MOTORCYCLE PARKING SPACES 1. STANDARD VEHICULAR PARKING SPACES MAY BE SUBSTITUTED FOR MOTORCYCLE PARKING STALLS SO LONG AS THE TOTAL MOTORCYCLE

PARKING DOES NOT EXCEED MORE THAN 7% OF THE TOTAL SPACES

- PROVIDED ON SITE.
- F. VEHICULAR PARKING STALL DIMENSIONS 1. STANDARD VEHICULAR STALL: 9'-0" W x 18'-0" L
- 2. COMPACT PARKING STALL: 8'-0" W x 15'-0" L
- 3. MOTORCYCLE PARKING STALL: 4'-6" W x 8'-0" L G. SHARED VEHICULAR PARKING MAY BE PROPOSED AT THE SITE DEVELOPMENT
- PLAN APPLICATION. H. ON-STREET PARKING ALONG THE EASTERN PD BOUNDARY MAY COUNT TOWARD PARKING REQUIREMENTS.
- 6. ARCHITECTURE
- A. THE ARCHITECTURAL INTENT IS TO UTILIZE, AT A BASIC LEVEL, GENERAL EXTERIOR ELEVATION MATERIALS THAT ARE OF THE FOLLOWING DESCRIPTIONS AND
- GENERALLY BASED ON THE EXISTING BUILDING IN PLANNING AREA #2: 1. NATURAL STONE EXTERIOR MATERIALS, WOOD AESTHETICS BOTH IN A HORIZONTAL AND VERTICAL ORIENTATION, VARIATION IN ROOF FORMS,

BOTH PRIMARY AND SECONDARY, METAL ACCENTS AS PANELS AND TRIMS,

- ARTICULATION OF OVERALL BUILDING MASSES. B. COMPATIBILITY SHALL BE ACHIEVED THROUGH ARCHITECTURAL TECHNIQUES SUCH AS VARIATION IN BOTH THE PRIMARY AND SECONDARY ROOF LINES, BUILDING MASS PROPORTION SYSTEMS THAT WORK WITH THE OVERALL DESIGN AESTHETIC, HUMAN SCALED ARCHITECTURAL FEATURES AT THE STREET LEVEL, AND BUILDING COLORS OF THAT RELATE TO THE VEGETATION AND SELECT
- ARCHITECTURE OF THE AREA. C. THE USE OF PRIMARY EXTERIOR WALL FINISH MATERIALS THAT EITHER RESEMBLE OR ARE THE NATURAL MATERIALS SUCH AS THE FOLLOWING ARE ACCEPTABLE,
- 1. BRICK, STONE, NATURAL STUCCO, WOOD OR WOOD-LIKE PRODUCTS THAT APPEAR NATURAL IN NATURE, STEEL, CONCRETE, TEXTURED CONCRETE, PRE-FINISHED METALS, AND PAINTED OR STAINED HORIZONTAL CEMENT
- D. BUILDING EXTERIORS SHALL INCORPORATE MATERIALS AS NOTED IN 6.C.1 AND COLORS THAT ARE NOTED IN SECTION 6.E.1. EXTERIOR BUILDING MATERIAL COLORS SHALL NOT BE HIGHLY REFLECTIVE OR PRIMARY IN COLOR. COLOR PALETTES SHALL BE COMPLIMENTARY WITHIN THEMSELVES AND GENERALLY RELATE TO THE AREA.
- 1. PRIMARY EXTERIOR MATERIALS THAT ARE UNACCEPTABLE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- a. SYNTHETIC STUCCO, CONCRETE BLOCK, CONCRETE PANELS, TILT-UP CONCRETE E. THE COLOR PALETTE WILL RELATE TO THE COLORS THAT ARE TYPICAL TO THE

- GRASSES, WOODS, ROCKS AND SOIL OF THE COLORADO FOOTHILLS AS WELL AS THE NATURAL SETTING OF JEFFERSON COUNTY. GENERALLY, THE PREDOMINATE COLORS WILL INCLUDE THE FOLLOWING:
- 1. SOFT BROWNS, MUTED GRAYS, IRON GRAYS, AMBERS, MUTED GREENS AND GOLDS, BUFFS, TERRA COTTA, RUSTS, OFF WHITES/BEIGE
- 2. ACCENT AND TRIM COLORS WILL COMPLIMENT THE OVERALL COLOR PALETTE OF THE NEW DEVELOPMENT
- a. VISUALLY STRONGER, HEAVY MATERIALS WILL BE UTILIZED AT THE LOWER LEVELS OF THE BUILDING.
- F. MAIN FLOOR DWELLING UNITS THAT FACE OUTWARD TO THE PROPERTY LINES OR TOWARDS THE STREETS WILL CONTAIN MAIN ENTRIES FROM BOTH THE EXTERIOR SIDEWALK LEVEL OF SERVICE AND FROM STRUCTURED PARKING LEVELS (IF APPLICABLE).
- 1. THE ARCHITECTURAL ELEMENTS AND OVERALL FACADE TREATMENT WILL BE DEVELOPED TO CREATE A 360-DEGREE ARCHITECTURE CONSISTENT WITH THE OVERALL ARCHITECTURAL DESIGN AESTHETIC. ADDITIONAL TECHNIQUES MAY BE APPLIED TO MINOR PORTIONS OF THE ARCHITECTURE THAT ARE NOT DIRECTLY PART OF THE OVERALL DESIGN SUCH AS SCREENS THAT ARE BOTH HORIZONTAL OR VERTICAL IN NATURE. VERTICAL OR
- 2. ENTRANCES (EXCLUDING SERVICE DOORS) INTO BUILDINGS SHALL BE IDENTIFIABLE THROUGH BUILDING DESIGN TECHNIQUES INCLUDING THE USE OF RECESSED OR PROJECTED ENTRYWAYS, DIFFERENTIATED ROOF LINES IN BOTH STYLE AND MATERIAL, AS WELL AS MATERIAL CHANGES OR COLOR SHIFTS

HORIZONTAL SUNSHADES MAY ALSO BE EMPLOYED IN THE DESIGN AESTHETIC.

- 3. EXTERIOR WALL ARTICULATION IN THE PLAN OVER 60 FEET WILL CONTAIN A SURFACE PLANE SHIFT AS ADEQUATE AND RELATED TO THE OVERALL ARCHITECTURAL DESIGN AESTHETIC. GENERALLY, THESE SHIFTS WILL EMPLOY MATERIAL CHANGES AND PROJECTIONS THAT ARE RELATABLE TO EACH OTHER. THESE SHIFTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE
- a. COLUMNS, SHADING DEVICES, PILASTERS, FENESTRATION PATTERNS, RECESSES/PROJECTIONS, MATERIAL CHANGES, COLORS
- 4. FACADES FACING STREETS OR CONNECTING A PEDESTRIAN LINK SHALL BE SUBDIVIDED USING FEATURES INCLUDING, BUT NOT LIMITED TO, THE
- **FOLLOWING:** 1. WINDOWS/DOORS, ENTRANCES, RECESSES/PROJECTIONS, ARCADES ARBORS, AWNINGS, PLANTERS, LOW SITE WALLS
- 5. FIRST FLOOR FACADES RELATED TO COMMERCIAL OCCUPANCIES WILL UTILIZE GLAZING TO THE FINISHED FLOOR. SITE CONDITIONS MAY PREVAIL AND CREATE A CONDITION IN WHICH GLAZING TO THE FINISHED FLOOR MAY NOT BE
- 6. BUILDING MATERIALS SHALL CONTINUE BUT NOT BE LIMITED TO, AT A MINIMUM. SURFACE MATERIAL PLANE ALIGNMENTS VERTICALLY TO THE SECOND FLOOR OF THE OVERALL DEVELOPMENT UNLESS THE ARCHITECTURAL DESIGN AESTHETIC PROHIBITS THIS AS A DESIGN BASIS. PITCHED ROOFS, HORIZONTAL, LOW SLOPE ROOFS WITH FASCIA TRIM, SKYWINDOWS, EYEBROWS, ETC. DO NOT COUNT IN THE OVERALL BUILDING HEIGHT.
- 7. FACADES WILL BE DEVELOPED TO VISUALLY SCREEN ROOFTOP EQUIPMENT. G. THE ARCHITECTURAL DEVELOPMENT OF BUILDINGS WILL UTILIZE A BUILDING MASS REDUCTION ABOVE THE SECOND FLOOR OF FIVE FEET. MINOR ADJUSTMENTS AND REDUCTIONS IN THE NOTED FIVE FEET MAY OCCUR BASED ON THE DEVELOPMENT OF THE OVERALL DESIGN AESTHETIC. THIS MAY BE ACCOMPLISHED BY UTILIZING BUT NOT LIMITED TO THE FOLLOWING ARCHITECTURAL ELEMENTS
- EYEBROWS, ADDITIONAL ARCHITECTURAL FEATURES (SEE ITEM 4 ABOVE.) H. PROPOSED BUILDINGS WILL UTILIZE FEATURES, BUT NOT LIMITED TO THE

1. MATERIAL SHIFTS, PORCHES, BALCONIES, ROOFS

- 1. ROOF EXTENSIONS, SLOPED ROOFS, EYEBROWS, PARAPETS, SHADES, SCREENS I. SOLAR PANELS LOCATED ON THE MAIN ROOFS ARE ABLE TO BE VISIBLE DUE TO THE NEED TO MAXIMIZE THE SOLAR GAIN REQUIRED AND NOT NEED TO BE
- SCREENED. MECHANICAL EQUIPMENT WILL CONTAIN SCREENING TECHNIQUES TO REMAIN "INVISIBLE" FROM THE PREDOMINATE GRADE. ROOF SCREEN MATERIAL WILL BE COMPATIBLE WITH THE OVERALL ARCHITECTURAL DESIGN AESTHETIC.
- K. SIGNAGE ASSOCIATED WITHE THE PRINCIPAL STRUCTURE IN PLANNING AREA #2, KNOWN AS THE ROCK REST LODGE, MAY REMAIN AS EXISTING AT TIME OF RECORDING.
- L. ARCHITECTURAL EXEMPTIONS

ATTAINABLE.

FOLLOWING:

- 1. THE EXISTING PRINCIPAL STRUCTURE, LOCATED IN PLANNING AREA #2 AND KNOWN AS THE ROCK REST LODGE, IS EXEMPT FROM THE ARCHITECTURE WRITTEN RESTRICTIONS OF THIS PLANNED DEVELOPMENT AND SECTION 13 OF THE ZONING RESOLUTION IN DEFERENCE TO ITS ARCHITECTURALLY UNIQUE DESIGN. THE UNIQUE CHARACTER OF THE EXISTING BUILDING SHOULD BE MAINTAINED TO THE EXTENT PRACTICABLE.
- 2. THE STONE GATEWAY ARCH IN PLANNING AREA #1 IS EXEMPT FROM THE ARCHITECTURE WRITTEN RESTRICTIONS OF THIS PLANNED DEVELOPMENT AND SECTION 13 OF THE ZONING RESOLUTION IN DEFERENCE TO ITS ARCHITECTURALLY UNIQUE DESIGN.

S. GOLDEN ROAD / MT **VERNON MIXED-USE**

REZONING **APPLICATION**

JEFFERSON COUNTY, CO PREPARED BY:



419 Canyon Ave. Suite 200 Fort Collins, CO 80521

- LANDSCAPE ARCHITECT | LAND PLANNER RIPLEY DESIGN INC.
- 419 Canyon Ave. Suite 200 Fort Collins, CO 80521 p. 970.224.5828

OWNER | APPLICANT

PETRIFIED TREE, LLC AND TALK TO THE HAND, LLC

Phil Hodgkinsor 1776 Platte St. Denver, CO 80202

p. 970.402.8244

ARCHITECT

VFLA ARCHITECTURE + INTERIORS Jeff Fleischer 419 Canyon Ave. Suite 200 Fort Collins, CO 80521 p. 970.224.1191

SEAL:

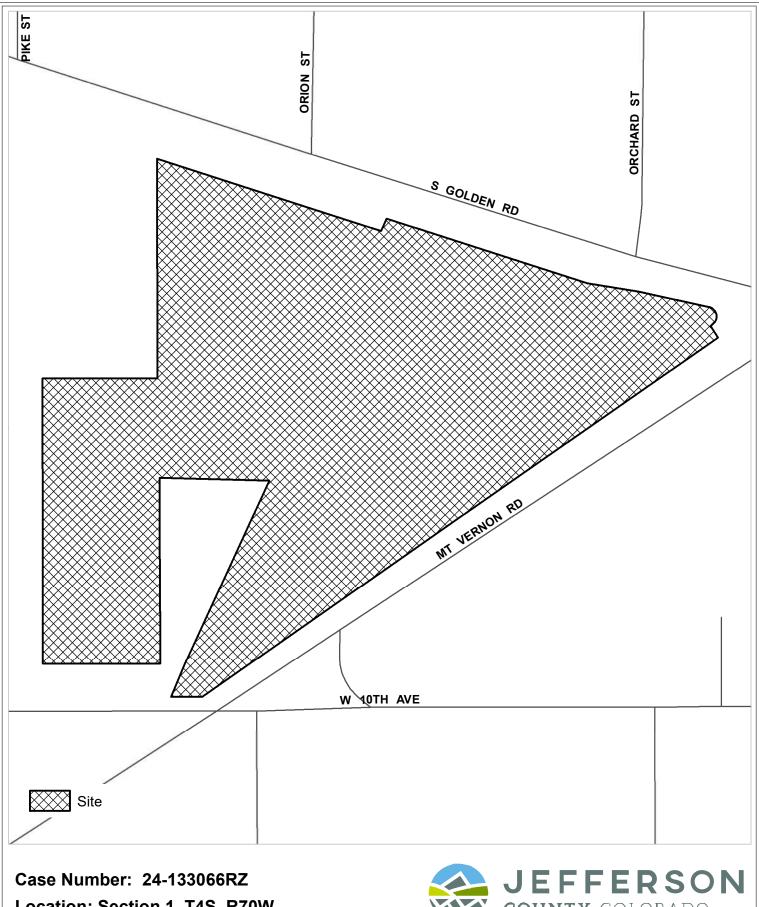
ORIGINAL SIZE 24X36 ISSUED No. DESCRIPTION 08.10.2023 01 REZONE 02 RESUBMITTAL 11.20.2023 03 | RESUBMITTAL 03.19.2024 No. DESCRIPTION DATE 01 REZONE AMENDMENT 02.06.2025 03.18.2025 02 REZONE AMENDMENT

OFFICIAL **DEVELOPMENT PLAN**

PROJECT No.: R22-045.1 DRAWN BY: REVIEWED BY: RL DRAWING NUMBER:

2 OF 2

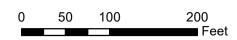
MAPS



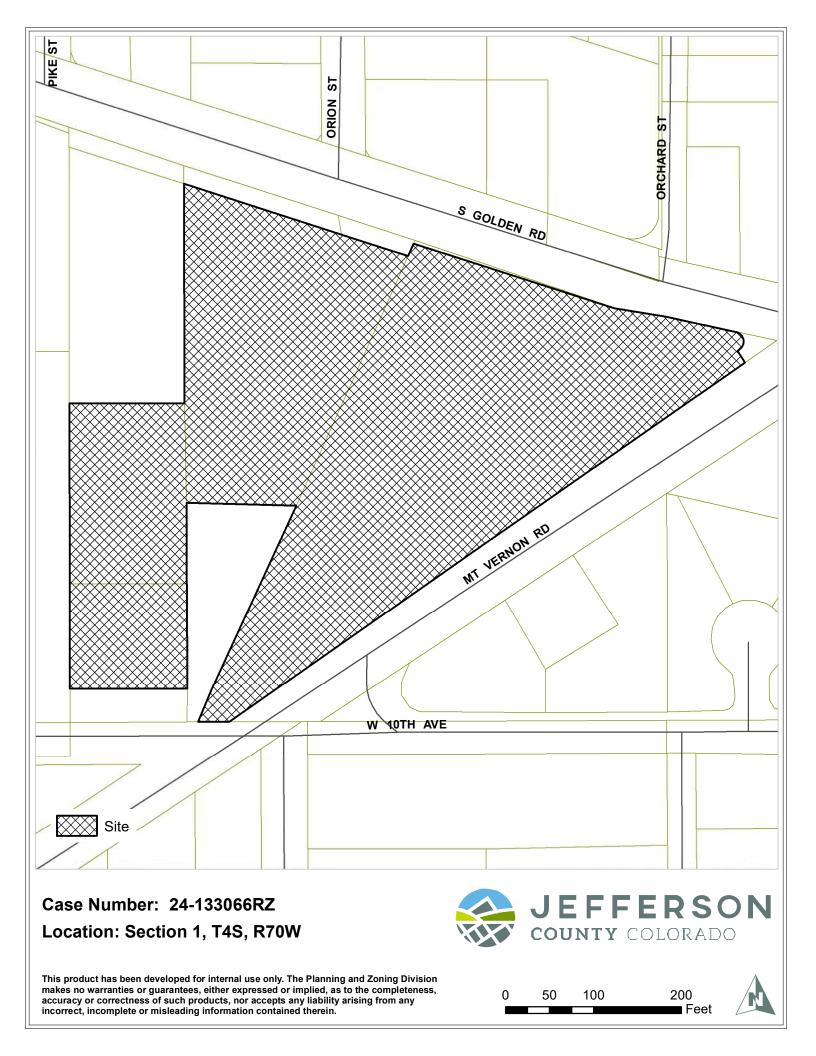
Location: Section 1, T4S, R70W

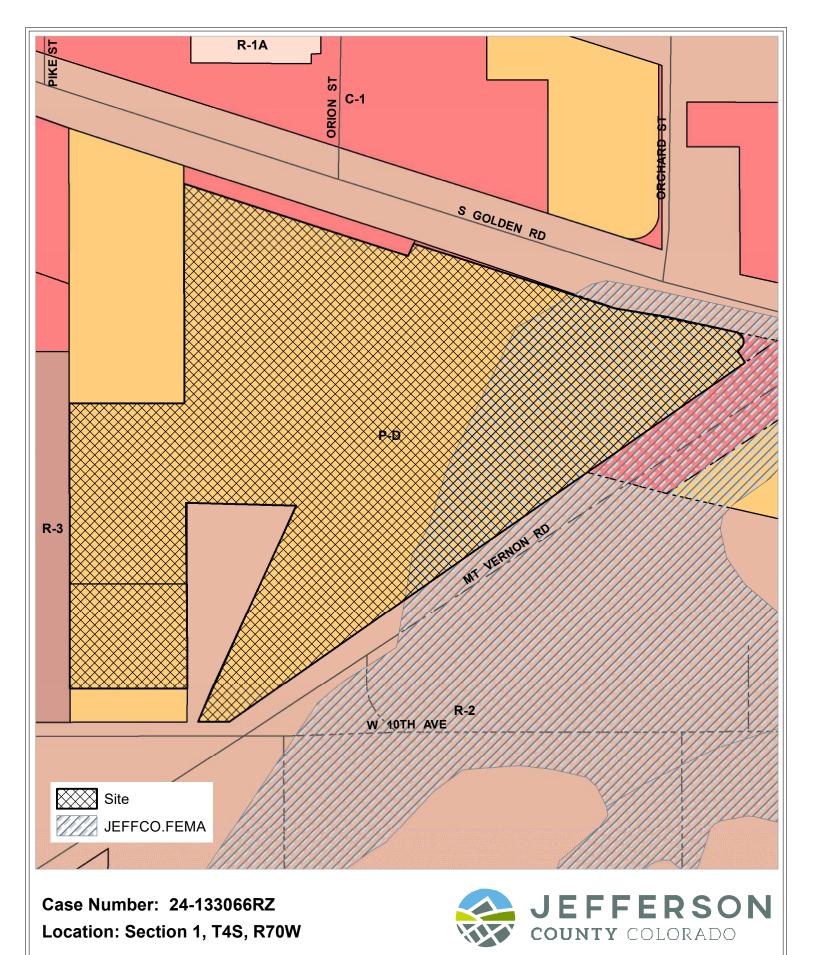


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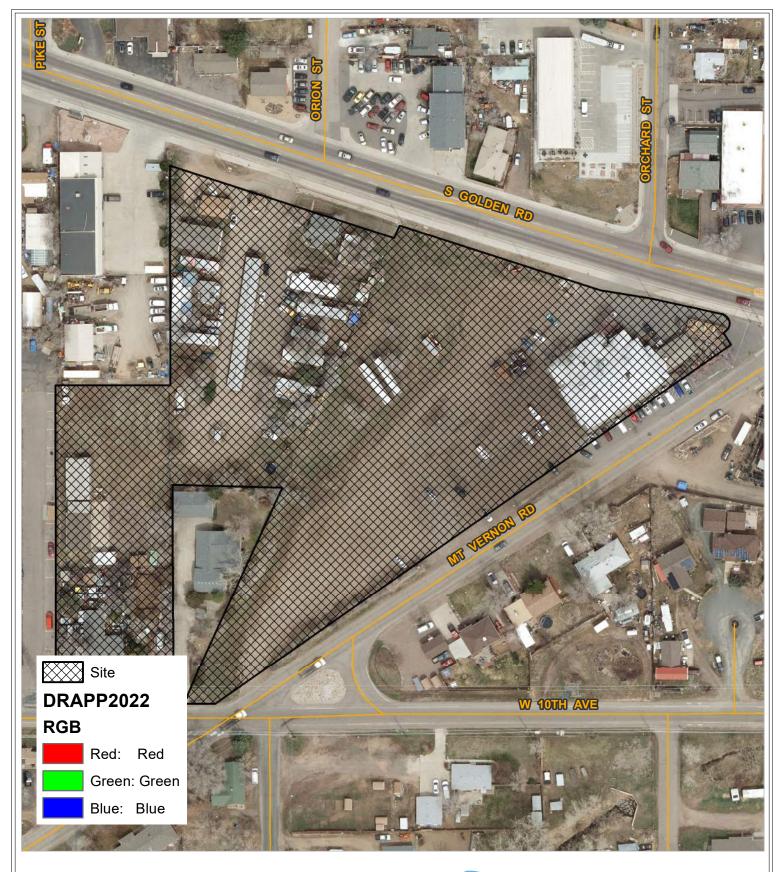


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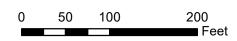
■ Feet



Case Number: 24-133066RZ Location: Section 1, T4S, R70W



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Case No. 24-133066RZ

Legal Description

Street Location of Property 16121 W. 10th Ave. Is there an existing structure at this address?

Type the legal description and address below.

Lots 1 and 2, more correctly known as Tracts 1 and 2, Burdick Heights, except the Northerly 20 feet of said Lots 1 and 2, Burdick Heights, and except that portion more particularly described as follows:

A tract of land in the Northwest Quarter of Section 1, Township 4 South, Range 70 West of the 6th P.M., more particularly described as follows: Beginning at a point 778.25 feet East of the Southwest corner of the Northwest Quarter of Section 1, Township 4 South, Range 70 West; thence N 0°10' W a distance of 247.73 feet; thence S 86°59' E a distance of 124.46 feet; thence S 24°23' W a distance of 264.80 feet to the South line of the Northwest Quarter of Section 1; thence West a distance of 14.25 fee, more or less, along the South line of the Northwest Quarter of Section 1 to the Point of Beginning, County of Jefferson, State of Colorado.

Lot 2A, Burdick Heights Exemption Survey No. 1 Adjustment 1, a Revision to Lot 2, Burdick Heights Exemption Survey No 1, located in the NW 1/4 of Section 1, Township 4 South, Range 70 West, of the 6th P.M., per the Map recorded July 10, 2007, at Reception No. 2007080061, described as follows:

Lot 2, Burdick Heights Exemption Survey No. 1, more particularly described as follows:

A Parcel located in the SW 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 70 West of the 6th Principal Meridian, per Map recorded June 19, 1991 in Plat Book 106 at Page 30 as Reception Number 91053181, described as follows:

Commencing at the W 1/4 Corner of Said Section 1, thence N89°58'14"E, along the South line of the NW 1/4 of said Section 1, a distance of 653.11 feet; thence continuing N89°58'14"E, a distance of 124.65 feet; thence N00°01'21"W, a distance of 25.00 feet to the SE corner of Lot 1, Burdick Heights Exemption Survey No.1; thence N00°01'21"W, along the East line of Lot 1, Burdick Heights Exemption Survey No. 1, a distance of 127.94 feet to the SE corner of Lot 2, Burdick Heights Exemption Survey No. 1 and the True Point of Beginning; thence N00°01'21"W, along the East line of said Lot 2, a distance of 214.71 feet to the NE corner of said Lot 2; thence S89°59'43"W, along the North line of said Lot 2, a distance of 124.77 feet to the NW corner of said Lot 2; thence S00°02'27"E, along the West line of said Lot 2, a distance of 214.80 feet to the SW corner of said lot 2; thence N89°57'16"E, along the South line of said Lot 2, a distance of 124.70 feet to the True Point of Beginning.

TOGETHER WITH a 25 foot easement for Ingress and Egress, being the Westerly 25 feet of Lot 1, Burdick Heights Exemption Survey No 1, per the Map recorded June 19, 1991 in Book 106 at Page 30, as Reception Number 91053181County of Jefferson, State of Colorado.

Beginning at a point 793 feet East of the Southwest corner of the NW1/4 Section 1, Township 4 South, Range 70 West; thence 3/4ths of a foot East; thence Northeasterly 706 feet to East line of SW1/4 NW1/4; thence Northwesterly along South Golden Road 284 feet; thence Southwesterly 609 feet to point of beginning.

ALSO: Commencing 793 feet East of Southwest corner of NW1/4, Section 1, Township 4 South, Range 70 West, thence Northeasterly 706 feet to the East line of SW1/4 NW1/4; thence Easterly along South side of South Golden Road, 171 feet to intersection of Mount Vernon Road and South Golden Road, thence Southwesterly along the Northwesterly side of Mount Vernon road to the South line of the NW1/4 of Section 1; thence West 38 feet to place of beginning.

County of Jefferson, State of Colorado

EXCEPT

A TRACT OF LAND BEING A PART OF THOSE TWO PARCELS DESCRIBED AT RECEPTION NUMBER F0316415, JEFFERSON COUNTY RECORDS, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMENNCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 1, FROM WHENCE THE WEST ONE-QUARTER CORNER BEARS S 89°47'04" W.

THENCE N 71°11'11" W, A DISTANCE OF 1697.06 FEET TO THE NORTHWEST CORNER OF THE FIRST PARCEL AND THE POINT OF BEGINNING;

THENCE S 72°05'55" E, ALONG THE NORTH LINE OF SAID PARCELS, A DISTANCE OF 294.00 FEET TO A POINT;

THENCE S 75°49'23" E, A DISTANCE OF 171.00 FEET TO THE NORTHEAST CORNER OF THE SECOND PARCEL;

THENCE S 57°22'13" W, ALONG THE EAST LINE OF SAID SECOND PARCEL A DISTANCE OF 44.03 FEET TO A POINT;

THENCE LEAVING SAID EAST LINE, N 32°37'47" W, A DISTANCE OF 15.52 FEET TO A POINT:

THENCE N 50°11'07" E, A DISTANCE OF 3.89 FEET TO A POINT OF TANGENT CURVATURE; THENCE ALONG A 11.00-FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 125°50'22", AN ARC LENGTH OF 24.16 FEET, TO A POINT OF TANGENCY;

THENCE N 75°39'14" W, A DISTANCE OF 122.99 FEET TO A POINT;

THENCE N 73°41'51" W, A DISTANCE OF 128.10 FEET TO A POINT;

THENCE N 72°06'46" W, A DISTANCE OF 96.12 FEET TO A POINT ON THE WEST LINE OF SAID FIRST PARCEL;

THENCE N 24°26'35" E, ALONG SAID WEST LINE, A DISTANCE OF 4.12 FEET TO THE POINT OF BEGINNING

CONTAINING 1,546 SQ. FT. MORE OR LESS.

Section 1 Township 4 S. Range 70 W.
Calculated Acreage 5.87 Acres Checked by: Becky Daleske
Address Assigned (or verified) 16121 W. 10th Ave.

COMMUNITY MEETING SUMMARY



100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550 303.271.8700 • Fax 303.271.8744 • https://jeffco.us/planning-zoning

COMMUNITY MEETING SUMMARY

Case Number	Meeting Date	Approx. # of Citizens # Signed in	
25-101008CMT	2.5.2025		
Meeting Location			
Teams (virtual)			
Subject Property			
16121 W 10th Ave (related to parc	els at 16005 Mt Vernon, 161	100 Golden Road, and 16129 W 10th Ave)	
Property Owner		Applicant/Representative	
Petrified Tree LLC		Joel Weikert (Ripley Design)	
Summary of the Applicant's Presentation	on		
Applicant talked about the previous are Rezoning again to include the	sly approved PD (S Golden i property at 16121 W 10th Av	Rd / Mt Vernon Mixed-Use Official Development Plan) and w ve in their PD zone district boundary.	hy they
Information Presented/Format of the N	/leeting		
their new Rezoning proposal.	presentation which included	maps, visual massing, and details about their approved ODF	³ and
Overall Impression/Tone of Meeting	L	(f. 1).	U
educational.	пен аррисацоп апо теѕресс	tfully answered all community questions. The tone was friend	iy and
Main Points/Issues Raised by Citizens/	Applicant's Response		
design has not been developed access. Building is not planned - is there a goal to acquire the (No plans to do so at this time what is the timeline for const	I yet. It is a potential third to be on that property.) remaining parcel on W 10) ruction on this project? (A Plan process. Likely a mir	s this an access point or going to be built out? (Applica d access point for the property, especially for emerger Oth between the existing ODP area and this new prope After the Rezoning, still have to design the site, then g nimum of 18 months before any construction would b ve provided contact info)	erty?

REFERRAL COMMENTS

Sara Homeyer

From: AUTOMAILER@JEFFCO.US

Sent: Thursday, February 13, 2025 8:16 AM

To: Sara Homeyer Cc: Mark Weiden

Subject: 24 133066 RZ - Agency Response

Case Number: 24 133066 RZ

Case Type: Rezoning

Case Name: 16121 W 10Th AVE

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-MAR-25

Reviewer: Mark Weiden

Description: Rezone to amend the existing S Golden Road / Mt Vernon Mixed Use Official

Development Plan zone district boundary.

PLEASANT VIEW METROPOLITAN DISTRICT FIRE DEPARTMENT

Phone: (303) 279-4361 Fax: (303) 278-3430



955 Moss St. Golden, CO 80401

February 13, 2025

Jefferson County Planning and Zoning Department 100 Jefferson County Parkway, Suite 3550 Golden, Colorado 80419-3550

Attn: Sara Hutchinson Case Manager

Contact Info: shutchin@jeffco.us 303-271-8732

RE: Rezon will amend the existing S Golden Rd / Mixed Use Development plan zone to include 16121 W. 10th Ave in the boundary of the development.

Case Number 24-133066 RZ

These properties are within the Pleasant View Metropolitan District, and the Pleasant View Fire Department will provide fire protection services. Fire service will be provided as long as the provision of the International Fire Code, 2018 edition, including all amendments, is met in development.

The Pleasant View Fire Department has no objection to including 16121 W. 10 Ave in the development plan boundary. The developer/owner shall submit an acceptable site plan showing that the fire apparatus access road through the development and shall meet the fire department turning radius of inside turning: 37 feet, outside curb to curb: 45 feet, and outside wall to wall: 52 feet. The plans must also show that all portions of the exterior of the buildings can be reached within 150 feet of the 24-foot wide access lane. No Parking Fire Lane signs are required along the fire apparatus access lanes.

The developer/Owner shall submit acceptable building plans that show the building construction type, building height, and occupancy type for the fire flow requirements that will need to meet the demand in the 2018 IFC.

Fire flow requirements for this project will depend on the construction type, the number of buildings on the site, and the buildings' square footage. More information is needed to determine these requirements. In addition, the development will require the installation of fire hydrants for this proposed project. The available water needs will be obtained from the Consolidated Mutual Water Company. The developer/Owner is encouraged to meet with Consolidated Mutual Water and the fire department to discuss the infrastructure improvement needed to meet fire flow demands and hydrant placement.

Permits are required from the fire department for core and shell improvements, automatic fire protection systems, automatic fire detection systems, and storage of hazardous materials.

Pleasant View Fire Department reserves the right to provide additional comments/requirements when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions regarding this correspondence, don't hesitate to contact me at 303-279-4361 extension 301 or email me.

Respectfully,

Chris P. Malmgren

Fire Chief

Sara Homeyer

From: AUTOMAILER@JEFFCO.US

Sent: Friday, February 14, 2025 9:43 AM

To: Sara Homeyer Cc: Sara Homeyer

Subject: 24 133066 RZ - Agency Response

Case Number: 24 133066 RZ

Case Type: Rezoning

Case Name: 16121 W 10Th AVE

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-MAR-25

Reviewer: Elizabeth Stoner

Description: Rezone to amend the existing S Golden Road / Mt Vernon Mixed Use Official

Development Plan zone district boundary.

Sara Homeyer

From: Jaime Medina <jmedina@lakewood.org>
Sent: Tuesday, February 18, 2025 2:08 PM

To: Sara Homeyer

Subject: --{EXTERNAL}-- Referral (Case Number: 24-133066 RZ)

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Report Suspicious

Hi Sara,

The City of Lakewood has no comments for the proposal at 16121 W 10th AVE.

Thank you,

Jaime Medina

Planning Technician - Development Review

303.987.7505 CIVIC CENTER NORTH 470 SOUTH ALLISON PARKWAY LAKEWOOD, COLORADO 80226

<u>www.lakewood.org/planning</u> [lakewood.org]

Facebook [facebook.com] | Twitter [twitter.com] | YouTube [youtube.com]



Sara Homeyer

From: PlatReview < PlatReview@lumen.com>
Sent: Wednesday, February 26, 2025 1:10 PM

To: Sara Homeyer **Cc:** Taylor, Lisa

Subject: --{EXTERNAL}-- FW: 24-133066RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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Report Suspicious

Sara,

Our engineer has completed the review of the plat, and the comments are as follows: "After review, Lumen has aerial facilities in potential conflict with the provided site plans. Lumen also has both buried and aerial facilities located within the Right-of-Ways of S. Golden Rd. and Mt. Vernon Rd. Lumen recommends having all utilities in the area located and protected in place to ensure safety and protection of all facilities. Please reach out to the engineer directly if a job is needed to relocate facilities."

If you require signatures or have any additional questions, please feel free to contact the engineer directly at <u>Lisa.Taylor@lumen.com</u>.

Best regards,



Kari Hoover
Lumen Plat Review
Business Analyst I
platreview@lumen.com

From: AUTOMAILER@JEFFCO.US < AUTOMAILER@JEFFCO.US >

Sent: Wednesday, February 12, 2025 5:10 PM

To: PAURIC@LAKEWOOD.ORG; JGUTIERREZ@SUMMITUTILITIESINC.COM; CMALMGREN@PLEASANTVIEWFIRE.COM;

CMALMGREN@PLEASANTVIEWFIRE.COM; TWALLER@PLEASANTVIEWMETRO.ORG; PlatReview

<PlatReview@lumen.com>; PLANNING@CITYOFGOLDEN.NET; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM;

ALFONZO_MARTINEZ@CABLE.COMCAST.COM; ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG;

PLATREFERRAL@UNITEDPOWER.COM; IOANA.COMANICIU@STATE.CO.US

Cc: SHOMEYER@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

Subject: 24, 13206687, FLECTRONIC REFERRAL EXTERNAL Recogning

Subject: 24-133066RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

×	Totally privary per privary, Neventh Office prevented advantals of minimal of this privary less the Internal.		

ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the <u>Case Folder</u> in the <u>Current Referral Documents</u> sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-133066 RZ

Case Type: Rezoning

Case Name: 16121 W 10Th AVE

Address: 16121 10Th AVE

Description: Rezone to amend the existing S Golden Road / Mt Vernon Mixed Use Official Development

Plan zone district boundary. Case Manager: Sara Homeyer

Case Manager Contact Information: shomeyer@co.jefferson.co.us (303) 271-8732

Comments Due: 05-MAR-25

If you have any questions related to the processing of this application, please contact the Case Manager.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.





1123 West 3rd Avenue Denver, Colorado 80223 Telephone: 303.285.6612 violeta.ciocanu@xcelenergy.com

February 27, 2025

Jefferson County Planning and Zoning 100 Jefferson County Parkway, Suite 3550 Golden, CO 80419

Attn: Sara Homeyer

Re: 16121 W 10Th AVE, Case # 24-133066 RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **16121 W 10Th AVE Rezone**.

Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the project lines. Public Service Company has **no objection** to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

In the future to ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines and eight-foot (8') on the rear lot lines of each lot in the subdivision or platted area identified as single-family lots. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the County of Jefferson for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without

limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy

Office: 303-285-6612 - Email: violeta.ciocanu@xcelenergy.com



Memorandum

To: Sara Homeyer

Planner

From: Patrick O'Connell

Engineering Geologist

Date: March 3, 2025

Re: 16121 W 10th Ave, Case No. 24-133066PA

I have reviewed the submitted documents for the subject project. I have the following comments:

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the RZ.

Sara Homeyer

From: Hacker - DNR, Ariel <ariel.hacker@state.co.us>

Sent: Tuesday, March 11, 2025 3:31 PM

To: Sara Homeyer

Cc: Ioana Comaniciu - DNR

Subject: --{EXTERNAL}-- Referral 24-133066RZ

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Report Suspicious

Hello,

The DWR has reviewed the 24-13066RZ: 16121 W 10th Ave referral to rezone the parcel from residential use to mixed use. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. The proposed water supply is the existing municipal service. The municipal provider was identified in the referral to be Consolidated Mutual Water Company. This office has no comments on the proposed water supply.

Please reach out to me with any questions.

Thank you,

Ariel Hacker

Water Resources Engineer, Division 1
Pronouns: she/her/hers (why pronouns?)



P 303-866-3581 x 8234

1313 Sherman St., Suite 818, Denver, CO 80203 ariel.hacker@state.co.us | www.colorado.gov/water

Working Hours: Monday - Thursday 6:00 am - 4:30 pm



Boards and Commissions Historical Commission

Memorandum

March 20, 2025

Rezoning 16121 W 10Th Ave (Case No. 24-133066 RZ) Second Referral

Project:

The proposal is to amend the existing S Golden Road / Mt Vernon Mixed Use Official Development Plan (ODP) zone district boundary. The existing plan includes 16129 West 10th Avenue, 16005 Mt Vernon Road, and 16100 South Golden Road. The submitted rezone amendment adds the 16121 West 10th parcel to Planning Area 1 of the approved ODP and adds no new written restrictions. Planning Area 1 provides for a vertically mixed-use building, including ground floor commercial fronting South Golden Road. Planning Area 2 is located on the northeastern corner of the development. The intent of Planning Area 2 is preserving the Rock Rest Lodge as it currently looks and operates today. All parcels are in the Pleasant View area.

Resources near the Project Area: (T4S, R70W Sec 1, NW1/4)

The Jefferson County Historic Commission (JCHC) reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and identified several historic resources. The Samuel and Albina Romano Residence (5JF2784) and the Old Homestead Court (Mountain Edge Court) are located close to the property. Other more distant historic resources to the east include Camp George West NHD, a ditch, Denver & Intermountain Railroad Spur Segment Golden Branch, and Intermountain Wye.

Resources in the Project Area:

JCHC reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and did not identify any cultural surveys or resources.

JCHC reviewed the County Assessors Property Records and found the following.

AIN/Parcel ID: 40-012-17-173

Single-family ranch: frame, built 1955 and meets the 50-year threshold as a historic resource. The aerial photos show several other small structures that are not listed and described.

<u>Project Determination of Effect</u>: Planning Area 1 does not mention protecting existing historic buildings. Future development will likely remove the historic buildings.

Mitigation Measures: None provided

Other Information:

Pleasant View was originally agricultural with irrigation ditches providing water for hay pastures, crops, and fruit trees. Its proximity to Golden and its location along South Golden Road and the Denver & Intermountain streetcar line accelerated growth. Today, Pleasant View is composed of the Pleasant View and Vernon Gardens subdivisions that were platted in the 1920s, as well as various subdivisions on the north side of South Golden Road. Most pre-1951 houses are vernacular frame buildings, most substantially altered by siding, window replacements and additions. A few houses have Craftsman features. (58) The most notable residential properties are stone buildings dating from 1910-1943. (See Norman 2002: 56-59).

(Richard Gardner, JCHC 2/18/2025)

The home upon the parcel in question appears to have been built by Ivan and Peggy Huffman in 1954, acquired by Robert and Ronald Bettinger in 1967 and then subdivided by Anna Bettinger to create two parcels in 1991: there's nothing particularly remarkable about it. It is certainly useful that they have flat out stated "The intent of Planning Area #2 is preserving the Rock Rest Lodge as it currently looks and operates today." At least from a legalistic point of view, they ought to incorporate such intent into the ODP so that it's officially recorded and minimizes chances of future misunderstanding.

The applicant responded to JCHC Recommendation 2 on the First Referral.

Recommendation 1: The applicant is strongly urged to professionally evaluate the historic structures at 16121 W 10Th Ave for eligibility to the National Register of Historic Places. If the buildings are significant and preservation in place is not feasible, the significant historic buildings should be documented prior to their destruction including documentation of the site's history. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (https://www.historycolorado.org/guidelines-historic-preservation-projects), and the documentation submitted to OAHP for their records.

(No response from the applicant)

Recommendation 2: The amendment to the existing ODP should include the following statements:

- 1) "The existing Rock Rest building in Planning Area 2 and its companion stone gateway arch in Planning Area 1 shall be historically preserved in accordance with the intent of this ODP in consultation with the Jefferson County Historical Commission"
- 2) "The existing principal structure and future additions to the structure, located in Planning Area 2 and known as the Rock Rest Lodge, and its companion stone gateway arch in Planning Area 1 are exempt from the architecture written restrictions of this planning development and Section 13 of the zoning resolution in deference to their architecturally unique design."

(applicant response)

"The intent of Planning Area #2 is preserving the Rock Rest Lodge as it currently looks and operates today. Please refer to the Official Development Plan provided with the application for further details and written restrictions regarding both Planning Area #1 and Planning Area #2."

The ODP contains sufficient language to protect the Rock Rest Lodge, companion stone gateway arch, and signage.

(Rick Gardner, JCHC; email 3/20/2025)

The 1955 house (of which there are a fair number that exact age in Pleasant View; it had considerable subdivision development then) appears of no particular significance.

<u>Jefferson County Historical Commission Conclusion and Recommendation:</u>

Though the applicant did not respond to Recommendation 1 from the first referral, they do not intend to evaluate and document the historic building at 16121 W 10Th Ave. JCHC asks the applicant to photo document the structure before its removal and submit the photo documentation to JCHC for the county archives. The ODP has sufficient language to protect the Rock Rest Lodge, companion stone gateway arch, and signage. No further review is needed. JCHC has the following recommendation:

Recommendation 1: The applicant is asked to photo document the historic structure at 16121 W 10Th Ave and submit the photo documentation to JCHC for the county archives.



MEMO

TO: Sara Homeyer

Jefferson County Planning and Zoning Division

FROM: Urszula Tyl/Tracy Volkman

Jefferson County Environmental Health Services Division

DATE: March 21, 2025

SUBJECT: Case #24-133066 RZ

Phil Hodgkinson 16121 W 10th Ave

PROPOSAL SUMMARY

Rezone to amend the existing S Golden Road / Mt Vernon Mixed Use Official Development Plan zone district boundary.

COMMENTS

Jefferson County Public Health (JCPH) provided comments for a pre-application, site development process in 2005 and comments for the pre-application process on February 14, 2023, September 8, 2023 and February 19, 2025 regarding the rezoning of the adjacent properties involved in this proposed development. We reviewed the documents submitted by the applicant for this rezoning process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a "✓" indicate that the document has been submitted, or action has been taken. Please read the entire document for requirements and information. Please note additional documentation may be required.

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Submit a will serve service letter from the Water and Sanitation Districts indicating	
✓	02/18/2025	public water and sewer can be provided to 16121 W 10 th Avenue proposed development in accordance with the Land	Water/Wastewater
		Development Regulation (LDR) 21 and 22.	
✓	03/21/2025	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30 for 16121 W 10 th Avenue.	Environmental Site Assessment
		Submit a Phase II Environmental Site Assessment for 16121 W 10 th Avenue.	Environmental Site Assessment

WATER/WASTEWATER

Consolidated Mutual Water provided a letter dated December 2, 2024, stating 16121 W 10th Avenue is and can be provided with public water service.

The Pleasant View Water and Sanitation District provided a letter dated December 2, 2024, stating 16121 W 10th Avenue is and can be provided with public sewer service.

ONSITE WASTEWATER TREATMENT SYSTEM

JCPH has records of an existing onsite wastewater treatment system (OWTS) for 16121 W 10th Avenue. An OWTS Abandonment form, Form 300, must be submitted if the OWTS is no longer in use **at the time of site development**. Form 300 can be obtained at the following web address https://www.jeffco.us/2426/Forms-Planning-Documents

If the existing OWTS continues to be used, all setback requirements in accordance with the current Onsite Wastewater Regulation must be met and a letter from the Water and Sanitation Districts must be obtained to approve the continued use of the OWTS.

ENVIRONMENTAL SITE ASSESSMENT

The applicant submitted a signed and notarized Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet, however a Phase I Environmental Site Assessment (ESA) was provided to this department indicating that there was a recognized environmental concern.

A Phase I ESA report dated November 18, 2024, prepared by 916 Consulting identified a recognized environmental condition and made the following conclusion:

1.6 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21, and the scope of work provided by the Client, of Mansanarez Residence, at 16121 W. 10th Avenue, in Golden, Jefferson County, Colorado 80401. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. No controlled recognized environmental conditions (CRECs) and/or significant data gaps in connection with the subject property were identified.

As noted above, the assessment has revealed a recognized environmental condition (REC) with regard to past on-site auto repair/salvage operations including unknown handling, storage and disposal practices of automotive fluids, solvents and fuels.

A phase II ESA was not provided by the applicant/ Per LDR Section 30 C. 2.b., JCPH believes a Phase II ESA should be conducted to evaluate the risk of potential liability from acquisition and use of the property for the intended purposes and provide pertinent public/worker health and safety information based on the Phase I ESA findings of historical use per LDR Section 30 D.1. Based on the findings of Phase II ESA, a Phase III ESA may be required. We strongly recommend that the County does not accept any transfer of land interest, such as but not limited to, Right of Way, until the recognized environmental condition can be further assessed in the Phase II ESA.

Should stained or discolored soil or contaminated groundwater be encountered during construction and excavation of this area, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper

remediation and disposal of the contaminated material. The contactor must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320.

ACTIVE LIVING

JCPH is in support of the mixed-use development where residents can live, work, and recreate within the community as it encourages physical activity, such as walking or biking, and reduces automobile travel which decreases air pollution.

JCPH strongly recommends that the developer design this project to include all modes of transportation (walking, biking, public transportation, and vehicle travel), a balanced mix of housing and employment, and a vibrant mixed use of activity centers to create an integrated, cohesive community with pleasant streetscapes to be enjoyed by users of the development. We also suggest the following design criteria:

- Orient the buildings toward the streets and provide parking in the back of the building.
- Collaborate with the planning efforts of surrounding communities.
- Consider shade canopies (natural and or man-made) to prevent sun exposure.
- Arrange for sidewalk amenities (benches, tables, vegetation, sidewalk art, etc.)

Intentional and thoughtful design elements such as these can promote public health by actively engaging the community in physical and social activity that can enhance the well-being of the users of this development.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off-property transport of materials during construction.

ASBESTOS

For any proposed demolition activity, the applicant must obtain a Demolition Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment, (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition.

RADON

JCPH strongly advises and encourages the developer to install a radon mitigation system in the proposed development to address the health hazard associated with radiation from radon gas. Jefferson County is considered a Zone Red which has the highest risk of radon exposure according to the Environmental Protection Agency (EPA). According to our statistics from our radon grants, more than half of the homes in Jefferson County have radon levels that are at or above 4 picoCuries per Liter (piCu/L). EPA advises that dwellings that test at or above 4 piCu/L

should have a radon mitigation system installed. It is extremely difficult to install a radon mitigation system in multi-home developments after the development is built. As such, it is more cost effective and the reasonable and prudent choice to install a radon system as part of the development to protect future residents.

LANDSCAPING

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

NOISE

Since this facility will have residential properties, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance which is a civil matter between the property owner and the complainant. **Please note:** JCPH and the Colorado Department of Public Health and Environment do not enforce noise complaint nuisances.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Child Care Centers/Schools, Assisted Living/ Nursing Home, Food Service Establishments/Grocery Stores, Swimming Pools/Hot tubs, Dry Cleaner, Gasoline Stations/Auto Repair/Auto Body, Car Wash, Body Art

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

Sara Homeyer

From: AUTOMAILER@JEFFCO.US

Sent: Tuesday, March 25, 2025 8:58 AM

To: Sara Homeyer Cc: Ross Klopf

Subject: 24 133066 RZ - Agency Response

Case Number: 24 133066 RZ

Case Type: Rezoning

Case Name: 16121 W 10Th AVE

Review: Engineer (Development Review)

Results: Complete

Review Comments: No further comments or concerns, there is no change in the number of units

from the previous rezoning case. Scheduled End Date: 01-APR-25

Reviewer: Ross Klopf

Description: Rezone to amend the existing S Golden Road / Mt Vernon Mixed Use Official

Development Plan zone district boundary.

NOTIFICATION SUMMARY + PUBLIC / HOA COMMENTS

Notification Summary



100 Jefferson County Parkway, Suite 3550, Golden, CO 80419 303-271-8700 planning.jeffco.us | pzweb@jeffco.us

Case Number	24-133066RZ	
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As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

- 2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
- 3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners

Registered Associations





From the Jefferson County Assessor's Office Home Owners Associations within 1 miles of 40-012-17-173

Subject Properties

Owner AIN/Parcel PIN/Sched Mail Addre Property Address

PETRIFIED TREE LLC 40-012-17 30040834 16005 MT 16121 W 10TH AVE , GOLDEN, CO 80401

9 HOA within 1 miles of subject properties

HOA Name	Amanda l	R: Contact	Address Li Address	LiıPhone 1	Phone 2	Email Add: License	Comments HOA	Hearing D∈Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
APPLEWOOD POA	757291	BRIAN H	A12750 ELDR GOLDEN	C	7204704	3(bjhanse2@AOI	Last Updat Y	Brian Har	ns	Will Muss	e Luann Sw	iı		Central Plains
DANIELS-WELCHESTER HOA	757435	DIANE D	JI11880 W 1GOLDEN	C 303588884	3039186	9{ danielswel AOI	Last Updat Y	DIANE DUI Diane Du	ff BJ Schnitt	z Pat Penni	n Pam Hack	cł.	danielswe	el GLUP
JEFFERSON COUNTY HORSE COUNCIL	757337			303817483	:	franevers@AOI	Last Updat N	ANY BOAR Don McD	o Barb Sugg	g Andrea Ra	a Andrea R	a Terry Liek	kł jeffcohor:	sı ALL AREAS
MESA VIEW ESTATES	757542	C/O CICI	KI9250 W. 5' LAKEWO	O 303233464	ŧ	cici@acmł	Last Updat Y	CICI KESLE Keith Sut	tcJulie Fox	James Mo	HJen Johns	c Bill Meye	r, www.me	Si
PLAN JEFFCO	984263	C/O MIC	HI 24396 COI GOLDEN,	, (30352613	7208394	3:mpoolet@	Last updat N	MICHELLE John Litz	Peter Mo	r Michelle I	P Peter Mo	r John Litz,	Ewww.plai	nj
ROLLING HILLS EAST HOA	757470	C/O JAM	ES 2941 KENE GOLDEN	(30398130	3032151	0: jscott@fir: AOI	Last Updat Y	EVAN NOY Evan Noy	e	James A S	CJames A S	ic		N PLAINS
SAVE THE MESAS INC	757475	c/o Edee	G305 LOOK(GOLDEN	(30327945	3032794	5₄edeegail@ AOI	Last Updat Y	Edee Gail Don Park	e Edee Gail	Don Parke	e Anne Hed	ll Mary Par	k:	N PLAINS
SIXTH AVE WEST ESTATES	757364	LAKEWO	O 9250 W. 51 LAKEWO	O 303233464	ŧ	cici@acmł AOI	Last Updat Y	CICI KESLE Keith Sut	tcJulie Fox	Janes McI	K Jen Johns	c Bill Meye	r, www.me	si Central Plains
SIXTH AVE WEST TOWNHOME ONE ASSN	757365	MARLEN	E 368 GLADI GOLDEN	(303271159	ţ	marti44@; AOI	Last Updat Y	ANO DESIC Marlene	H Hugh Mill	a Marcia Jo	h George Tl	h Jordan Oa	al kthomas (@ Central Plains

Owner	Mail Address	Mail Loc	Mail Zip
PETRIFIED TREE LLC	16005 MT VERNON RD	GOLDEN, CO	80401
A & J PROPERTIES LLC	16190 S GOLDEN RD	GOLDEN, CO	80401
CURRENT RESIDENT	16250 S GOLDEN RD	GOLDEN, CO	80401
CURRENT RESIDENT	9395 UTICA ST	WESTMINSTER, CO	80030
CURRENT RESIDENT	16070 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	16168 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE L-4	GOLDEN, CO	80401
CURRENT RESIDENT	426 E ORCHARD	FREDERICKSBURG, TX	78624
CURRENT RESIDENT	660 W JAMISON CIR	LITTLETON, CO	80120
CURRENT RESIDENT	16259 W 10TH AVE L5	GOLDEN, CO	80401
CURRENT RESIDENT	23626 SUNROSE LN	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE L1	GOLDEN, CO	80401
CURRENT RESIDENT	PO BOX 150230	LAKEWOOD, CO	80215
CURRENT RESIDENT	8378 E PHILLIPS PL	CENTENNIAL, CO	80112
CURRENT RESIDENT	4871 S EVANSTON ST	AURORA, CO	80015
CURRENT RESIDENT	9110 W BELLWOOD PL	LITTLETON, CO	80123
CURRENT RESIDENT	16259 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE F 6	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE H2	GOLDEN, CO	80401
CURRENT RESIDENT	10115 W 44TH AVE	WHEAT RIDGE, CO	80033
CURRENT RESIDENT	15 TIMBERHILL LN	LYNNFIELD, MA	01940
CURRENT RESIDENT	16259 W 10TH AVE H-6	GOLDEN, CO	80401
CURRENT RESIDENT	601 16TH ST STE C	GOLDEN, CO	80401
IMPERIAL MOUNTAIN PROPERTIES LLC	182 ANEMORE DR	BOULDER, CO	80302
CURRENT RESIDENT	16259 W 10TH AVE F4	GOLDEN, CO	80401
COLMAN FAMILY TRUST	1304 OPAL ST	SAN DIEGO, CA	92109
CURRENT RESIDENT	16529 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE H5	GOLDEN, CO	80401
JFH HOLDINGS LLC	11757 W KEN CARYL AVE	LITTLETON, CO	80127
WEIDLER ELIZABETH C	16259 W 10TH AVE A-3	GOLDEN, CO	80401
SARLAR LLC	3921 SIMMS ST	WHEAT RIDGE, CO	80033
CURRENT RESIDENT	PO BOX 18513	GOLDEN, CO	80402
CURRENT RESIDENT	8885 W 77TH CIR	ARVADA, CO	80005
CURRENT RESIDENT	8390 BLACKGUM ST	PARKER, CO	80134
CURRENT RESIDENT	440 CARRIAGE GATE TRL	ATLANTA, GA	30331
CURRENT RESIDENT	30246 MERION LN	EVERGREEN, CO	80439
CURRENT RESIDENT	1616 BUCHHANAN ST NE	WASHINGTON, DC	20017
CURRENT RESIDENT	35 YANK WAY	LAKEWOOD, CO	80228
CURRENT RESIDENT	16259 W 10TH AVE A6	GOLDEN, CO	80401
CURRENT RESIDENT	66 CLARE CT	CASTLE ROCK, CO	80108
CURRENT RESIDENT	12078 W BERRY AVE	LITTLETON, CO	80127
CURRENT RESIDENT	600 BLUE JAY DR	GOLDEN, CO	80401
CURRENT RESIDENT	307 LOOKOUT VIEW CT	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE A5	GOLDEN, CO	80401
CURRENT RESIDENT	PO BOX 17834	GOLDEN, CO	80402
CURRENT RESIDENT	852 DEFRAME WAY	LAKEWOOD, CO	80228
CURRENT RESIDENT	16259 W 10TH AVE UNIT I-1	GOLDEN, CO	80401
CURRENT RESIDENT	319 JACKSON PL 319-A	GOLDEN, CO	80401

Ta	1	T	
CURRENT RESIDENT	16259 W 10TH AVE B-3	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE #K1	GOLDEN, CO	80401
CURRENT RESIDENT	5330 S BAHAMA CT	CENTENNIAL, CO	80015
CURRENT RESIDENT	16259 W 10TH AVE 1-4	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE J- 1	GOLDEN, CO	80401
URBAN FAMILY TRUST	88 DEFRANCE WAY	GOLDEN, CO	80401
RJ MENARD TRUST	16259 W 10TH AVE E-3	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE E-6	GOLDEN, CO	80401
DINGDANG PROPERTY LLC	19584 W 56TH PLAC	GOLDEN, CO	80403
CURRENT RESIDENT	15259 W 10TH AVE APT	GOLDEN, CO	80401
TILLEY J 3 GOLDEN PINES LLC	12191 W 64TH AVE 209	ARVADA, CO	80004
CURRENT RESIDENT	16259 W 10TH AVE F-1	GOLDEN, CO	80401
CURRENT RESIDENT	13492 W DAKOTA AVE	LAKEWOOD, CO	80228
CURRENT RESIDENT	16259 W 10TH AVE E2	GOLDEN, CO	80401
CURRENT RESIDENT	16259 W 10TH AVE UNIT	GOLDEN, CO	80401
JEM ENTERPRISES LLC	9380 COTTONWOOD CIR	FREDERICK, CO	80504
CURRENT RESIDENT	16259 W 10TH AVE I-U6	GOLDEN, CO	80401
S PERSICHETTI FAMILY LLC	5574 S ELDRIDGE ST	LITTLETON, CO	80127
CURRENT RESIDENT	16259 W 10TH AVE #A1	GOLDEN, CO	80401
CURRENT RESIDENT	411 WALNUT ST	GREEN COVE SPRINGS, FL	32043
CURRENT RESIDENT	16359 W 10TH AVE X2	GOLDEN, CO	80401
CURRENT RESIDENT	16359 W 10TH AVE W-2	GOLDEN, CO	80401
CURRENT RESIDENT	5333 E 100TH PL	THORNTON, CO	80229
CURRENT RESIDENT	PO BOX 1417	FRISCO, CO	80443
CURRENT RESIDENT	16359 W 10TH AVE Z1	GOLDEN, CO	80401
CURRENT RESIDENT	1084 AZURE WAY	LOUISVILLE, CO	80027
CURRENT RESIDENT	1147 COLE ST	SAN FRANCISCO, CA	94117
CURRENT RESIDENT	456 COPPERDALE LN	GOLDEN, CO	80403
CURRENT RESIDENT	16359 W 10TH AVE W4	GOLDEN, CO	80401
CURRENT RESIDENT	9889 SUNSET HILL CIR	LONE TREE, CO	80124
JAMES I ROBERTSON REVOCABLE TRUST	16441 CASSIDY CT	LA PINE, OR	97739
CURRENT RESIDENT	5811 W 4TH AVE	LAKEWOOD, CO	80226
CURRENT RESIDENT	112 ALAMO DR	DURANGO, CO	81301
CURRENT RESIDENT	27 WILLOW FLAT RD	SILVER CITY, NM	88061
CURRENT RESIDENT	16359 W 10TH AVE Y-2	GOLDEN, CO	80401
CURRENT RESIDENT	16359 W 10TH AVE Z2	GOLDEN, CO	80401
CURRENT RESIDENT	16359 W 10TH AVENUE	GOLDEN, CO	80401
CURRENT RESIDENT	16359 W 10TH AVE R	GOLDEN, CO	80401
CURRENT RESIDENT	16539 W 10TH AVE K	GOLDEN, CO	80401
CURRENT RESIDENT	3817 PILOT DR	PLANO, TX	75025
ROMMERDAHL PROTECTION TRUST	1117 8TH ST	GOLDEN, CO	80401
J & G PROPERTIES	1224 SPRUCE DR	GOLDEN, CO	80401
CURRENT RESIDENT	626 E PALM AVE	BURBANK, CA	91501
CURRENT RESIDENT	59 S HOLMAN WAY	GOLDEN, CO	80401
HOSER & NOB LLC	6059 S FARM RD 101	REPUBLIC, MO	65738
ROBERT MOODY TRUST	7505 W YALE AVE 2804	DENVER, CO	80227
CURRENT RESIDENT	135 WHITE ASH DR	GOLDEN, CO	80403
CURRENT RESIDENT	16359 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	21024 E GREENWOOD PL	AURORA, CO	80013

CURRENT RESIDENT	2600 THMANA/ATERIAL	BOLLI DED. CO	90204
	2609 TUMWATER LN	BOULDER, CO	80304
GILBERT FAMILY LIVING TRUST	11421 W LOUISIANA AVE	LAKEWOOD, CO	80232
CURRENT RESIDENT	5368 OWENS ST	ARVADA, CO	80002
CURRENT RESIDENT	2513 E FRANKLIN ST	RICHMOND, VA	23223
CURRENT RESIDENT	30734 PINE CONE LN	EVERGREEN, CO	80439
URBAN FAMILY TRUST	88 DE FRANCE WAY	GOLDEN, CO	80401
CURRENT RESIDENT	6134 W GOULD DR	LITTLETON, CO	80123
CURRENT RESIDENT	1363 LAURENWOOD WAY	HGHLNDS RANCH, CO	80129
CURRENT RESIDENT	16359 W 10TH AVE Y-3	GOLDEN, CO	80401
CURRENT RESIDENT	14167 W 3RD PL	GOLDEN, CO	80401
TERRY L AUMILLER & CONNIE K AUMILLER JOIN	PO BOX 608	PINE, CO	80470
CURRENT RESIDENT	16359 W 10TH AVE XX-2	GOLDEN, CO	80401
CURRENT RESIDENT	1367 HILLTOP CIR	WINDSOR, CO	80550
LARA & WAYLLACE SERVICES LLC	5540 W 73RD AVE	ARVADA, CO	80003
CURRENT RESIDENT	16370 W 10TH AVE	GOLDEN, CO	80401
CURRENT RESIDENT	16295 MOUNT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	16040 MOUNT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	16060 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	16090 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	17190 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	PO BOX 1540	KREMMLING, CO	80459
NICHOLAS FELTIS & ROSETTA FELTIS TRUST	16160 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	PO BOX 614	GOLDEN, CO	80401
CURRENT RESIDENT	16250 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	16305 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	16345 MT VERNON RD	GOLDEN, CO	80401
CURRENT RESIDENT	975 ORCHARD ST	GOLDEN, CO	80401
961 ORION STREET LLC	2868 S KITTREDGE PARK RD	EVERGREEN, CO	80439
CURRENT RESIDENT	970 ORION ST	GOLDEN, CO	80401
CURRENT RESIDENT	930 QUAKER ST	GOLDEN, CO	80401
GOLDEN PINES CONDOMINIUM ASSOCIATION INC	2180 W STATE RD 434 5000		32779
JEFFCO P&Z ATTN SARA HOMEYER	100 JEFFERSON CTY PKWY #3!	GOLDEN, CO	80419

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver State of Colorado

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

- 1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
- 2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
- 3. The notice that is attached hereto is a true copy, published in Your Hub for West Jeffco (including the counties of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin, Clear Creek, and Westminster) on the following date(s):

May 22, 2025

Signature

Subscribed and sworn to before me this 23 day of ___May___, 2025.

Notary Public

JULIANA DASHWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244034234
MY COMMISSION EXPIRES SEPTEMBER 11, 2028

(SEAL)

NOTICE OF PUBLIC HEARINGS FOR SPECIAL USE

NOTICE IS HEREBY GIVEN that the Board of County-Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on June 10, 2025 at 9:00 a.m. with the virtual hearing link being available on the County's website at https://www.jeffco.us/meetings.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 24-133066RZ/South Golden Road / Mt. Vernon Mixed-Use ODP Amendment, which proposes to rezone from Planned Development (PD) to a new Planned Development to amend the existing South Golden Road / Mt. Vernon Mixed-Use Official Development Plan zone district boundary which allows a mixed-use project with ground-floor retail and up to 200 multi-family residential dwelling units above, and to preserve the Rock Rest Lodge.

Said property is located at: 16121 W 10th Ave, 16129 W 10th Ave, 16005 Mt Vernon Rd, and 16100 S Golden Rd, Golden, which contains approximately 5.87 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS COUNTY OF JEFFERSON STATE OF COLORADO

Published May 22, 2025

/s/ Lesley Dahlkemper, Chairman

CURRENT ZONING

WI/4 CORNER

FOUND 1-1/4" AXLE

SECT. 1, T45, R 70W, 6th P.M.

ODP BR 64 Pg 58 Rec. #91056575 6/27/91 15:00 County of Sefferson State of Colorado \$20.00

BETTINGER OFFICIAL DEVELOPMENT PLAN

ODP PREPARED BY: Tim Joswiak 4981 S. Garland St. Littleton, CO 80123 303-973-4157

February 3. 1990 Revised: May 1, 1991

LEGAL DESCRIPTION: A parcel of land in the SW 1/4 of the NW 1/4 of Section 1, Township 4 South. Range 70 West of the 6th Principal Meridian, deeded as the South 367 (367.70) feet of Tract 3, Burdick Heights Subdivision, and more particulary described as follows: Beginning at the W 1/4 corner of said section 1, thence 5 89°56'48"E along the centerline of said Section I for a distance of 777.73 feet to a #5 rebar with aluminium cap stamped L.S. 24317, which is the true point of beginning; Thence N 00°03'12"E for a distance of 367'(367.70') to a point; thence N 89°56'48"W for a distance of 125 (124.73') feet to a point; thence 5 00°03'12"W for a distance of 367 (367.70) feet to a point; thence S 89°56'48"E a distance of 125 (124.73) feet to the true point of beginning Said parcel contains 1.05 acres, more or less. All field measurements of the survey have been denoted in parenthesis.

The hereon plan of the Planned Development Bettinger is approved and accepted by the Board of County Commissioners this 25 day of yake

BOARD OF COUNTY COMMISSIONERS:

Case Number: 290-15

Map Number: 219



Reviewed by the Jefferson County Planning Commission this 19th day

Reviewed by Public Works Division

Date: UNE 10, 1991

RECORDER'S CERTIFICATE ACCEPTED FOR FILING IN THE OFFICE

OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 27th DAY OF

June, 19 9/ at 15:00 O'CLOCK P.M.

91056575 Reception Number

JEBUERSON COUNTY CHERK AND RECORDER By: Deputy Clerk

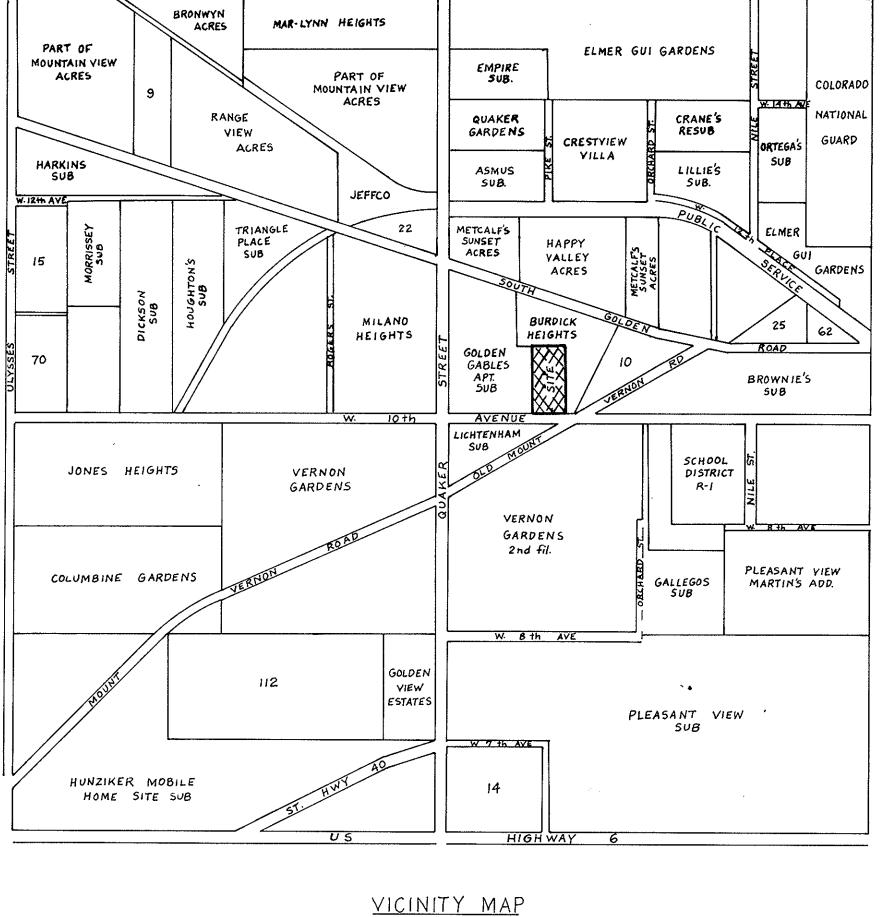
Standard Flexibility Statement:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

- a. Final road alignments
- b. Final configuration of lot and tract sizes and shopes
- c. Final building envelopes
- d. Final access and parking locations
- e. Landscaping adjustments

Applicability Statement:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.



SCALE: 1" = 600"

Existing Easements 5'North and parallel to section line centerline easement for telegraph line Bk 153, Pg. 92 50' North and parallel to section line centerline easement for electrical transmission Bk 153, Pg. 92 No widths of easements are defined, but the right to cut trees 50' either side of EXISTING centerline affects the southerly 100' of ONE- STORY FRAME use area 1. RESIDENCE L & ELECTRICAL TRANSMISSION

- & TELEGRAPH LINE

S 89° 56′48″E 125′ (124.73′)

USE AREA 2

USE AREA 1

Existing 4'height' chain link fence

10th AVENUE

N 89°56′48″W 125′ (124.73′)

RIGHT-OF- WAY EASEMENT_

P.O.B. Elevation (top of cap) = 5812.74 ft. (U.S.G.S. datum \pm .02 ft.)

SCALE: 1 = 20'

SECT. 1, T4 S, R 70W, 6th P.M. FOUND 3" ALUM. CAP IN RANGE BOX

Sheet 1 of 2

BETTINGER OFFICIAL DEVELOPMENT PLAN

WRITTEN RESTRICTIONS

1.) Permitted Uses:

- A. Use Area 1 this area shall contain one single family dwelling, together with normal residential accessory uses and structures (i.e., private garage)
- B. Use Area 2 this area shall permit a maximum of two storage buildings, with a maximum total GLA of 3000 s.f. Storage uses shall be limited to the storage of antique automobiles, parts for antique automobiles, and collectable items. Restoration and repair of antique automobiles and collectables shall be permitted, provided that the activity is limited to occur within the building, and that the repair is done by the building owner or leaseholder on their own antiques and collectables. No off-site employees will be permitted.

2.) Signs :

No signs shall be permitted, except for those signs permitted within the R-2 zone in the Jefferson County Zoning Resolution.

3) Fences:

- A) Maximum fence height shall be six feet.
- B.) Fence permits shall be required for any fence over 42" in height.
 c.) No fence over 42" in height shall be permitted within the southerly
 48 feet of this Planned Development.
- D) No barbed wire or electric fences shall be permitted.

4.) Parking:

- A) Residential Uses a minimum of two on site parking spaces shall be provided for each dwelling unit.
- B.) Storage Uses a minimum of one space per 2000 s.f. GLA shall be provided on site.

5) Lightine

- A.) Lights shall be permitted for residential and security use only. No exterior lighting (other than security lighting) shall be permitted in association with the storage uses.
- B.) Maximum light height shall be 18 feet.
- c.) No light shall cast a glare on adjacent properties or right-of-way.

6) Building Standards:

- A.) Maximum height of residential structures shall be 35 feet.
- B.) Maximum height of accessory structures and storage buildings shall be 20 feet.

7.) Lot Standards :

- A.) Maximum number of lots shall be two.
- B.) Minimum lot size shall be 12,500 s.f.
- C.) Minimum building setbacks shall be: front 20 feet rear 20 feet

side - 10 feet

8.) Architectural Treatment :

A.) All buildings shall be residential in scale, character and finish. All buildings must have sloped gable-style roofs and painted or stained siding on the walls.

9) General Provisions:

- A.) No use shall be permitted that produces any noise, smell, vibration, or any other sensory impact that is perceptable and annoying from off-site.
- B.) All oil, fluids, and other materials used in connection with restoration and repair activities shall be stored and disposed of in accordance with the requirements of the Jefferson County Health Department and the sanitation district.
- C.) No exterior storage is permitted within Use Area 2.

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SOUTH TABLE **MOUNTAIN PARK** SUBJECT SITE W. 10TH AVE **PLEASANT JEFFERSON** VIEW COUNTY COURT 6TH AVE

APPROVED FOR RECORDING

VICINITY MAP

THIS OFFICIAL DEVELOPMENT PLAN, TITLED SOUTH GOLDEN ROAD / MT VERNON MIXED USE OFFICIAL DEVELOPMENT PLAN, WAS APPROVED

, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF COLORADO AND IS APPROVED FOR RECORDING.

THE OWNER OF THE PROPERTY AT THE TIME OF APPROVAL WAS PETRIFIED TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY AND TALK TO THE HAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE:	
DATE:	

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON TH	IIS DAY OF	,	,	
BY:				
	JEFFERSON COUNTY CLERK		DEPUTY CLERK	
	AND RECORDER			

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS
- E. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

LEGAL DESCRIPTION (16129 WEST 10TH AVENUE)

LOT 2A, BURDICK HEIGHTS EXEMPTION SURVEY NO.1 ADJUSTMENT 1, A REVISION TO LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1, LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST, OF THE 6TH P.M., PER THE MAP RECORDED JULY 10, 2007, AT RECEPTION NO. 2007080061, DESCRIBED AS FOLLOWS:

LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO.1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, PER MAP RECORDED JUNE 19, 1991 IN PLAT BOOK 106 AT PAGE 30 AS RECEPTION NUMBER 91053181, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 1, THENCE N89°58'14"E, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 1, A DISTANCE OF 653.11 FEET; THENCE CONTINUING N89°58'14"E, A DISTANCE OF 124.65 FEET; THENCE N00°01'21"W, A DISTANCE OF 25.00 FEET TO THE SE CORNER OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1; THENCE N00°01'21"W, ALONG THE EAST LINE OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO.1, A DISTANCE OF 127.94 FEET TO THE SE CORNER OF LOT 2, BURDICK HEIGHTS EXEMPTION SURVEY NO.1 AND THE TRUE POINT OF BEGINNING; THENCE N00°01'21"W, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 214.71 FEET TO

THE NE CORNER OF SAID LOT2; THENCE S89°59'43"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 124.77 FEET

TO THE NW CORNER OF SAID LOT 2: THENCE S00°02'27"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 214.80 FEET TO THE SW CORNER OF SAID LOT 2;

THENCE N89°57'16"E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 124.70 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS, BEING THE WESTERLY 25 FEET OF LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1, PER THE MAP RECORDED JUNE 19, 1991 IN BOOK 106 AT PAGE 30, AS RECEPTION NUMBER 91053181 COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION (16005 MT VERNON ROAD)

BEGINNING AT A POINT 793 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST; THENCE 3/4THS OF A FOOT EAST; THENCE NORTHEASTERLY 706 FEET TO EAST LINE OF SW 1/4 NW 1/4; THENCE NORTHWESTERLY ALONG SOUTH GOLDEN ROAD 284 FEET; THENCE SOUTHWESTERLY 609 FEET TO POINT OF BEGINNING.

ALSO: COMMENCING 793 FEET EAST OF SOUTHWEST CORNER OF NW 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST, THENCE NORTHEASTERLY 706 FEET TO THE EAST LINE OF SW 1/4 NW 1/4; THENCE EASTERLY ALONG SOUTH SIDE OF SOUTH GOLDEN ROAD, 171 FEET TO INTERSECTION OF MOUNT VERNON ROAD AND SOUTH GOLDEN ROAD, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF MOUNT VERNON ROAD TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 1; THENCE WEST 38 FEET TO PLACE OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO. (REC. NO.F0316415)

EXCEPT THAT PARCEL DESCRIBED IN RECEPTION NO. 2013090817.

LEGAL DESCRIPTION (16100 SOUTH GOLDEN ROAD)

LOTS 1 AND 2, MORE CORRECTLY KNOWN AS TRACTS 1 AND 2, BURDICK HEIGHTS, EXCEPT THE NORTHERLY 20 FEET OF SAID LOTS 1 AND 2, BURDICK HEIGHTS, AND EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

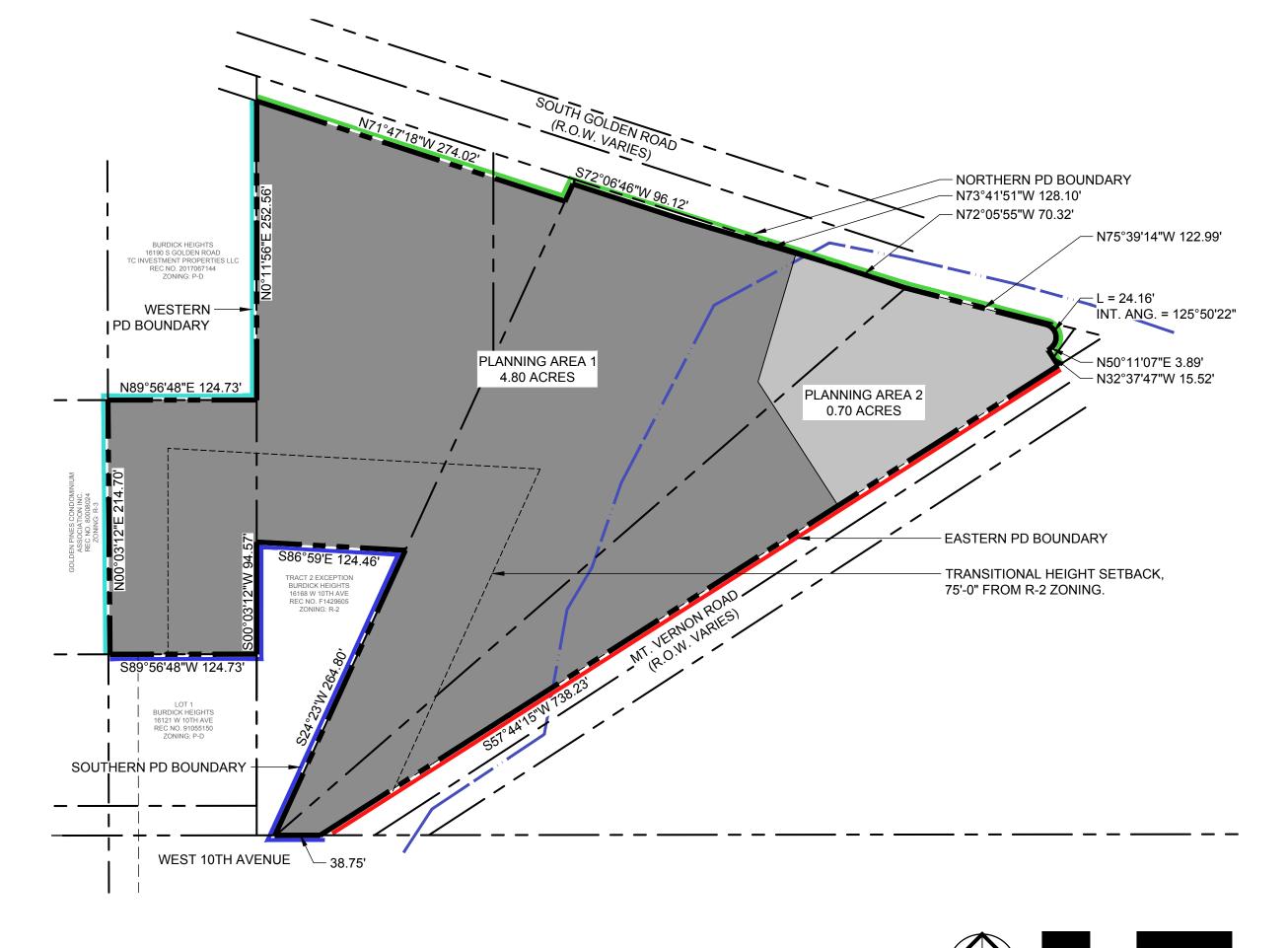
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH. RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 778.25 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST; THENCE N0°10'W A DISTANCE OF 247.73 FEET; THENCE S86°59'E A DISTANCE OF 124.46 FEET; THENCE S24°23'W A DISTANCE OF 264.80 FEET TO THE SOUTH LINE OF THE NORTHWEST

NORTHWEST QUARTER OF SECTION 1 TO THE POINT OF BEGINNING

QUARTER OF SECTION 1: THENCE WEST A DISTANCE OF 14.25 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE

COUNTY OF JEFFERSON, STATE OF COLORADO.



STATEMENT OF INTENT

THE PURPOSE OF THE SOUTH GOLDEN ROAD / MT VERNON ROAD MIXED USE OFFICIAL DEVELOPMENT PLAN IS TO ALLOW FOR THE CREATION OF A MIXED USE PROJECT WITH GROUND FLOOR COMMERCIAL ADJACENT TO SOUTH GOLDEN ROAD AND MULTIFAMILY RESIDENTIAL ABOVE. MULTIFAMILY RESIDENTIAL WILL ALSO BE ALLOWED ON THE GROUND FLOOR SO LONG AS IT DOES NOT FACE PUBLIC RIGHT OF WAY. THE GROUND FLOOR COMMERCIAL AND HIGH DENSITY RESIDENTIAL WILL FOLLOW THE INTENT OF THE CENTRAL PLAINS AREA PLAN AND DIRECTION FOR THIS AREA TO BE AN "ACTIVITY CENTER" ALONG THE MAJOR COLLECTOR STREET. THESE LAND USES WILL ENABLE AN EFFICIENT INFILL DEVELOPMENT THAT REDUCES SPRAWL, ADDS ADDITIONAL COMMERCIAL USES, PROVIDE

HOUSING ADJACENT TO EXISTING EMPLOYMENT, AND UTILIZE EXISTING TRANSIT

EFFORT ASSOCIATED WITH THIS OFFICIAL DEVELOPMENT PLAN.

INFRASTRUCTURE. THE ROCK REST LODGE WILL REMAIN AS PART OF ANY DEVELOPMENT

LEGEND

■ ■ ■ PLANNED DEVELOPMENT BOUNDARY EXISTING LOT LINE TRANSITIONAL HEIGHT SETBACK EXISTING 100-YEAR FLOODPLAIN

FLOODPLAIN NOTE:

1. ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT DEVELOPMENT PERMIT PURSUANT TO THE FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION IS FIRST OBTAINED.

S. GOLDEN ROAD / MT **VERNON MIXED-USE**

> REZONING APPLICATION

JEFFERSON COUNTY, CO PREPARED BY:



LANDSCAPE ARCHITECT | LAND PLANNER

419 Canyon Ave. Suite 200 Fort Collins, CO 80521 phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.cor

RIPLEY DESIGN INC. Joel Weikert 419 Canyon Ave. Suite 200 Fort Collins, CO 80521 p. 970.224.5828

OWNER | APPLICANT

PETRIFIED TREE, LLC AND TALK TO THE HAND, LLC

Phil Hodgkinson 1776 Platte St. Denver, CO 80202 p. 970.402.8244

ARCHITECT

VFLA ARCHITECTURE + INTERIORS 419 Canyon Ave. Suite 200 Fort Collins, CO 80521 p. 970.224.1191

ENGINEER

CENTERPOINT ENGINEERING Matt Buono 1626 Cole Boulevard, Suite 125 Lakewood, CO 80401 p. 303.895.1671

ISSUED No. DESCRIPTION 01 REZONE 08.10.2023 11.20.2023 02 RESUBMITTAL 03 RESUBMITTAL 03.27.2024 04 FOR HEARING 06.19.2024 REVISIONS No. DESCRIPTION DATE

OFFICIAL DEVELOPMENT PLAN

SEAL:



PROJECT No.: R22-045.1 DRAWN BY: REVIEWED BY: RL DRAWING NUMBER:

1 OF 2

SOUTH GOLDEN ROAD / MT. VERNON MIXED-USE OFFICIAL DEVELOPMENT PLAN

A PARCEL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN. COUNTY OF JEFFERSON. STATE OF COLORADO

WRITTEN RESTRICTIONS

- 1. RESIDENTIAL DENSITY CAN BE NO GREATER THAN 36 DWELLING UNITS / GROSS ACRE FOR THE PLANNED DEVELOPMENT
- 2. PLANNING AREA #1
- A. PERMITTED USES
- 1. MULTI-FAMILY DWELLINGS
- 2. TOWNHOMES
- 3. GENERAL RETAIL
- 4. BUSINESS AND PROFESSIONAL OFFICE
- 5. SERVICE ESTABLISHMENT
- B. PERMITTED ACCESSORY STRUCTURES

LOBBY, MAIL ROOM, LEASING OFFICE, ETC.)

- 1. PRIVATE GARAGE, MINI STRUCTURE, STORAGE SHED, EXISTING STONE ARCH
- C. LOT AND BUILDING STANDARDS
- 1. BUILDING(S) SHALL BE MIXED-USE, WITH GROUND FLOOR COMMERCIAL FACING SOUTH GOLDEN ROAD; GROSS LEASABLE AREA FOR COMMERCIAL SHALL BE LIMITED TO 8,400 SF. THE REMAINING GROUND FLOOR AREA FACING WEST, EAST AND SOUTH TO ADJACENT PROPERTIES, MAY BE USED FOR RESIDENTIAL DWELLINGS AND/ OR USES THAT SUPPORT MULTIFAMILY RESIDENTIAL (SUCH AS
- 2. MAXIMUM BUILDING HEIGHT: 75'-0" FOR PRINCIPAL BUILDINGS.
- a. FLOORS ABOVE THE SECOND STORY SHALL BE STEPPED BACK A MINIMUM OF FIVE (5) FEET FROM THE FIRST TWO STORIES AND MAINTAIN THE STEP BACK (VERTICALLY) AT EACH FLOOR ABOVE THE SECOND STORY. BALCONIES AND DECKS FOR UNITS ABOVE THE SECOND FLOOR MAY ENCROACH INTO THE STEP BACK.
- b. ANY FLOOR ABOVE 60'-0" IN HEIGHT SHALL BE STEPPED BACK A MINIMUM DEPTH OF TWENTY-FIVE (25) FEET FROM THE IMMEDIATE STORY BELOW WHEN FRONTING ALONG THE NORTHERN PD BOUNDARY, WESTERN PD BOUNDARY, OR PLANNING AREA #2 AND WHEN LOCATED AT PREDOMINANT CORNERS OF THE BUILDING'S MASSING. STEP BACK PROVIDED SHALL SPAN HORIZONTAL LENGTHS NO FEWER THAN TWENTY (20) FEET AND NO LARGER THAN EIGHTY (80) FEET IN LENGTH. THE INTENT OF THE STEP BACK IS TO REDUCE THE ARCHITECTURAL PRESENCE OF THE PRINCIPAL BUILDING FROM THE PEDESTRIAN'S VIEW, PROVIDE OPPORTUNITY FOR INTENSIVE AND EXTENSIVE GREEN ROOFS, AND PROVIDE OPPORTUNITY FOR COMMUNAL AMENITIES.
- c. A TRANSITIONAL HEIGHT SETBACK SHALL BE PROVIDED WHERE THE PLANNED DEVELOPMENT IS ADJACENT TO R-2 ZONING. THE TRANSITIONAL HEIGHT SETBACK SHALL BE 75'-0" FROM THE P-D BOUNDARY AS SHOWN ON SHEET 1 OF THE ODP. THE MAXIMUM BUILDING HEIGHT WITHIN THE
- TRANSITIONAL HEIGHT SETBACK IS 35'-0". 3. MAXIMUM NUMBER OF DWELLING UNITS: 200
- 4. MINIMUM BUILDING SETBACKS
- a. FROM THE NORTH PD BOUNDARY: 25'-0"
- b. FROM THE WEST PD BOUNDARY: 25-0"
- c. FROM THE SOUTH PD BOUNDARY: 25-0"
- d. FROM ANY PRINCIPAL BUILDING IN PLANNING AREA #2: 50'-0"
- 5. MINIMUM BUILDING SETBACKS FOR ACCESSORY STRUCTURES
 - a. FROM NORTH PD BOUNDARY: 40'-0"
 - b. FROM WEST PD BOUNDARY: 10'-0"
 - c. FROM SOUTH PD BOUNDARY: 10'-0"
 - d. FROM EAST PD BOUNDARY: 40'-0"
 - e. THE EXISTING STONE ARCH, LOCATED ALONG MT VERNON ROAD, IS EXEMPT FROM THESE SETBACK STANDARDS IF RETAINED IN FUTURE DEVELOPMENT APPLICATIONS.
- 6. LOT SIZE: THERE IS NO MINIMUM LOT SIZE FOR THIS PLANNING AREA.
- PLANNING AREA #2
- A. PERMITTED USES
- 1. RESTAURANTS AND TAVERNS, EXCLUDING DRIVE- THRU AND FAST FOOD
- B. ACCESSORY USES
- 1. PRIVATE GARAGE, MINI STRUCTURE, STORAGE SHED
- C. LOT AND BUILDING STANDARDS
- 1. MAXIMUM BUILDING HEIGHT: 35'-0"
- 2. MINIMUM BUILDING SETBACKS
- a. FROM NORTH PD BOUNDARY: 25'-0"
- b. FROM EAST PD BOUNDARY: 25'-0"
- c. EXEMPTIONS:
- 1. EXISTING DECKS AND PATIOS AT OR BELOW 2'-6" FROM THE GROUND ARE EXEMPT FROM PROPOSED SETBACK STANDARDS.
- 3. LOT SIZE: THERE IS NO MINIMUM LOT SIZE FOR THIS PLANNING AREA.
- 4. LANDSCAPING
- A. PERIMETER LANDSCAPING STANDARDS
- 1. NORTHERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 20'-0"; PLANNING AREA #2 HAS NO MINIMUM WIDTH.
 - b. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER, EXCLUDING DRIVE AISLES.
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.

- 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY
- BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT. 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS
- SHALL BE EVERGREEN.
- 2. EASTERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 10'-0"; PLANNING AREA #2 HAS NO MINIMUM WIDTH.
 - 1. THE PERIMETER LANDSCAPE WIDTH CAN BE REDUCED TO 6'-0" WHEN A FIVE (5) FOOT TALL FENCE OR WALL IS PROVIDED IN PERIMETER LANDSCAPE AREA AND LANDSCAPE REQUIREMENTS (DETAILED IN 4.A.2.b) ARE MET.
- b. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER, EXCLUDING DRIVE AISLES.
- 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
- 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY
- BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS SHALL BE EVERGREEN.
- 3. SOUTHERN PD BOUNDARY
 - a. PERIMETER LANDSCAPE WIDTH: 10'-0"

(DETAILED IN 4.A.3.b) ARE MET

- 1. THE PERIMETER LANDSCAPE WIDTH CAN BE REDUCED TO 5'-0" WHEN A SIX (6) FOOT TALL FENCE OR WALL IS PROVIDED IN PERIMETER LANDSCAPE AREA AND LANDSCAPE REQUIREMENTS
- b. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER SHALL BE PROVIDED.
 - a. PERIMETER LANDSCAPE MAY BE REDUCED TO 5'-0"
 - PROVIDED THE FOLLOWING CONDITIONS ARE MET
 - i. ONE (1) COLUMNAR EVERGREEN TREE SHALL BE PROVIDED PER 10 LINEAR FEET OF PERIMETER; THIS ENHANCED REQUIREMENT SUPERCEDES THE ONE TREE PER 30 LINEAR FEET REQUIREMENT FOR THE
 - CONDITION DESCRIBED. ii. COLUMNAR EVERGREEN TREES SPECIFIED MUST REACH A MINIMUM HEIGHT OF 10'. COLUMNAR
 - EVERGREEN TREES MAY INCLUDE THE FOLLOWING:
 - 1. JUNIPERUS CHINENSIS CULTIVARS 2. JUNIPERUS SCOPULORUM CULTIVARS
 - 3. PICEA ABIES CULTIVARS
 - 4. PICEA PUNEGNS CULTIVARS
 - 5. PINUS SPECIES
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA. 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY
 - BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT
 - 4. NO LESS THAN 50% OF THE TOTAL REQUIRED SHRUB AND GROUND COVER PLANT MATERIALS SHALL BE EVERGREEN.
- 4. WESTERN PD BOUNDARY a. PERIMETER LANDSCAPE WIDTH: 10'-0"
 - B. LANDSCAPE REQUIREMENTS:
 - 1. ONE (1) TREE PER 30 LINEAR FEET OF PERIMETER.
 - 2. EIGHT (8) SHRUBS PER 500 SQUARE FEET OF LANDSCAPE AREA.
 - 3. THREE (3) ORNAMENTAL GRASSES OR LARGE PERENNIALS MAY
- BE SUBSTITUTED PER SHRUB, UP TO 50% OF THE REQUIREMENT. 4. NO LESS THAN 25% OF THE TOTAL REQUIRED PLANT MATERIALS
- SHALL BE EVERGREEN. 5. THE PERIMETER LANDSCAPING WIDTH REQUIREMENTS MAY BE SATISFIED
- WITH CONCRETE OR PAVER PLAZAS WHEN ABUTTING THE GROUND FLOOR OF ANY BUILDING AND ADJACENT TO PUBLIC RIGHT OF WAY. THE INTENT OF THIS EXCEPTION IS TO PROMOTE THE CREATION OF VIBRANT STREETSCAPES AND ENHANCE THE PEDESTRIAN EXPERIENCE AT THE PLANNED DEVELOPMENT. THE EXCEPTION FOR PERIMETER LANDSCAPING WIDTH SHALL NOT REDUCE THE PLANTING REQUIREMENTS FOR PD BOUNDARIES WHEN COMPARED TO A LANDSCAPE WIDTH THAT WOULD STRICTLY CONSIST OF LANDSCAPE BED; EQUIVALENT PLANT QUANTITIES SHALL BE PROVIDED.
- 6. EXISTING DECKS IN PLANNING AREA #2 MAY ENCROACH INTO THE PERIMETER LANDSCAPE WIDTH.
- B. PLAZAS AND DECKS MAY CONTAIN THE FOLLOWING AMENITIES:
- 1. PATIO SEATING FOR PUBLIC USE
- 2. SIDEWALKS AND ACCESSIBLE RAMPS
- 3. COVERED AND UNCOVERED PORCHES
- 4. FENCING AND WALLS
- 5. PLANTERS CONTAINING REQUIRED STREET TREES AND SHRUBS
- 6. STREET FURNITURE
- 7. ORNAMENTAL SITE LIGHTING
- C. MINIMUM LANDSCAPE COVERAGE: 20% OF THE PLANNED DEVELOPMENT 1. AT LEAST 75% OF THE REQUIRED LANDSCAPED AREA SHALL BE COMMON

- USABLE AREA. COMMON USABLE AREA SHALL BE DEFINED, IN THIS PLANNED DEVELOPMENT, AS AND AREA THAT IS AVAILABLE FOR USE BY MORE THAN ONE
- 2. 40% OF THE TOTAL SF OF COMMON USABLE AREA SHALL CONSIST OF COMMUNAL AMENITIES.
 - a. PLAZAS AND AMENITY DECKS (ABOVE THE GROUND LEVEL) RECEIVE DOUBLE THE SF CREDIT TOWARD COMMUNAL AMENITIES.
 - b. COMMUNAL AMENITIES CONSISTS OF THE FOLLOWING:
 - 1. LAWN
 - 2. PLAZAS
 - 3. HARDSCAPE AREAS (NOT INCLUDING DRIVES AND PARKING)
 - 4. AMENITY SPACES
 - a. DOG PARK b. ROOF DECK
 - c. COVERED ROOFTOP AMENITY
 - d. FITNESS (UNCOVERED AND COVERED)
 - 5. POOLS AND OTHER SIMILAR AMENITY SPACES
- OFF-STREET PARKING
- A. PARKING SHALL BE IN ACCORDANCE WITH THE JEFFERSON COUNTY ZONING RESOLUTION, EXCEPT AS SUPPLEMENTED OR MODIFIED BELOW.
- B. RESIDENTIAL PARKING REQUIREMENTS (VEHICULAR)
- 1. STUDIO UNITS: 1 PARKING SPACE / UNIT
- 2. ONE BEDROOM UNITS: 1.25 SPACES / UNIT
- 3. TWO BEDROOM UNITS: 2 SPACES / UNIT
- 4. THREE BEDROOM UNITS OR LARGER: 2.5 SPACES/ UNIT
- 5. GUEST PARKING: 0.25 SPACES/ UNIT
- C. EXISTING COMMERCIAL (ROCK REST LODGE) PARKING REQUIREMENTS (VEHICULAR)
- 1. TEN (10) SPACES / 1,000 SF OF GROSS FLOOR AREA
- D. PROPOSED COMMERCIAL PARKING REQUIREMENTS (VEHICULAR) 1. GENERAL RETAIL: 4 SPACES / 1,000 SF OF GFA
- 2. BUSINESS/ PROFESSIONAL OFFICE: 4 SPACES / 1,000 SF OF GFA
- 3. SERVICE ESTABLISHMENT: 4 SPACES / 1,000 SF OF GFA
- E. MOTORCYCLE PARKING SPACES 1. STANDARD VEHICULAR PARKING SPACES MAY BE SUBSTITUTED FOR MOTORCYCLE PARKING STALLS SO LONG AS THE TOTAL MOTORCYCLE PARKING DOES NOT EXCEED MORE THAN 7% OF THE TOTAL SPACES
- PROVIDED ON SITE.
- F. VEHICULAR PARKING STALL DIMENSIONS 1. STANDARD VEHICULAR STALL: 9'-0" W x 18'-0" L
- 2. COMPACT PARKING STALL: 8'-0" W x 15'-0" L
- 3. MOTORCYCLE PARKING STALL: 4'-6" W x 8'-0" L
- PLAN APPLICATION. H. ON-STREET PARKING ALONG THE EASTERN PD BOUNDARY MAY COUNT TOWARD

G. SHARED VEHICULAR PARKING MAY BE PROPOSED AT THE SITE DEVELOPMENT

- PARKING REQUIREMENTS.
- 6. ARCHITECTURE
- A. THE ARCHITECTURAL INTENT IS TO UTILIZE, AT A BASIC LEVEL, GENERAL EXTERIOR ELEVATION MATERIALS THAT ARE OF THE FOLLOWING DESCRIPTIONS AND
- GENERALLY BASED ON THE EXISTING BUILDING IN PLANNING AREA #2: 1. NATURAL STONE EXTERIOR MATERIALS, WOOD AESTHETICS BOTH IN A HORIZONTAL AND VERTICAL ORIENTATION, VARIATION IN ROOF FORMS, BOTH PRIMARY AND SECONDARY, METAL ACCENTS AS PANELS AND TRIMS,
- ARTICULATION OF OVERALL BUILDING MASSES. B. COMPATIBILITY SHALL BE ACHIEVED THROUGH ARCHITECTURAL TECHNIQUES SUCH AS VARIATION IN BOTH THE PRIMARY AND SECONDARY ROOF LINES, BUILDING MASS PROPORTION SYSTEMS THAT WORK WITH THE OVERALL DESIGN AESTHETIC, HUMAN SCALED ARCHITECTURAL FEATURES AT THE STREET LEVEL, AND BUILDING COLORS OF THAT RELATE TO THE VEGETATION AND SELECT
- ARCHITECTURE OF THE AREA. C. THE USE OF PRIMARY EXTERIOR WALL FINISH MATERIALS THAT EITHER RESEMBLE OR ARE THE NATURAL MATERIALS SUCH AS THE FOLLOWING ARE ACCEPTABLE, BUT NOT LIMITED TO:
- 1. BRICK, STONE, NATURAL STUCCO, WOOD OR WOOD-LIKE PRODUCTS THAT APPEAR NATURAL IN NATURE, STEEL, CONCRETE, TEXTURED CONCRETE, PRE-FINISHED METALS, AND PAINTED OR STAINED HORIZONTAL CEMENT
- D. BUILDING EXTERIORS SHALL INCORPORATE MATERIALS AS NOTED IN 6.C.1 AND COLORS THAT ARE NOTED IN SECTION 6.E.1. EXTERIOR BUILDING MATERIAL COLORS SHALL NOT BE HIGHLY REFLECTIVE OR PRIMARY IN COLOR. COLOR PALETTES SHALL BE COMPLIMENTARY WITHIN THEMSELVES AND GENERALLY RELATE TO THE AREA.
- 1. PRIMARY EXTERIOR MATERIALS THAT ARE UNACCEPTABLE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- CONCRETE E. THE COLOR PALETTE WILL RELATE TO THE COLORS THAT ARE TYPICAL TO THE

GRASSES, WOODS, ROCKS AND SOIL OF THE COLORADO FOOTHILLS AS WELL AS

a. SYNTHETIC STUCCO, CONCRETE BLOCK, CONCRETE PANELS, TILT-UP

- THE NATURAL SETTING OF JEFFERSON COUNTY. GENERALLY. THE PREDOMINATE COLORS WILL INCLUDE THE FOLLOWING:
- 1. SOFT BROWNS, MUTED GRAYS, IRON GRAYS, AMBERS, MUTED GREENS AND GOLDS, BUFFS, TERRA COTTA, RUSTS, OFF WHITES/BEIGE
- 2. ACCENT AND TRIM COLORS WILL COMPLIMENT THE OVERALL COLOR PALETTE OF THE NEW DEVELOPMENT
- a. VISUALLY STRONGER, HEAVY MATERIALS WILL BE UTILIZED AT THE LOWER LEVELS OF THE BUILDING.
- F. MAIN FLOOR DWELLING UNITS THAT FACE OUTWARD TO THE PROPERTY LINES OR TOWARDS THE STREETS WILL CONTAIN MAIN ENTRIES FROM BOTH THE EXTERIOR SIDEWALK LEVEL OF SERVICE AND FROM STRUCTURED PARKING LEVELS (IF APPLICABLE)
- 1. THE ARCHITECTURAL ELEMENTS AND OVERALL FACADE TREATMENT WILL BE DEVELOPED TO CREATE A 360-DEGREE ARCHITECTURE CONSISTENT WITH THE OVERALL ARCHITECTURAL DESIGN AESTHETIC. ADDITIONAL TECHNIQUES MAY BE APPLIED TO MINOR PORTIONS OF THE ARCHITECTURE THAT ARE NOT DIRECTLY PART OF THE OVERALL DESIGN SUCH AS SCREENS THAT ARE BOTH HORIZONTAL OR VERTICAL IN NATURE. VERTICAL OR HORIZONTAL SUNSHADES MAY ALSO BE EMPLOYED IN THE DESIGN AESTHETIC.
- 2. ENTRANCES (EXCLUDING SERVICE DOORS) INTO BUILDINGS SHALL BE IDENTIFIABLE THROUGH BUILDING DESIGN TECHNIQUES INCLUDING THE USE OF RECESSED OR PROJECTED ENTRYWAYS, DIFFERENTIATED ROOF LINES IN BOTH STYLE AND MATERIAL, AS WELL AS MATERIAL CHANGES OR COLOR SHIFTS.
- 3. EXTERIOR WALL ARTICULATION IN THE PLAN OVER 60 FEET WILL CONTAIN A SURFACE PLANE SHIFT AS ADEQUATE AND RELATED TO THE OVERALL ARCHITECTURAL DESIGN AESTHETIC. GENERALLY, THESE SHIFTS WILL EMPLOY MATERIAL CHANGES AND PROJECTIONS THAT ARE RELATABLE TO EACH OTHER. THESE SHIFTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- a. COLUMNS, SHADING DEVICES, PILASTERS, FENESTRATION PATTERNS, RECESSES/PROJECTIONS, MATERIAL CHANGES, COLORS
- 4. FACADES FACING STREETS OR CONNECTING A PEDESTRIAN LINK SHALL BE SUBDIVIDED USING FEATURES INCLUDING, BUT NOT LIMITED TO, THE **FOLLOWING:**
- 1. WINDOWS/DOORS, ENTRANCES, RECESSES/PROJECTIONS, ARCADES, ARBORS, AWNINGS, PLANTERS, LOW SITE WALLS 5. FIRST FLOOR FACADES RELATED TO COMMERCIAL OCCUPANCIES WILL
- UTILIZE GLAZING TO THE FINISHED FLOOR. SITE CONDITIONS MAY PREVAIL AND CREATE A CONDITION IN WHICH GLAZING TO THE FINISHED FLOOR MAY NOT BE ATTAINABLE. 6. BUILDING MATERIALS SHALL CONTINUE BUT NOT BE LIMITED TO, AT A MINIMUM, SURFACE MATERIAL PLANE ALIGNMENTS VERTICALLY TO THE SECOND
- FLOOR OF THE OVERALL DEVELOPMENT UNLESS THE ARCHITECTURAL DESIGN AESTHETIC PROHIBITS THIS AS A DESIGN BASIS. PITCHED ROOFS, HORIZONTAL, LOW SLOPE ROOFS WITH FASCIA TRIM, SKYWINDOWS, EYEBROWS, ETC. DO NOT
- COUNT IN THE OVERALL BUILDING HEIGHT. 7. FACADES WILL BE DEVELOPED TO VISUALLY SCREEN ROOFTOP EQUIPMENT G. THE ARCHITECTURAL DEVELOPMENT OF BUILDINGS WILL UTILIZE A BUILDING MASS
- REDUCTION ABOVE THE SECOND FLOOR OF FIVE FEET. MINOR ADJUSTMENTS AND REDUCTIONS IN THE NOTED FIVE FEET MAY OCCUR BASED ON THE DEVELOPMENT OF THE OVERALL DESIGN AESTHETIC. THIS MAY BE ACCOMPLISHED BY UTILIZING BUT NOT LIMITED TO THE FOLLOWING ARCHITECTURAL ELEMENTS:
- 1. MATERIAL SHIFTS, PORCHES, BALCONIES, ROOFS EYEBROWS, ADDITIONAL ARCHITECTURAL FEATURES (SEE ITEM 4 ABOVE.) H. PROPOSED BUILDINGS WILL UTILIZE FEATURES, BUT NOT LIMITED TO THE
- 1. ROOF EXTENSIONS, SLOPED ROOFS, EYEBROWS, PARAPETS, SHADES, SCREENS I. SOLAR PANELS LOCATED ON THE MAIN ROOFS ARE ABLE TO BE VISIBLE DUE TO
- SCREENED. MECHANICAL EQUIPMENT WILL CONTAIN SCREENING TECHNIQUES TO REMAIN "INVISIBLE" FROM THE PREDOMINATE GRADE. ROOF SCREEN MATERIAL WILL BE

THE NEED TO MAXIMIZE THE SOLAR GAIN REQUIRED AND NOT NEED TO BE

- COMPATIBLE WITH THE OVERALL ARCHITECTURAL DESIGN AESTHETIC. K. SIGNAGE ASSOCIATED WITHE THE PRINCIPAL STRUCTURE IN PLANNING AREA #2, KNOWN AS THE ROCK REST LODGE, MAY REMAIN AS EXISTING AT TIME OF
- RECORDING. L. ARCHITECTURAL EXEMPTIONS
- 1. THE EXISTING PRINCIPAL STRUCTURE, LOCATED IN PLANNING AREA #2 AND KNOWN AS THE ROCK REST LODGE, IS EXEMPT FROM THE ARCHITECTURE WRITTEN RESTRICTIONS OF THIS PLANNED DEVELOPMENT AND SECTION 13 OF THE ZONING RESOLUTION IN DEFERENCE TO ITS ARCHITECTURALLY UNIQUE DESIGN. THE UNIQUE CHARACTER OF THE EXISTING BUILDING SHOULD BE MAINTAINED TO THE EXTENT PRACTICABLE.
- 2. THE STONE GATEWAY ARCH IN PLANNING AREA #1 IS EXEMPT FROM THE ARCHITECTURE WRITTEN RESTRICTIONS OF THIS PLANNED DEVELOPMENT AND SECTION 13 OF THE ZONING RESOLUTION IN DEFERENCE TO ITS ARCHITECTURALLY UNIQUE DESIGN.

S. GOLDEN ROAD / MT **VERNON MIXED-USE**

REZONING **APPLICATION**

JEFFERSON COUNTY, CO PREPARED BY:



LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521

LANDSCAPE ARCHITECT | LAND PLANNER

RIPLEY DESIGN INC. 419 Canyon Ave. Suite 200 Fort Collins, CO 80521

OWNER | APPLICANT

PETRIFIED TREE, LLC AND TALK TO THE HAND, LLC

Denver, CO 80202 p. 970.402.8244

Phil Hodgkinsor 1776 Platte St.

p. 970.224.5828

ARCHITECT VFLA ARCHITECTURE + INTERIORS 419 Canyon Ave. Suite 200 Fort Collins, CO 80521

ENGINEER

p. 970.224.1191

CENTERPOINT ENGINEERING 1626 Cole Boulevard, Suite 125 Lakewood, CO 80401 p. 303.895.1671

ORIGINAL SIZE 24X36

ISSU	ED	
No.	DESCRIPTION	DATE
01	REZONE	08.10.202
02	RESUBMITTAL	11.20.202
03	RESUBMITTAL	03.27.202
04	FOR HEARING	06.19.202
REVI	SIONS	
No.	DESCRIPTION	DATE

OFFICIAL DEVELOPMENT PLAN

SEAL:



DRAWN BY: REVIEWED BY: RL DRAWING NUMBER:

PROJECT No.: R22-045.1

2 OF 2

ADDITIONAL CASE DOCUMENTS



Planning & Zoning Division

DEVELOPMENT PERMIT APPLICATION

APPLICATION FOR (Please check all that apply)							
☑ Rezoning from C-1, R-2, and P-D P-D and P-D	to Planned Development (P-D)						
☐ Special Use Item No.	of the Zone District						
superlot Process Rezoning/Special Use Minor Modification or Revision Rural Cluster Exemption from Platting Superlot Minor Division of Land Legalization of Property Division Vested Rights Site Approval Site Development Plan Approval							
Purpos	SE OF APPLICATION(s)						
The purpose of his rezoning application is to bring three separate parcels under separate zoning districts under one cohesive zoning district that allows for: + Higher density residential adjacent to existing employment, commercial, and transit areas. + Allow for additional commercial uses. + Conformance to the Central Plains Area Plan and it's recommendation for the South Golden Road Corridor to act as an Activity Center that includes Mixed-Use development.							
DOCUMENTS SUBMITTED	INSTRUCTIONS FOR SUBMITTAL						
 Water Supply Report Wastewater Report Utility Report Exemption Survey Utility Report Exemption Survey Utility Report Endoscape Plan Fire Protection Report Proof of ownership Drainage Report Geologic Report Lighting Plan Soils Report Radiation Report Parking Plan Sensory Impact Report Wildlife, Vegetation and Landscaping Report Historical, Archaeological & Paleontological Report All applications must be submitted electronically to Jefferson County Planning and Zoning. Original completed applications must be provided. Copies are not acceptable. Incomplete applications will not be accepted and will delay processing. Pre-Applications are encouraged prior to the formal submittal of a Development Permit Application. 							
Sr	PECIAL DISTRICTS						
Water Consolidated Mutual Water Post Office US	PS Golden - Post Office Electricity Xcel						
Sewage Pleasant View Water & Sanitation D	A Fire Pleasant View Metropolitan District						
STAFF USE ONLY							
Case No. Dated Filed Planner Acres	Current Zoning Proposed Zoning/SU Street Address Previous Cases						
Map Sheet	Community Plan						

Proj	ECT TEAM INFORMATION							
Property Owner(s)	E-mail (required)	Phone	Fax					
Petrified Tree, LLC	phodgkinson@grandamericaninc.co	970.402.8244						
Address								
16005 Mt Vernon Road, Golden Colorado 80401								
Property Owner(s)	E-mail (required)	Phone	Fax					
Talk To The Hand, LLC	nofrillgrl@aol.com	303-807-0565						
Address								
16005 Mt Vernon Road, Golden Colorado 80401								
Developer/ Subdivider	E-mail (required)	Phone	Fax					
Grand American Inc	phodgkinson@grandamericaninc.co	303-297-8090						
Address								
1776 Platte St. Denver, CO 80202								
Authorized Representative	E-mail (required)	Phone	Fax					
Joel Weikert, Ripley Design Inc	joel.weikert@ripleydesigninc.com	970.498.2994						
Address								
419 Canyon Avenue Suite 200, Fort Collins, CO 80521								
Engineer	E-mail (required)	Phone	Fax					
Address								
P	ROPERTY DESCRIPTION							
Property ID(s) Acreage		Map Sheet						
40-012-00-061, 40-012-17-172, & +/- 5.87	acres							
Access via								
South Golden Road and Mt Vernon Road								
Address								
16005 Mt Vernon Road, 16129 West 10th Avenue, 16121 West 10th Avenue, and 16100 South Golden Road, Golden CO 80401								
Legal Description: (attach additional sheet if necessary)								
Please refer to the three deeds accompanying this a	Please refer to the three deeds accompanying this application for the legal descriptions (of the three parcels) part of this rezoning							
effort. Thank you!								

ADDITIONAL INFORMATION

Please list and attach any additional information to support or clarify this application.

Please refer to the Cover Letter provided with this application for a detailed analysis supporting the rezone application. Thank you!

DISCLOSURE OF PROPERTY OWNERSHIP (PLEASE CHECK ALL THAT APPLY) If owner is an individual, indicate name exactly as it appears on the deed. If owner is a corporation, partnership, limited partnership, or other business entity, name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures. Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners. PROPERTY OWNER AFFIDAVIT I/We Petrified Tree, LLC & Talk To The Hand, LLC , being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application. (If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site) Talk To The Hand, LLC Petrified Tree, LLC Name (printed) Name (printed) 16005 Mt Vernon Road 16005 Mt Vernon Road Golden Colorado 80401 Golden Colorado 80401 Address Address 970.402.8244 303 807 0565 Phone Phone N/A Fax Fax phodgkinson@grandamericaninc.com nofrillgrl@aol.com E-Mail (required) E-Mal (required) Signature County of Denver SS Colorado State of Sworn to and subscribed before me this _ IS+_ day of _ August (fill in month) (fill in year) (name printed) Witness my hand and official seal.

Notary Public

My Commission expires: 1106/23

KATRINA ANN SMITH Notary Public

State of Colorado Notary ID # 20154043639

ly Commission Expires 11-06-2023

AUTHORIZED REPRESENTATIVE

I/We further permit Ripley Design Inc	to act as my/our
representative in any manner regarding this application me/us at any meeting and public hearing(s) which me correspondence will be sent to the authorized representation to keep the owner(s) adequately information.	ay be held on this application. NOTE: All esentative. It will be the representative's
Joel Weikert, Ripley Design Inc	
Representative Name (printed)	
419 Canyon Avenue, Suite 200	
Fort Collins, CO 80521	
Representative Address	
970-498-2994	
Representative Phone	•
N/A	
Representative Fax	
tus CV	
Owner Signature	
8/1/2023	_
Date	-



March 18th, 2025

Jefferson County Colorado Planning and Zoning 100 Jefferson County Parkway, Suite 3550 Golden, Colorado 80419

Cover Letter

Rezoning (ODP) Amendment

South Golden Road & Mt Vernon Road Mixed-Use

Introduction:

The South Golden Road and Mt Vernon Mixed Use ODP was approved by the Jefferson County Board of County Commissioners on July 30th, 2024, and formerly recorded on October 15th, 2024. That rezoning application pertained to three properties, located at 16129 West 10th Avenue, 16005 Mt Vernon Road, and 16100 South Golden Road. In December 2024, the applicant for the South Golden Road & Mt Vernon Mixed Use ODP purchased 16121 West 10th Avenue, a 0.37-acre property that shares a legal boundary with 16129 West 10th Avenue, north of West 10th. By meeting with County Planning staff on November 19th, it was determined that the best way to incorporate the newly acquired parcel into a future mixed-use development would be to amend the recently approved ODP. The submitted rezone amendment adds the 16121 West 10th parcel to Planning Area #1.

The goal of this proposal is to provide complementary development adjacent to surrounding land uses in the form of high density residential, additional commercial space, and to maintain the existing commercial on site (Rock Rest Lodge). It is the understanding of the applicant that the proposed rezoning amendment adheres to the intent of the Central Plains Area Plan of the Jefferson County Comprehensive Master Plan and purpose of the South Golden Road Corridor.

Property ownership

The parcels located at 16005 Mt Vernon Road, 16100 S Golden Road, and 16129 West 10th Avenue, Jefferson County Colorado are owned by Petrified Tree LLC and Talk to the Hand LLC. The ownership documentation of these properties is well documented with the initial rezoning effort.

The parcel located at 16121 West 10th Avenue is owned by Petrified Tree LLC; the deed for this property is included with the submittal materials.





Applicant contact information:

Phil Hodgkinson, President Petrified Tree, LLC

Phone: (970)402-8244

Email: phodgkinson@grandamericaninc.com

Appointed representative's contact information:

Joel Weikert, Ripley Design, Inc.

Phone: (970)498-2994

Email: joel.weikert@ripleydesigninc.com

Previous Meetings:

Pre-Application Meeting: March 2nd, 2023 (23-102360PA)

- This meeting was held remotely via Teams.
- Sara Hutchinson, the assigned case manager to the Pre-App, led the meeting.

Community Meeting: July 19th, 2023

- This meeting was held remotely via Teams.
- Sara Hutchinson, the assigned case manager, was in attendance and helped coordinate the community meeting with the adjacent community members.

ODP Planning Commission Hearing: July 10th, 2024

- Vote: 4:1 (approved)
- Sara Hutchinson, the assigned case manager, was the primary point of contact for the County at this meeting.

ODP Board of County Commissioners Hearing: July 30th, 2024

- Vote: 3:0 (approved)
- Sara Hutchinson, the assigned case manager, was the primary point of contact for the County at this meeting.

Community Meeting: February 5th, 2025

- This meeting was held remotely via Teams.
- Sara Hutchinson, the assigned case manager, was in attendance and helped coordinate the community meeting with the adjacent community members.
- Two members of the public attended the meeting.





Rezoning Information:

The applicant is proposing to add one parcel (16121 West 10th Avenue) to the recently approved South Golden Road & Mt Vernon Mixed-Use ODP. The existing zoning of 16121 W 10th is P-D and is restricted by the *Bettinger Official Development Plan* (1991). This Bettinger plan permits one single family dwelling on the ~0.37-acre lot; no other uses are permitted. The South Golden Road & Mt Vernon Mixed-Use ODP amendment proposes the 16121 W 10th Avenue lot be added to Planning Area #1. Two minor changes to the written restrictions are proposed with the ODP amendment. The first change revises a statement pertaining to parking requirements because of recently adopted state legislation, HB 24-1304. The revised statement reads as follows: "Parking shall be provided as presented below unless state law or other statutes allow for reduced parking." The second change to the written restrictions is the addition of the East PD Boundary setback in Planning Area #1; this change was requested by Jefferson County Planning & Zoning. No further changes to the written restrictions are proposed with the ODP amendment.

The South Golden Road & Mt Vernon Mixed-Use ODP includes two separate Planning Areas. Planning Area #1 provides for a vertically mixed-use building, including ground floor commercial fronting South Golden Road. Higher density residential is permitted on floors above first floor commercial and on the ground level when not fronting a public street. Permitted land uses for this planning area include multifamily dwellings, townhomes, general retail, business and professional offices and service establishments. This planning area continues to be comprised of the majority of the Planned Development.

Planning Area #2 is located on the northeastern corner of the development. The intent of Planning Area #2 is preserving the Rock Rest Lodge as it currently looks and operates today. Please refer to the Official Development Plan provided with the application for further details and written restrictions regarding both Planning Area #1 and Planning Area #2.

Rezone Evaluation Criteria

The same evaluation criteria and justification that supported the South Golden Road & Mt Vernon Mixed-Use ODP is applicable to the amendment proposed. Please see the approval criteria below:

- 1. The compatibility of the permitted uses with existing and allowable land uses in the surrounding area.
 - Existing commercial businesses along South Golden Road vary from insurance, vehicular sales, breweries, to retail. The proposed rezone application would





- allow for further commercial uses at ground level, continuing the commercial vernacular at the pedestrian level.
- Golden Pines Condominiums is directly west of the Planned Development. The addition of higher density residential is a compatible land use and would provide additional population immediately adjacent to existing commerce, employment and transit opportunities.
- South Golden Road is changing due to infill redevelopment. The South Golden Road Mixed Use Development (P-D) was approved in March of 2023 which provides for a variety of residential uses and all Commercial-One (C-1) land uses. That planned development is located less than ½ mile northwest of the properties part of this application. The residential uses and some of the commercial uses part of this rezoning application are compatible with the land uses proposed in the South Golden Road Mixed Use Development.
- The location of this site is at an intersection between a major collector and collector roadways (South Golden Road and Mt Vernon Road, respectively).
 This location makes it more viable as a mixed-use development.
- 2. The degree of conformance of the proposed zone change to applicable land use plans.
 - The subject properties are in the Central Plains Area Plan of the Comprehensive Master Plan. The properties are within the South Golden Road Corridor, which specifically recommends Activity Center land uses such as Neighborhood Commercial, Research & Development, and Mixed-Use development. The graphic below demonstrates the extent of this land use corridor (red hue along South Golden Road) and location of the Planned Development properties (black outline).



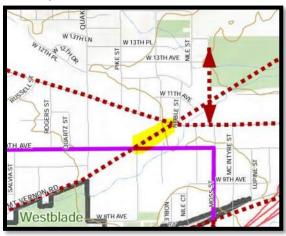


- The Comprehensive Master Plan defines mixed-use as "a variety of residential, commercial or industrial land uses on one property, or it can be a mix of those uses with a single building" (Pp.25). The Official Development Plan included with this application proposes to maintain the existing commercial (Rock Rest Lodge) and provide for a vertically mixed-use development in Planning Area #2. Ground floor commercial is proposed to front South Golden Road, which includes general retail, business and professional offices, and service establishments. Residential is proposed above the ground floor commercial and ground floor that does not face public right of way. This combination of proposed land uses falls within the definition of mixed-use in a location that prescribed by the Comprehensive Plan.
- 3. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.
 - Vehicular access and pedestrian connectivity will be provided at clear locations along South Golden Road and Mt Vernon.
 - All future buildings associated with this rezone will follow applicable Building and Fire Code standards.
 - The Jefferson County Open Space & Trails Map identifies Mt Vernon Road as a potential trail. The Site Development Plan application, that would follow this rezone, would include right-of-way improvements in the area highlighted in yellow below. These right of way improvements could begin to realize the





future trail while also improving pedestrian safety by connecting W 10th Avenue to South Golden Road via a detached walk, off of the Mt Vernon roadway.



Additional evaluation criteria when rezoning to Planned Development

- 4. The impacts of the proposed use upon property in the surrounding area and the ability of mitigating negative impacts.
 - The proposed rezone and land use will produce minimal impacts to the surrounding area and Jefferson County as a whole.
 - The proposed rezone and subsequent redevelopment is infill in nature. This means existing infrastructure is already constructed around the Planned Development, making it an excellent location for efficient development practices. The Comprehensive Master Plan states: "Infill and redevelopment opportunities should be seen as valuable as greenfield development to both the community and the County. Infill and redevelopment projects improve the vitality of the community, reduce sprawl, maximize existing infrastructure, and increase the tax benefits to the County" (Pp. 18).
 - By adding higher density residential, more people will be located immediately adjacent to existing commerce, employment and transit opportunities. This benefits existing businesses by introducing a greater customer and employment base within walking distance.





- Having a population within walking distance will also allow for surrounding businesses to grow without adding additional vehicular trips to fuel that growth.
- Basic improvements to the Mt Vernon right of way (with a subsequent Site Development Plan application) will improve pedestrian access and safety for those in the surrounding area.
- Adequate public facilities are accounted for and provided for police, fire, and utilities.

It is the understanding of the applicant that the rezoning amendment may be presented to both the Planning Commission and the Board of County Commissioners at public hearings. The Planning Commission will review the request and Staff recommendation, receive testimony and evidence on the application, and will recommend approval, conditional approval, or denial of the request to the Board of County Commissioners. The Board of the County Commissioners shall review the recommendations from staff, Planning Commission, and will approve, conditionally, approve, or deny the application.

Our team looks forward to continuing to collaborate with County staff on this project and eventually constructing a mixed-use building that will benefit Jefferson County residents well into the future. Thank you for your review of this cover letter.





FORM **6000**

Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215 (303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT:

Tracy Volkman (303) 271-5763

tvolkman@jeffco.us

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page 1 of 5 FORM 6000

NAME OF PROJECT: 16/21 W 10 AVE

CONTACT PERSON: PULL HODSKINSON

PH 303 297-8090

PROPERTY LOCATION: 16/21 W 10 A

COUDEN 10

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
Α	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
В	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
С	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	×	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
Н	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: The CH	DATE: 3/18/2025
State of Colorado) ss. County of Oenver)	
The above and foregoing Environmental Questionnaire and Disclosure State before me this	And the second control of the second control
WITNESS my hand and official seal.	
NOTARY PUBLIC	ALEXANDRIA NICOLE WARREN Notary Public \$tate of Colorado Notary ID # 20234043960
MY COMMISSION EXPIRES: 11-20-2027	137 confission Expires 11-20-2027

PLEASANT VIEW METROPOLITAN DISTRICT FIRE DEPARTMENT



Phone: (303) 279-4361 Fax: (303) 278-3430

December 16, 2024

Jefferson County Planning and Zoning Department 100 Jefferson County Parkway, Suite 3550 Golden, Colorado 80419-3550

Joel Weikert Ripley Design Inc 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521

Office: (970) 498-2994

Email: joel.weikert@ripleydesigninc.com

To Whom It May Concern:

The properties are at 16005 Mt. Vernon Rd, 16100 S. Golden Rd. and 16121, 16129 W. 10th Ave. Golden, CO 80401, Parcel ID 40-012-00-061, 40-012-17-172, 40-012-17-173, and 40-012-17-174 are within the Pleasant View Metropolitan District. Pleasant View Fire Department will provide fire protection services. Fire service will be provided as long as the provision of the International Fire Code, 2018 edition, including all amendments, is met in development.

The Pleasant View Fire Department will follow all guidelines set forth by the Jefferson County Building Department and Planning and Zoning regarding property improvements or building constriction.

The District has a minimum standard requirement for fire flow and fire hydrant locations listed in Appendix B and C. of the 2018 International Fire Code.

This letter does not address the fire code requirements for this property. Any property improvements require a site plan or construction permit from the fire department. The site and construction plans shall be submitted to our office for review and approval before any improvements or construction begins. Fire suppression plans must be submitted to the Golden Fire Department for review at permits.cityofgolden.net.

Pleasant View Fire Department reserves the right to provide additional comments/requirements when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions regarding this correspondence, don't hesitate to contact me at 303-279-4361 extension 301 or by email.

Sincerely,

Chris P. Malmgren

Fire Chief CPM/cpm FPL 12.16.24



Water & Sanitation

December 2, 2024

Joel Weikert Ripley Design Inc. ioel.weikert@riplevdesigninc.com

Re: Will-Serve for Sewer Service

16121 West 10th Avenue

To Whom It May Concern:

This letter is to certify that sewer service is provided by Pleasant View Water & Sanitation District ("District") for the following property: 16121 West 10th Avenue. Subject to the rules, regulations and requirements of the District and Metro Water Recovery.

The Property is located entirely within the boundaries of the District and is eligible to receive sewer service from facilities of the District subject to: (i) the limitations and conditions set forth in this letter; (ii) the payment of all applicable District and Metro Water Recovery fees and charges; and (iii) strict compliance with all applicable policies, rules, regulations, and engineering standards and specifications of Metro Water Recovery, and the District. No specific facility material, size, or location can be determined until the applicable water and/or sewer plans for the Property have been submitted to and approved by Metro Water Recovery, and the District, as the case may be.

The provision of sewer service to the Property is expressly conditioned upon the availability of capacity in the District's existing facilities. If improvements to District facilities are needed to serve the Property, the owner/developer will be required to pay for those improvements. Other conditions include, but are not limited to, conveyance of all appropriate easements and the installation and acceptance by the District of all public sanitary sewer mains and related appurtenances needed to serve the Property, if applicable.

All sewer mains needed to serve the Property must comply with the District's engineering standards and specifications and those of Metro Water Recovery, if applicable. The District receives sewer service pursuant to agreements with Metro Water Recovery and all sewer service within the District is subject to the terms and conditions of those agreements. Sewer taps for new service are currently available, but availability is subject to change and will be determined at the time of sewer tap application.

Please feel free to contact me directly if you need additional information.

Sincerely.

Dominique Devaney District Manager

955 Moss Street Golden, CO 80401 (303) 279-3391 PVWSD@pvwsdistrict.org



Joel Weikert
Joel.weikert@ripleydesigninc.com

Re: 16121 W. 10th Ave - Will Serve

Dear Mr. Weikert,

This letter will acknowledge your request for a will-serve letter for the above-referenced property.

Please be advised that the property is in an area served by The Consolidated Mutual Water Company (Company). Our records indicate that the property addressed as 16121 W. 10th Avenue receives domestic water from the Company through a 5/8 "Tap & Meter. Domestic water service may continue to be provided to this property subject to compliance with the Company's By-Laws, rules, regulations, and requirements for such service.

Fire protection requirements should be verified with the Pleasant View Metro District, and those requirements forwarded to this office. If a main extension, fire line, or fire hydrant(s) are required, a separate meeting will need to be held with the owner/developer to discuss water infrastructure. Please have the owner/developer contact our Engineering Department at 303.238.0451.

If you should have any questions or comments regarding this correspondence, please contact this office at 303.238.0451.

Sincerely,

Missy Thompson Tap Administrator

cc: Andy Rogers, CMWCo Vice President Casey Burtis, Manager – Engineering

Chris P. Malmgren - Fire Chief of Pleasant View Metro District



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee Date: December 06, 2024 \$64.00

This Deed, effective as of December 6th, 2024, signed on the date(s) acknowledged below, by Grantor(s), BONNIE MAE MANSANAREZ, whose street address is 16121 WEST 10TH AVENUE, GOLDEN, CO 80401, City or Town of GOLDEN, County of Jefferson and State of Colorado, for the consideration of (\$640,000.00) ***Six Hundred Forty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to PETRIFIED TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY, whose street address is 16005 MT VERNON RD, Golden, CO 80401, City or Town of Golden, County of Jefferson and State of Colorado, the following real property in the County of Jefferson and State of Colorado, to wit:

LOT 1, BURDICK HEIGHTS EXEMPTION SURVEY NO. 1, COUNTY OF JEFFERSON, STATE OF COLORADO.

also known by street and number as: 16121 WEST 10TH AVENUE, GOLDEN, CO 80401

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Borne M one M ansary State of CACIFORNIA County of MONTEREY The foregoing instrument was acknowledged before me on this day of DEC by **BONNIE MAE MANSANAREZ** Witness my hand and official seal My Commission expires:



PETRIFIED TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY When recorded return to: 16005 MT VERNON RD, Golden, CO 80401



---- DOLLARS, (\$425,000.00

day of October THIS DEED, Made this 15th between Francis L. Leeper and Patricia Leeper

, and State of Colorado of the County of Jefferson of the first part, and TALK TO THE HAND, LLC

Cont.

a corporation duly organized and existing under and by virtue of the laws of the of the second part, whose legal address is 16005 Mount Vernon Road, State of Colorado Golden, CO 80401

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100-----

to the said party of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot(s) or parcel(s) of land, situate, lying and being in the County of Jefferson , and State of Colorado, to wit:

Beginning at a point 793 feet East of the Southwest corner of the NW1/4 Section 1, Township 4 South, Range 70 West; thence 3/4ths of a foot East; thence Northeasterly 706 feet to East line of SW1/4 NW1/4; thence Northwesterly along South Golden Road 284 feet; thence Southwesterly 609 feet to point of beginning.

ALSO: Commencing 793 feet East of Southwest corner of NW1/4, Section 1, Township 4 South, Range 70 West, thence Northeasterly 706 feet to the East line of SW1/4 NW1/4; thence Easterly along South side of South Golden Road, 171 feet to intersection of Mount Vernon Road and South Golden Road, thence Southwesterly along the Northwesterly side of Mount Vernon road to the South line of the NW1/4 of Section 1; thence West 38 feet to place of beginning.

County of Jefferson, State of Colorado also known by street and number as 16005 Mount Vernon Road, Golden, CO 80401

TOGETHER with all and singular the hereditaments and apportenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any, .

and the above-bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, shall and will WARRANT AND FOREVER DEFEND.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

STATE OF COLORADO Denver

The foregoing

knowledged before me this 15th ND PATRICIA LEEPER

day of October

Witness my hand and official se

COLC

WARRANTY DEED

State Doc Fee: \$60.00 Recording Fee: \$10.00

THIS DEED is dated the 2nd day of February, 2017, and is made between

BF & \$L Enterprises, LLC (whether one, or more than one), the "Grantor" of the County of Jefferson and State of Colorado and

Petrified Tree LLC

the "Grantees", whose legal address is 16005 Mt. Vernon Rd, Golden, CO 80401 of the County of Jefferson and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$600,000.00) Six Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Jefferson and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 16100 S Golden Rd., Golden, CO 80401

TOGE|THER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatspever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inhentance, in law, and in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the guiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

BF & SL ENTERPRISES, LLC

Barbara K. Fulmer Managing Member

State of Colorado County of Jefferson

The foregoing instrument was acknowledged before me this 2nd day of February, 2017 by BF & SL Enterprises, LLC.

Witness my hand and official seal

Notary Public: Beth Quinlan

My commission expires:

ELIZABETH H. QUINLAN NOTARY PUBLIC

STATE OF COLDRADO

NOTARY ID # 2004-028249

ANY COMMISSION EXPIRES SEPTEMBER 19: 2017

EXHIBIT "A" LEGAL DESCRIPTION

Lots 1 and 2, more correctly known as Tracts 1 and 2, Burdick Heights, except the Northerly 20 feet of said Lots 1 and 2, Burdick Heights, and except that portion more particularly described as follows: A tract of land in the Northwest Quarter of Section 1, Township 4 South, Range 70 West of the 6th P.M., more particularly described as follows: Beginning at a point 778.25 feet East of the Southwest corner of the Northwest Quarter of Section 1, Township 4 South, Range 70 West; thence N 0°10' W a distance of 247.73 feet; thence S 86°59'

E a distance of 124.46 feet; thence S 24°23' W a distance of 264.80 feet to the South line of the Northwest Quarter of Section 1; thence West a distance of 14.25 feet, more or less, along the South line of the Northwest Quarter of Section 1 to the Point of Beginning, County of Jefferson, State of Colorado.

File Number: 617385 CO Warranty Deed 921 - JT (10-05)

When recorded return to: Steven M. Sommers 3900 East Mexico Ave. Suite 300 Denver, CO 80206 steve@ssommerslawfirm.com

SPECIAL WARRANTY DEED

(whether one, or more than one), the "Grantor", of the City of Santa Monica, County of Los Angeles and State of
California, and Petrified Tree, LLC, a Colorado limited liability company (whether one
or more than one), the "Grantee," whose legal address is 16005 Mt Vernon Road, Golden, CO 80401
of the County of Jefferson and State of Colorado.
WITNESS, that the Grantor, for and in consideration of the sum of TWO HUNDRED TEN THOUSAND DOLLARS, (\$ 210,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Jefferson and State of Colorado, described as follows:
See Exhibit A attached hereto and incorporated herein by this reference
also known by street address as: 16129 West 10 th Avenue, Golden, CO 80401 and assessor's schedule or parcel number: 300408345
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywis appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, or other right-of-way that adjoins the real property, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: ☐ none; or X the following matters: "Statutory Exceptions" as defined in CRS 38-30-113(5)(a).
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.
By: Han Western American, Inc., a California corporation By: Han Western American, Inc., a California corporation Philip Hodgkinson, President
STATE OF COLORADO)
County of Derver) ss.
The foregoing instrument was acknowledged before me this 24 day of February 2022, by Philip Hodgkinson, President of Grand American, Inc., a California corporation.
Witness my hand and official seal. My commission expires: KATRINA ANN SMITH Notary Public State of Colorado Notary ID # 20154043639 My Commission Expires 11-06-2023
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT A

SCHEDULE A

LEGAL DESCRIPTION

Lot 2A, Burdick Heights Exemption Survey No. 1 Adjustment 1, a Revision to Lot 2, Burdick Heights Exemption Survey No 1, located in the NW 1/4 of Section 1, Township 4 South, Range 70 West, of the 6th P.M., per the Map recorded July 10, 2007, at Reception No. 2007080061, described as follows:

Lot 2, Burdick Heights Exemption Survey No. 1, more particularly described as follows:

A Parcel located in the SW 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 70 West of the 6th Principal Meridian, per Map recorded June 19, 1991 in Plat Book 106 at Page 30 as Reception Number 91053181, described as follows:

Commencing at the W 1/4 Corner of Said Section 1, thence N89°58'14"E, along the South line of the NW 1/4 of said Section 1, a distance of 653.11 feet; thence continuing N89°58'14"E, a distance of 124.65 feet; thence N00°01'21"W, a distance of 25.00 feet to the SE corner of Lot 1, Burdick Heights Exemption Survey No.1; thence N00°01'21"W, along the East line of Lot 1, Burdick Heights Exemption Survey No. 1, a distance of 127.94 feet to the SE corner of Lot 2, Burdick Heights Exemption Survey No. 1 and the True Point of Beginning; thence N00°01'21"W, along the East line of said Lot 2, a distance of 214.71 feet to the NE corner of said Lot 2; thence S89°59'43"W, along the North line of said Lot 2, a distance of 124.77 feet to the NW corner of said Lot 2; thence S00°02'27"E, along the West line of said Lot 2, a distance of 214.80 feet to the SW corner of said lot 2; thence N89°57'16"E, along the South line of said Lot 2, a distance of 124.70 feet to the True Point of Beginning.

TOGETHER W1TH a 25 foot easement for Ingress and Egress, being the Westerly 25 feet of Lot 1, Burdick Heights Exemption Survey No 1, per the Map recorded June 19, 1991 in Book 106 at Page 30, as Reception Number 91053181County of Jefferson, State of Colorado.

Sara Hutchinson Jefferson County Planning 100 Jefferson County Pkwy Suite 3550 Golden, CO 80419

Re: 16100 S. Golden Rd., 16129 West 10th Ave., 16005 Mt. Vernon Rd. (the "Properties") 16121 West 10th Avenue

Dear Ms. Hutchinson

Petrified Tree, LLC, a Colorado limited liability company and Talk to the Hand LLC, a Colorado limited liability company (the "Companies"), the fee owners of the Properties, hereby authorize Philip C Hodgkinson, Bruce Phillips, and/or Charlie Ehringer to act as agents for the Companies to apply for rezoning, platting and other land use matters with Jefferson County, and to attend and participate in all meetings, conferences, phone calls, emails and other communications associated therewith.

Respectfully

Petrified Tree, LLC a Colorado limited liability company

Its: PRESCIPET Rocky MTD PREGOD

Talk to the Hand, LLC, a Colorado lim\(ted liability company \)

By: ALGORI EHRNESM

Its: MAJAGER MEMBER

APPOINTMENT OF AGENT

Case No. 24 133066RZ

The undersigned Petrified Tree, LLC, a Colorado limited liability company ("Company") hereby confirms appointment of Grand American Inc. ("GAI") as authorized agent of the Company to negotiate and execute by and on behalf of the Company, plats, subdivision maps, development agreements, public improvement agreements and other instruments and maps customarily required by Jefferson County, Colorado for the rezoning, replatting and development of the real property located at 16100 S Golden Road, 16129 W 10th Avenue, 16121 W 10th Avenue, Golden CO 80401. The execution by GAI, acting through its Rocky Mountain Region President, Philip Hodgkinson or its President, Bruce D Phillips, shall create a binding contract of the Company.

Petrified Tree, LLC, a Colorado limited liability company

By:

Its: Albert Thomas Ehringer III, Member

Max Thrust, LLC

Date: 01/03/7

Grand American, Inc.

Jy. ____

Bruce D Phillips, President

By

Philip Hodgkinson, President, Rocky Mountain Region

OPERATING AGREEMENT

PETRIFIED TREE LLC

A Colorado Limited Liability Company

THIS AGREEMENT is made and entered into effective this 12th day of December, 2016, by and between PETRIFIED TREE LLC, a Colorado limited liability company (the "Company"), AURIC OVUM LLC, a California limited liability company and MAX THRUST LLC a Colorado limited liability company and each of the other persons who may become a Member of the Company in accordance with the provisions of this Agreement.. The parties hereto agree, in consideration of the promises, covenants, performance and mutual contained herein as follows:

ARTICLE I

FORMATION AND PURPOSE OF COMPANY

- 1.1. Articles of Organization. This Company is organized pursuant to the provisions of the Limited Liability Company Laws of the State of Colorado (the "Act"). The Company filed its Articles of Organization on December 12, 2016. The rights and obligations of the Company and the Members shall be provided in the Articles of Organization and this Operating Agreement.
- 1.2. <u>Conflict Between Articles of Organization and Operating Agreement</u>. If there is any conflict between the provisions of the Articles of Organization and this Operating Agreement, the terms of this Operating Agreement shall control.
- 1.3. **Purpose.** The Company is formed to purchase the real property located at 16100 S. Golden Road, Golden, Colorado 80401, investigate the feasibility of developing the real property and developing the real property as the Members subsequently agree. The Company may engage in any and all activities related or incidental to the foregoing purposes and for any other lawful purposes permitted by the Act.
- 1.4. <u>Name</u>. The name of the Company is "PETRIFIED TREE LLC." The business of the Company may be conducted under that name, or upon compliance with applicable laws, any other name that the Company deems appropriate or advisable. A Member or Manager shall file any fictitious name certificates and similar filings, and any amendments thereto, that it is directed to file in accordance with this Agreement.
- 1.5. <u>Term.</u> The term of this Agreement shall be perpetual unless sooner terminated as provided by law and this Agreement.

1.6. Office and Agent. The Company shall continually maintain an office and registered agent in the State of Colorado as required by the Act. The principal office, registered office and registered agent of the Company shall be as set forth in the Articles of Organization and as the Members subsequently determine.

ARTICLE II

CAPITAL CONTRIBUTIONS

2.1. <u>Initial Capital Contributions</u>. The Members will make initial capital contributions to the Company as set forth below. The purpose of the initial capital contributions is to enable the Company to purchase the real property. The initial capital contributions to be made by the Members and with which the Company shall begin are as follows:

Member Name	Contribution	
AURIC OVUM LLC	\$400,000.00	
MAX THRUST LLC	\$200,000.00	
Total initial capital contributions	\$600,000.00	

- 2.2. Additional Capital Contributions. The Members shall determine in accordance with this Agreement the amount and timing of additional capital contributions from the Members. The additional capital contributions shall be made by the Members in proportion to their membership interest in the Company. Provided, however, Max Thrust LLC may make up to fifty percent (50%) of the additional capital contributions to the Company. To the extent the additional capital contributions of Max Thrust LLC to the Company exceed its proportional membership interest in the Company then its membership interest in the Company shall be increased accordingly. No Member shall be required to make an additional capital contribution or loan to the Company without its prior written consent. The form of any additional capital contribution may be as the Members agree to. The Company may also seek funds by borrowing or by any other acceptable form of financing approved by the Members. The Company may pledge its assets and take such other reasonable steps to secure such financing as may be approved by the Members in accordance with the terms of this Agreement.
- 2.3. Source of Additional Capital Contributions. In the event the Members decide that additional capital contributions for the Company are necessary and the Members so decide to make such additional contributions, the Members shall promptly make such additional capital contributions to the Company in the method and manner so determined by the Members. In the event a Member does not make the additional capital contribution, the remaining Member shall be so notified and it may make the additional capital contribution for the other Member. Any such additional capital contribution to the Company made by a Member on account of another Member's failure to do so shall be treated as a loan for up to one year and shall be entitled to repayment plus interest on the principal amount thereof at the prime rate plus 3% prior to any further distributions to

such Member. In the event the non-contributing member does not repay the loan within the one year period, the loan shall be converted to a capital contribution for the contributing member and ownership interest shall be re-calculated accordingly at that time.

- 2.4. <u>Loans</u>. In lieu of additional capital contributions, the Company may, as determined by the Members, borrow money from one or any of the Members or third persons. In the event that a loan agreement is negotiated with a Member, it shall be entitled to receive interest at a rate and upon such terms to be determined by the Members. The loan shall be evidenced by a promissory note of the Company and shall have such other terms and conditions as shall be agreed to by the Members. Such interest and repayment of the amounts so loaned are to be entitled to priority of payment over the division and distribution of capital contributions and profit among Members.
- 2.5. No Member shall be entitled to any interest on its capital contributions.
- 2.6. <u>Return of Capital Contributions</u>. Upon the dissolution or termination of the Company, the Members <u>will</u> be entitled to a return of their capital contributions in accordance with the Members' then percentage ownership of the Company prior to the division and distribution of the remaining property of the Company to the Members.

ARTICLE III

MEMBERS' ACCOUNTS; ALLOCATION OF PROFIT AND LOSS; DISTRIBUTIONS

- 3.1. <u>Capital Accounts</u>. A separate capital account shall be maintained for each Member. The capital account of each Member shall initially reflect the amounts specified in Section 2.1. The capital account of each Member shall be increased by the amount of its additional capital contributions to the Company as specified in Sections 2.2 and 2.3. The ownership interest of each Member in the Company shall be adjusted pro rata based upon the amounts of each Member's additional capital contribution to the Company. Each Member's membership interest in the Company shall be determined by the amount a Member's capital contributions bears to the total capital contributions of all of the Members to the Company. The Company shall determine and maintain each capital account in accordance with IRC Regulation 1.704-1(b)(2)(iv). No Member shall withdraw any part of his capital account without the agreement of the Members.
- 3.2. <u>Income Accounts.</u> A separate profit and loss account shall be maintained for each Member. Company profits, losses, gains, deductions and credits shall be charged or credited to the separate account annually unless a Member has no credit balance in its income account, in which event losses shall be charged to its capital account. The profits, losses, gains, deductions and credits of the Company shall be distributed or charged to the Members as provided in Section 3.3. No interest shall be paid on any credit balance in an income account.

3.3. Allocations and Distributions Among Members. Subject to Sections 2.2, 2.3, 2.6 and 3.1 where the percentage ownership of each Member in the Company may be adjusted, the profits and gains of the Company shall be divided and the losses, deductions and credits of the Company shall be borne in the following proportions:

Member Name	Profits and <u>Gains</u>	Losses, Deductions and Credits	
Auric Ovum LLC	66.67%	66.67%	
Max Thrust LLC	33.33%	33.33%	
Total	100%	100%	

All distributions by the Company shall be made in the same percentages as the allocations among Members as set forth above and as subsequently adjusted for additional capital contributions. The Members shall determine in accordance with this Agreement, when and whether a distribution of should be made to the Members. A Member has no right to demand and receive any distribution from the Company. The Company also has the right to make any distribution to a Member in the form of cash.

- 3.4. <u>Adjustments</u>. The provisions set forth above may be adjusted to the extent necessary to comply with federal income tax provisions including in particular the special allocation provisions of IRC Section 704(c) and the qualified income offset provisions contained in IRC Regulations 1.704. Alternatively, the Members may make other provisions and amendments as they agree.
- 3.5. Transferred Interest. If any interest of a Member is transferred, or increased or decreased by reason of the admission of a new Member or otherwise, during any fiscal year of the Company, each item of income, gain, loss, deduction or credit of the Company for such fiscal year shall be assigned pro rata to each day in a particular period of such fiscal year to which such item is attributable and the amount of each such item so assigned to any such day shall be allocated to the Member based upon its membership interest at the close of such day. Notwithstanding any provision above to the contrary, gain or loss of the Company realized in connection with the sale or other disposition of any of the assets of the Company shall be allocated solely to the parties owning membership interests as of the date such sale or other disposition occurs.

ARTICLE IV

MEMBERS DECISION MAKING AND MEETINGS

4.1. <u>Admission of New Members</u>. Additional Members may be admitted as unanimously decided by the Members.

4.2. <u>Decisions by the Members</u>. The Members shall unanimously make all decisions required of the Members including the appointment of a Manager to manage the Company, use of proceeds of the \$25,000.00 initial budget, the approval of the feasibility study, preliminary architectural plans and site development plans, additional capital contributions and all other financial matters related to the acquisition and development of the real property. The Members agree to allow each Member to participate in the Company and have input on such decisions. The Members agree to promptly vote on any matter presented to the Company for a decision by any of the Members. A Member may vote in person or by proxy at any meeting of Members.

4.3. Meetings of Members.

- 4.3.1. Meetings of Members may be held at such time and place, either within or without the State of Colorado, as may be determined by the Members.
- 4.3.2. Special meetings of the Members may be called by a Member. Written notice (including by email to the Members) stating the place, day and hour of the meeting, and the purpose(s) of which the meeting is called, shall be delivered not less than two (2) days nor more than fifty (50) days before the date of the meeting, either personally or by mail (including email), to each Member of record entitled to vote at such meeting. A waiver of notice in writing (including by email), signed by the Member before, at, or after the time of the meeting stated in the notice shall be equivalent to the giving of such notice. By attending a meeting, a Member waives objection to the lack of notice or defective notice unless the Member, at the beginning of the meeting, objects to the holding of the meeting or the transacting of business at the meeting. A Member who attends a meeting also waives objection to consideration at such meeting of, a particular matter not within the purpose(s) described in the notice unless the Member objects to considering the matter when it is presented.
- 4.4. **Quorum and Adjournment.** All Members shall constitute a quorum at the meeting of Members. If a quorum is not represented at any meeting of the Members, such meeting may be adjourned for a period not to exceed sixty (60) days at any one adjournment; provided, however, that if the adjournment is for more than thirty (30) days, a notice of the adjourned meeting shall be given to each Member entitled to vote at the meeting.
- 4.5. <u>Limited Liability</u>. No Member shall be personally liable for any debt, obligation, or liability of the Company, whether that obligation arises in contract, tort or otherwise unless otherwise expressly provided for in this Agreement or in the Act.
- 4.6. <u>Attempted Transfer of Membership Interest</u>. Any transfer of a membership interest in violation of this Agreement shall be null and void.
- 4.7. <u>Action By Written Consent</u>. Any action that may be taken at a meeting of the Members may be taken without a meeting if the consent to such action is in writing and signed by all Members.

4.8. <u>List of Members</u>. The Company shall prepare and maintain a list of the Members. The list of the Members shall include their names, addresses, phone numbers, email addresses and any other similar information requested by a Member. Each Member agrees to notify the other Member if any of the information on the list changes.

4.9. **Rights of the Members.** Subject to the express provisions of this Agreement:

- 4.9.1. The Members shall have the rights as described in the Colorado Limited Liability Company Act, as amended from time to time.
- 4.9.2. The Members may execute any instruments or documents providing for the business or the property of the Company.
- 4.9.3. Any contract, agreement, debt contracted or liability incurred by the Company in excess of \$5000.00 shall be approved by all of the Members. Any such contract, agreement, instrument or documents must be executed by the Members in their individual capacity in order to be personally binding on a Member.
- 4.10. <u>Members Duties and Responsibilities</u>. The Members shall give reasonable time, attention and attendance to and use reasonable efforts to make the decisions required of them as a result of their ownership in the Company and shall, with reasonable skill and power, exert themselves for the interest, benefit and advantage of the Company; and shall diligently pursue the Company purposes.
- 4.11. <u>Indemnification</u>. Members, employees and agents of the Company shall be entitled to be indemnified by the Company to the extent provided in the Colorado Limited Liability Company Act, as amended from time to time, and shall be entitled to the advance of expenses, including attorney fees, in the defense or prosecution of a claim against them in the capacity of Member, employee or agent.
- 4.12. <u>Member's Other Activities</u>. The Members understand that the Members may have other business or non-business activities. A major portion of their time may be devoted to these activities. Neither the Company nor any of its Members shall have any right in or to any such other business, property, interests and independent ventures or to the income or profits derived there from.
- 4.13. <u>Payments to Members</u>. The compensation, reimbursements and other benefits paid to the Members for their services to the Company, if any, shall be agreed to by all of the Members. The Company will pay independent third parties for the costs and expenses incurred in connection with the Company's business.

ARTICLE V

MANAGEMENT OF THE COMPANY

- 5.1. General Powers. The Members shall make decisions with respect to the Company's real property and business as set forth in Article IV above. The Members have elected in the Articles of Organization to have the Company be a manager managed limited liability company. The Members unanimously elect Albert T. Ehringer III to be the Manager of the Company and to pursue and manage the day-to-day activities of the Company, pay the Company's bills, determine a timeline for the development of the real property and keep Company's Members fully informed of the Company's activities and the status of the development of the real property.
- 5.2. Rules Relating to the Managers. Except as expressly set forth otherwise in this Agreement, the management and the conduct of business of the Company shall be the responsibility of the Manager. The Members may adopt resolutions to govern a Manager's activities and the manner in which he shall perform his duties to the Company.
- 5.2.1. The Manager shall have the rights as described in the Colorado Limited Liability Company Laws, as amended from time to time, including the right to open one or more bank accounts in the name of the Company write checks upon such accounts and designate the Members or Manager as the signors on the bank accounts.
- 5.2.2. Except as otherwise provided in this Agreement, the Manager may execute any instruments or documents providing for the acquisition, finance and development of the real property of the Company.
- 5.2.3. Any debt contracted or liability in excess of \$5000.00 incurred by the Company shall be approved by the Members. Any such instrument or documents shall be executed by the Manager after further approval by the Members in accordance with the terms of this Agreement. Any debt or liability must be signed by a Member in his individual capacity in order to be personally binding on the Member.
- 5.2.4. Subject to the right of the Members to agree as provided in Article IV of this Agreement, all of the day-to-day routine decisions affecting the Company, including the control, employment, compensation and discharge of employees; the employment of contractors and subcontractors; the initial feasibility study and architectural plan for the development of the real property shall be made by the Manager in accordance with the terms of this Agreement.

5.3. Number, Election, and Term of Managers.

5.3.1. The number of Managers is presently one. The appointment of Managers and the number of Managers appointed shall be determined by the vote or consent of the Members in accordance with this Agreement.

5.3.2. The initial Manager so appointed shall act as the Manager of the Company until his successor has been elected and qualified or until the Manager has been terminated by the Members.

5.4. Meetings and Voting.

- 5.4.1. At any time there is more than one Manager acting as such for the Company, meetings of the Managers may be held at such time and place as the Managers by resolution shall determine.
- 5.4.2. Written notice of meetings of the Managers shall be delivered at least twenty-four (24) hours before the meeting personally, by telecopier, email, or by mail actually delivered to the Manager within the twenty-four (24) hour period. A waiver of notice in writing, signed by the Manager before, at, or after the time of the meeting stated in the notice, shall be equivalent to the giving of such notice.
- 5.4.3. By attending a meeting, a Manager waives objection to the lack of notice or defective notice unless, at the beginning of the meeting, the Manager objects to the holding of the meeting or the transacting of business at the meeting.
- 5.4.4. A majority of the Managers entitled to vote shall constitute a quorum at the meeting of Managers.
- 5.4.5. If the Managers elect to meet, all decisions of the Managers shall be made by the unanimous decision of the Managers at a properly called meeting of the Managers at which a quorum is present, or by unanimous written consent of the Managers.
- 5.5. <u>Managers Duties and Responsibilities</u>. The Manager shall give reasonable time, attention and attendance to and use reasonable efforts to make the decisions required of him as a result of his position in the Company and shall, with reasonable skill and power, exert himself for the interest, benefit and advantage of the Company; and shall diligently pursue the Company purposes. The Manager shall also faithfully perform and abide by any other agreements he has with the Company.
- 5.6. <u>Indemnification</u>. Members, managers, employees and agents of the Company shall be entitled to be indemnified by the Company to the extent provided in the Colorado Limited Liability Company Laws of the State of Colorado, as amended from time to time, and shall be entitled to the advance of expenses, including attorney fees, in the defense or prosecution of a claim against them in the capacity of Member, manager, employee or agent.
- 5.7. <u>Manager's Other Activities</u>. The Members understand that the Manager may have other business or non-business activities and other commitments. A portion of his time may be devoted to these activities. Neither the Company nor any of its Members shall have any right in or to any such property, interests and independent ventures or to the income or profits derived therefrom.

5.8. Payments to Manager and Management Fee. The compensation, reimbursements and other benefits paid to the Manager for services to the Company shall be unanimously agreed to by the Members of the Company. The Members have agreed to pay Max Thrust LLC a management fee equal to three percent (3%) of the gross income of the Company. The Members may agree to retain an outside company to manage the real property owned by the Company.

ARTICLE VI

BOOKS

- 6.1. <u>Location of Records</u>. The Members are responsible for keeping and maintaining the books and records of the Company. The books of the Company shall be maintained at the principal office of the Company or at such other place as the Members shall designate.
- 6.2. Access to Records and Accounting. Each Member shall at all times have access to the books and records of the Company for inspection and copying. Each Member shall also be entitled:
- 6.2.1. To obtain, upon reasonable demand, for any purpose, such information reasonably related to the Member's membership interest in the Company.
- 6.2.2. To have true and full information on the status of the real property, the Company's financial condition and any other information regarding the development of the real property and the business of the Company.
- 6.2.3. To have a copy of the Company's federal, state and local income tax returns for each year promptly after they are available to the Company.
- 6.2.4. To have a formal accounting of the Company business and finances whenever circumstances render an accounting just and reasonable.
- 6.3. Accounting Rules. The books shall be maintained in the manner decided by the Members. The Members agree to retain an accountant to advise and assist them on such matters. The fiscal year of the Company shall be the calendar year. Distributions to income accounts shall be made no less frequently than annually. The books shall be closed and balanced at the end of each calendar year and, if an audit is requested by any Member, it shall be made as of the closing date. In the event an audit is requested by any Member, the Company shall pay for the expense of any such audit if the Members so agree. If the Members of the Company do not agree to have the Company pay for the expense of the audit, then, in such case, the Member(s) requesting the audit shall pay for the expenses and costs incurred to complete the audit. The Members shall authorize the preparation of year-end profit and loss statements, balance sheet and tax returns by an accountant selected and approved by the Members in accordance with the terms of this Agreement.

ARTICLE VII

DISSOLUTION

- 7.1. <u>Causes of Dissolution</u>. The Company shall be dissolved upon the occurrence of any of the following events:
 - 7.1.1. At any time by the unanimous agreement of the Members;
 - 7.1.2 Upon the occurrence of events or time specified for dissolution in the Articles of Organization; or
 - 7.1.3 At any other time required by law.
- 7.2. Death, Disability, Bankruptcy or Retirement; Continuation of Business. The death, disability, bankruptcy or retirement of Al Ehringer or Albert T. Ehringer III shall not cause a dissolution of the Company, and notwithstanding any such event, the Member whose owner is not deceased, disabled, or bankrupt may continue the business of the Company and purchase the deceased, disabled, or bankrupt owner of the Member's ("Withdrawn Member") membership interests so long as all of the other Members in the Company then consent to do so and the Company may legally continue. In the event of a death, disability, or bankruptcy of Al Ehringer or Albert T. Ehringer, III the remaining Members may decide to purchase such Withdrawn Member's membership interests in the Company or allow such Withdrawn Member to continue to be a Member of the Company. The Company may impose any reasonable conditions and restrictions on such a Member's continuation as a Member in the Company.
- 7.3. <u>Withdrawn Member</u>. Upon the withdrawal of a Member for any of the reasons set forth in Section 7.2, the remaining Member shall make all of the decisions of the Members to be made on behalf of the Company.
- 7.4. Purchase of a Withdrawn Member's Membership Interest. If the remaining Member agrees to continue the Company, then the Company has the option, but not the obligation, to purchase the Withdrawn Member's membership interests in the Company. The purchase price for the Withdrawn Member's membership interests shall be the then fair market value of the Company multiplied by the Withdrawn Member's percentage ownership of the Company. The purchase price may be paid by the Company in cash or over a period of time. If the Company does the not pay the purchase price entirely in cash then the purchase price not paid in cash shall be evidenced by a promissory note. The promissory note shall bear interest at the rate of two percent (2%) per annum and shall provide for payments no less frequently than annually and the maximum duration of the promissory note shall be five (5) years from the date the Member withdraws from the Company.

- 7.5. <u>Determination of Fair Market Value</u>. In the event the fair market value of a Withdrawn Member's membership interests is not agreed to by the Company and the Withdrawn Member, then, in such case, the fair market value of the Member's membership interests shall be determined by appraisal. The Company shall hire an independent appraiser. The determination of the independent appraiser shall be the final determination of the then fair market value of the Withdrawn Member's membership interests. The cost of the appraisal shall be paid equally by the Company and the Withdrawn Member.
- 7.6. <u>Distribution if the Company is Not Continued</u>. In the event of dissolution of the Company the Members shall proceed with reasonable promptness to dissolve and liquidate the Company. This will include the sale of the Company's real property and any other assets of the Company. The dissolution of the Company shall be undertaken as follows:
- 7.6.1. <u>Articles of Dissolution</u>. As soon as possible following the occurrence of any of the events causing the dissolution, the Members shall execute Articles of Dissolution and file the same with the Colorado Secretary of State's office.
- 7.65.2. Effect of Filing Articles of Dissolution. On filing the Articles of Dissolution with the Colorado Secretary of State, the Company shall cease to carry on its operations, except insofar as may be necessary for the winding up of its operations.
- 7.6.3. Winding Up. The winding up of the Company and the distribution of the net proceeds from the sale of the Company's real property and any other assets shall be conducted by the Members. Each of the Members shall be furnished with a statement setting forth the assets and liabilities of the Company on the date of complete liquidation.
- 7.6.4. <u>Distribution On Dissolution</u>. Upon dissolution, the Members shall cause liabilities and other obligations of the Company to be paid in the following order of priority:
- (a) First, to creditors, including Members who are creditors, in the order of priority as provided by law and any liquidating expenses (including reasonable compensation and expense of Members or Managers who assist with the liquidation);
- (b) Second, to the setting up of such reserves as the Members decide for any contingent or unforeseen liabilities or obligations of the Company arising out of or in connection with Company real property or operations; provided, however, that any such reserves will be held in trust for the purposes of disbursing such reserves in payment of any of such contingencies and, at the expiration of such period as the Members decide, to distribute the balance thereafter remaining in the manner provided below;
- (c) The balance, if any, to the Members as provided for in Section 2.6 and Article III of this Agreement.

ARTICLE VIII

SALE OF A MEMBERSHIP INTEREST

8.1. Provisions for the Sale of Membership Interests. In the event a Member desires to sell, assign or otherwise transfer its membership interests in the Company, including where the Member has obtained a bona fide written offer for the sale thereof, the Member shall first give written notice of the proposed sale and offer to sell its membership interests to all of the other Members of the Company. All of the Members must agree in writing to enable a Member to sell its membership interest in the Company and the terms of any such sale including the purchaser's agreement to be bound by the provisions of this Agreement shall be set forth in the written agreement. The Members agree that Max Thrust LLC shall have the option, but not the obligation, to purchase all of the membership interests of Auric Ovum LLC for an amount equal to its total capital contributions to the Company. If Max Thrust LLC desires to purchase all of the membership interests of Auric Ovum LLC it shall notify Auric Ovum LLC in writing and pay the purchase price to Auric Ovum LLC within ninety (90) days from the date of such written notice.

ARTICLE IX

MEMBERS' COVENANTS

9.1. <u>Alienation of Membership Interests</u>. Each Member represents that it has not and will not pledge, mortgage or otherwise encumber its membership interests in the Company or in its real property, assets or other property; or enter into any agreement of any kind that will result in any person, firm or other organization becoming interested with it in the Company.

ARTICLE X

MISCELLANEOUS PROVISIONS

- 10.1. <u>Governing Law.</u> This Agreement and its terms are to be construed according to the laws of the State of Colorado.
- 10.2. <u>Counterparts</u>. This Agreement may be executed in counterparts and each such counterpart shall be deemed an original of the Agreement for all purposes. Facsimile and electronic signatures shall be acceptable and have the same force and effect as original signatures.
- 10.3. <u>Independent Legal Counsel</u>. The Members acknowledge and agree that WILLIAM B. HAYES has prepared the documents to create the Company, prepare its Operating Agreement and complete other matters on behalf of the Company. The Members acknowledge and agree that Mr. Hayes represents Max Thrust LLC and Auric Ovum LLC has been advised to consult with independent legal and tax counsel to the extent it deems necessary to determine and protect its interests hereunder. Furthermore, the parties hereto consent to WILLIAM B. HAYES legal representation as such.

10.4. Arbitration. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach thereof shall be settled by arbitration in accordance with the rules then obtaining of the American Arbitration Association. The Company shall select a single independent arbitrator if the Members unanimously agree to do so. If the Members do not so agree, each Member is entitled to select an independent arbitrator for the arbitration and the decision of the two (2) arbitrators shall be final. In the event the two (2) arbitrators are not able to reach a unanimous decision then the arbitrators shall appoint a third independent arbitrator and the decision of a majority of the three (3) arbitrators shall be final. Judgment upon the award rendered by the arbitration may be entered in any court having jurisdiction thereof. The costs of arbitration, including reasonable attorney fees, shall be paid by the non-prevailing party. If one (1) Member notifies the other Members in writing of a dispute, claim or controversy and requests that the same be arbitrated, no other legal action may then be commenced thereon, except to obtain judgment on the arbitration award. If the issue of the "non-prevailing party" arises, the arbitrator shall make such decision as well. Jurisdiction and venue for the arbitration shall be Golden, Colorado.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day first written above.

MEMBERS:

AURIC OVUM LLC

MAX THRUST LLC

By: 2/1/1

EXHIBIT A

Names and Addresses of Members

Auric Ovum LLC 2510 Main Street Santa Monica, California 90405

Max Thrust LLC 16005 Mt. Vernon Road Golden, Colorado 80401

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF DOCUMENT FILED

I, Jena Griswold , as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office, the attached document is a true and complete copy of the

Filed Document

with Document # 20011008248 of

TALK TO THE HAND, LLC

Colorado Limited Liability Company

(Entity ID # 19961128940)

consisting of 3 pages.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/07/2025 that have been posted, and by documents delivered to this office electronically through 04/08/2025 @ 14:37:47.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/08/2025 @ 14:37:47 in accordance with applicable law. This certificate is assigned Confirmation Number 17183876



Secretary of State of the State of Colorado

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov/click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

DLLC 1996/128940 AMENDED AND RESTATED ARTICLES OF ORGANIZATION

OF

TALK TO THE HAND, LLC NCGS

Pursuant to the provisions of the Colorado Limited Liability Company Act, as amended, TALK TO THE HAND, LLC, a Colorado limited liability company adopts the following Amended and Restated Articles of Organization in accordance with a resolution adopted by a vote of the Members in accordance with the Operating Agreement. The Amended and Restated Articles of Organization correctly set forth the provisions of the Articles of Organization as amended.

- A. NAME. The present and original name of the Company is TALK TO THE HAND, LLC and these Amended and Restated Articles of Organization do not contain an amendement to this name.
- B. DATE OF ADOPTION. These Amended and Restated Articles of Organization were adopted by the Members of the Company, effective the start day of Aust , 2000 in the manner prescribed by the Colorado Limited Liability Company Act as amended.
- C. MEMBERSHIP INTERESTS. All Members of the Company were entitled to vote on the adoption of these Amended and Restated Articles of Organization and voted to adopt these Articles of Organization in accordance with the Company's Operating Agreement.
- D. VOTE. The number of membership interests voted for the amendment and restatement was sufficient for approval. These Amended and Restated Articles of Organization supercede the original Articles of Organization and all amendments thereto.
- E. EFFECT ON MEMBERSHIP INTERESTS. These Amended and Restated Articles of Organization do not provide for an exchange, reclassification, or cancellation of the issued membership interests. Specifically, the membership interests are not being increased or decreased nor are the membership interests being impacted or changed by these Amended and Restated Articles of Organization.
- F. EFFECT ON STATED CAPITAL. These Amended and Restated Articles of Organization do not effect a change in the amount of STATED STATED TO THE TRANSPORT DAVIDSON
- G. AMENDMENT AND RESTATEMENT. These Amended and Restated Articles of Organization approved by the Members of the Company contains amendments to the original Articles of Organization and Supercede the original Articles of Organization and Organization and

ARTICLE I

The name of the limited liability company is TALK TO THE HAND, LLC (the "Company"), its principal place of business is located at 16005 Mt. Vernon Road, Golden, Colorado 80401.

ARTICLE II

The Company's initial registered agent and the address of the initial registered office in Colorado is as follows:

ALBERT T. EHRINGER, III 1821 Blake Street Denver, Colorado 80202

ARTICLE III

The Company shall initially have two (2) member(s). The names and addresses of the members are:

ALBERT T. EHRINGER, III 1821 Blake Street Denver, Colorado 80121

TROY ADAMCZYK
7891 East Hampden Circle
Denver, Colorado 80237

ARTICLE IV

Management of the Company is vested in the members. The members may, however, elect one or more managers to operate the Company subject to the rights of the members to determine the affairs and business of the Company. The Company's members hereby elect ALBERT T. EHRINGER, III to be the Company's manager. The number of managers may be increased or decreased or replaced in the manner provided in the Company's Operating Agreement.

ARTICLE V

The Company is organized to purchase real property and make improvements thereon. The improvements specifically include renovating and expanding the premises that are presently used for a restaurant and bar. The Company may also engage in any and all activities related thereto and for any other lawful purposes permitted by the Colorado Limited Liability Company Act.

ARTICLE VI

The Company existance shall be perpetual unless otherwise terminated pursuant to the Operating Agreement.

IN WITNESS WHEREOF, the undersigned members have caused these Amended and Restated Articles Of Organization to be executed this day of way, 2000.

ALBERT T. EHRINGER, III

TROY ADAMCZYK



Phase I Environmental Site Assessment Of Mansanarez Residence 16121 W. 10th Avenue Golden, Jefferson County, Colorado 80401

916 Consulting Project No. 24-090.KTF

Prepared for: Mr. Phil Hodgkinson

Petrified Tree, LLC 1776 Platte Street

Denver, Colorado 80202

Prepared by: 916 Consulting LLC

55 Longmont Dam Road Lyons, Colorado 80540

(303) 823-0132

November 18, 2024

916 CONSULTING LLC Environmental and Radon Consulting and Commercial Real Estate Assessments

PHASE I ENVIRONMENTAL SITE ASSESSMENT

MANSANAREZ RESIDENCE

16121 W. 10th Avenue Golden, Jefferson County, Colorado 80401



PREPARED FOR:

PETRIFIED TREE, LLC



November 18, 2024 916 Consulting Project No. 24-090.KTF



November 18, 2024

Mr. Phil Hodgkinson Petrified Tree, LLC 1776 Platte Street Denver, Colorado 80202

RE: Phase I Environmental Site Assessment of Mansanarez Residence 16121 W. 10th Avenue Golden, Jefferson County, Colorado 80401 916 Consulting Project No. 24-090.KTF

Dear Mr. Hodgkinson:

916 Consulting LLC (916 Consulting) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21, the scope of work provided by the Client, and generally accepted industry standards. 916 Consulting certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

916 Consulting

Ken Feldman, P.G.

Project Manager

Gayle Gordon

Style Goods

Client Relationship Manager

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in § 312.10 of 40 C.F.R. § 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Ken Feldman, P.G.

Widelin-

Principal/Project Manager

Gayle Gordon

Style Goods

Senior Technical Reviewer

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Environmental Database

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List of References

Qualifications

1.0 EXECUTIVE SUMMARY

1.1 Property Summary

Property Name: Mansanarez Residence

Property Address: 16121 W. 10th Avenue

City/County/State/Zip Code: Golden, Jefferson County, Colorado 80401

Property Usage: Residential

1.2 Summary of Findings and Opinions

Section		Acceptable	O&M Program	Routine Solution	Additional Study/Action	Estimated Cost
4.0	Environmental Setting	X				
5.0	Prior Use History					
7.1	Visual/Physical Observations				X	TBD
6.0	Environmental Database Review	X				
7.2	Storage Tanks	X				
7.3	PCB Containing Equipment	X				
8.1	Asbestos	X				
8.2	Radon	X				
8.3	Lead-Based Paint	X				
8.4	Drinking Water	X				
8.5	Microbial Contamination	X				
8.6	Indoor Air Quality	X				_
8.7	Emerging Contaminants	X				

1.3 Subject Property Description

The subject property consists of one, rectangular parcel of land totaling 0.367 acres, and is improved with one, single-story single family residence totaling 1,464 square feet (SF). The building, which was constructed in 1955, is of wood frame construction with exterior walls clad with vinyl siding. The roofing system is low sloped and covered with modified bitumen sheeting. The building is constructed over a dirt crawlspace and the foundation consists of reinforced concrete stem walls on spread footings and concrete pad footings at column locations. The property grounds are primarily dirt and gravel, with landscaping consisting of trees and patches of grass and limited concrete flatwork. The property is tightly packed with numerous vehicles (cars, trucks, and trailers) that are either parked for storage or are in various states of refurbishment or dismantlement. In addition, auto parts, equipment, tools, building materials, junk and debris are situated throughout the property. There are also four storage sheds that along with some of the trailers are utilized as small workshops.

1.4 Significant Data Gaps

916 Consulting did not identify any significant data gaps, as defined by ASTM, that affected the ability to identify recognized environmental conditions (RECs) in connection with the subject property.

1.5 Findings and Opinions

The subject property has been developed with the current improvements since 1955 and has been utilized primarily for residential purposes, and prior to development was vacant land. For the last ten years, the resident restored and/or repaired vehicles, and at the time of the assessment, there were numerous vehicles that were either parked for storage or were in various states of refurbishment or dismantlement. Additionally, generators, equipment, tools, building materials, junk and debris were situated throughout the property as well as a wide variety of automotive fluids, fuels, paints, and solvents in containers ranging from a pint to 55 gallons in capacity and tires, car batteries and cylinders containing propane and welding gases. The storage of these materials was haphazard and the materials were not stored on secondary containment and several containers were not labeled as to their contents. No obviously stained soil was identified, however, the majority of the property grounds were obscured by the vehicles and other parts and equipment and as automotive salvage activities and unknown storage, handling and disposal practices have occurred for approximately ten years, it is highly likely that surficial soils and possibly underlying soils have been impacted by automotive fluids, solvents and fuel, and this is considered an REC.

916 Consulting did not identify any features, activities, uses, and conditions that indicate the presence or likely presence of hazardous substances or petroleum products that may be indicative of the presence of controlled recognized environmental conditions (CRECs) or historical recognized environmental conditions (HRECs) or de minimis conditions.

In addition to the scope outlined in ASTM Practice E1527-21, and the scope of work provided by the Client, 916 Consulting also performed an expanded evaluation of common business environmental risks (BERs), including select issues identified as "Non-Scope Considerations" in ASTM E1527-21. Business environmental risks of particular concern include those relating to wetlands, regulatory compliance,

asbestos-containing building materials, radon, lead-based paint, lead in drinking water, mold, indoor air quality, and emerging contaminants.

This assessment has revealed no evidence of Business Environmental Risks (BERs) in connection with the subject property.

No indications of on-site septic systems or cesspools were observed or reported. However, information obtained from Jefferson County Public Health indicates that when the property was initially developed in the mid 1950s, the residence utilized a septic system with an approximate 900 gallon concrete tank. No records/information indicating whether the tank and associated piping were removed were identified.

1.6 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21, and the scope of work provided by the Client, of Mansanarez Residence, at 16121 W. 10th Avenue, in Golden, Jefferson County, Colorado 80401. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. No controlled recognized environmental conditions (CRECs) and/or significant data gaps in connection with the subject property were identified.

As noted above, the assessment has revealed a recognized environmental condition (REC) with regard to past on-site auto repair/salvage operations including unknown handling, storage and disposal practices of automotive fluids, solvents and fuels.

1.7 Additional Investigation/Recommendations

Based on the scope of work performed for this assessment, 916 Consulting recommends that all of the vehicles and all of the associated automotive fluids, solvents, fuel and auto parts be removed from the property. While some of these materials can be sold or sent for recycling, most of the auto fluids including those unknown materials will most likely need to be sampled prior to removal and must be removed by a certified hazardous waste firm.

Subsequent to the removal of all of the materials, a limited subsurface assessment should be conducted in order to determine if past operations and associated storage, handling and disposal practices have impacted the property.

Additionally, during any demolition/redevelopment activities, the contractor should be aware that the former septic system may still be present.

916 Consulting recognizes that there may be various options for addressing recognized environmental conditions or other concerns. The options provided are not necessarily the only acceptable alternatives for dealing with a particular concern. 916 Consulting provides these options as a guidance for further action.

Golden, Jefferson County, Colorado 80401

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2.0 PURPOSE, SCOPE AND LIMITATIONS

2.1 Purpose

916 Consulting was retained to conduct a Phase I Environmental Site Assessment of the subject property, in conformance with the scope and limitations of ASTM Practice E1527-21, and the scope of work provided by the Client, to assist in the underwriting of a proposed mortgage loan and/or the purchase of, or transfer of title, of the real property. The goal of the Phase I Environmental Site Assessment is to identify recognized environmental conditions. 916 Consulting has designed and conducted this assessment in order to provide the Client an objective, independent, professional opinion of the potential environmental risks, as defined in ASTM Practice E1527-21, if any, associated with the subject property.

The term "recognized environmental conditions" (REC) means the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

A "de minimis condition" is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

A "controlled recognized environmental condition" (CREC) is a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

A property use limitation is a limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

A "historical recognized environmental condition" (HREC) is a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example,

activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

A past release that qualified as a historical recognized environmental condition may no longer qualify as a historical recognized environmental condition if new conditions or information have been identified such as, among other things, a change in regulatory criteria or a subsequently identified migration pathway that was not previously known or evaluated.

2.2 Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21, the scope of work provided by the Client, and generally accepted industry standards.

The purpose of the E1527-21 practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. § 9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices as defined at 42 U.S.C. § 9601(35)(B).

The specific scope of work included the following elements:

<u>User's Responsibilities</u>: The user is the party (or parties) seeking to use Practice E1527 to complete an environmental site assessment of the subject property. Generally, the user is the client, as well as any other individuals or entities that may rely on the report.

The "All Appropriate Inquiries" Final Rule (40 C.F.R. Part 312) requires that these tasks be performed by or on behalf of a party (the user) seeking to qualify for an LLP to CERCLA liability (see Note 2). These tasks must also be completed by or on behalf of EPA Brownfield Assessment and Characterization grantees. While such information is not required to be provided to the environmental professional, the environmental professional shall request that the user provide the results of these tasks as such information can assist the environmental professional in identifying recognized environmental conditions. The user should communicate any information to the environmental professional prior to the site reconnaissance.

- Review Land Title Records and Judicial Records for Environmental Liens and Activity and Use Limitations - A search for the existence of environmental liens and AULs that are filed or recorded against the subject property must be conducted.
- Specialized Knowledge or Experience of the User Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases.
- Actual Knowledge of the User- The user should communicate any actual knowledge of any
 environmental liens or AULs encumbering the subject property or in connection with the subject
 property.

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- Reason for Significantly Lower Purchase Price In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the subject property to the fair market value of the subject property if the subject property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the subject property was not contaminated, and make a written record of such explanation.
- Commonly Known or Reasonably Ascertainable Information Commonly known or reasonably ascertainable information within the local community about the subject property must be taken into account by the user.
- Degree of Obviousness The user must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the subject property and the ability to detect releases or threatened releases by appropriate investigation.

<u>Physical Setting Resources</u>: One or more physical setting resources were reviewed, as applicable, in order to obtain geologic, hydrogeologic, hydrologic, or topographic characteristics, including a current USGS Topographic Map or historical 7.5-Minute Topographic Map and soil surveys.

<u>Environmental Setting</u> - Efforts were made to determine the environmental setting of the subject property with respect to topography, surface water bodies, flood plain, wetlands, soil type, depth to groundwater and direction of groundwater flow. "Wetlands" is a general term used to describe a variety of ecosystems, which may include prairie potholes, marshes, fens, bogs, wet meadows and swamps. It is not part of this assessment to conduct a formal wetland determination utilizing the defined criteria, but to determine if additional work should be considered based on 916 Consulting's observations.

<u>Government Records:</u> Reasonably ascertainable standard governmental environmental record sources were reviewed. The databases reviewed and the radii chosen are based on the ASTM standard and Client's scope of work. When applicable, pertinent regulatory files and/or records were reviewed.

<u>Historical Records</u>: Attempts were made to identify all obvious uses of the subject property from the present, back to the subject property's first developed use, or back to 1940, whichever is earlier utilizing standard historical sources including any or all of the following: aerial photographs, fire insurance maps, local street directories, topographic maps, building department records, interviews, property tax files, zoning/land use records, and other historical sources. During research of the subject property, attempts were also made to identify obvious uses of the adjoining properties and the surrounding area by reviewing the following standard historical resources if they were researched for the subject property, provide coverage, and are likely to be useful: (1) aerial photographs, (2) fire insurance maps, (3) local street directories, and (4) historical topographic maps.

Site Reconnaissance: The periphery of the subject property as well as the periphery of all structures on the subject property were visually and/or physically observed. The subject property was also viewed from all adjacent public thoroughfares. The interior of structures at the subject property were visually and/or physically observed including accessible common areas, areas where hazardous substances or petroleum products are or may have been stored, used, treated, discharged, or disposed; maintenance and repair areas; boiler rooms; and a representative sample of occupant spaces. Attempts were made to located and identify any features, activities, uses, and conditions related to the any use, treatment, storage, disposal, or generation of hazardous substances or petroleum products. Adjoining properties and the surrounding area were observed during observation of the periphery of the subject property, from public thoroughfares adjacent to or traveled on the way to the subject property, and from buildings and structures otherwise accessed during the site visit.

Storage Tank Search: - Attempts were made to identify any ASTs containing hazardous or regulated materials, and to identify visual indications of USTs, such as fill and vent pipes, or volume gauges. In addition to the visual assessment, state databases of facilities with registered USTs were reviewed, and the property contact and local regulatory officials were interviewed regarding any knowledge of ASTs or USTs.

<u>PCB Containing Equipment Search</u>: - An attempt was made to identify electrical or hydraulic equipment known to or likely to contain PCBs, identify the condition of such equipment and to determine the ownership of the equipment. Fluorescent light ballasts, caulk, paint, or other materials that may contain PCBs, and are located inside and are part of the building or structure, are outside the scope of this practice.

Owner/Operator/Occupant Interviews: Efforts were made to contact and interview, as applicable and available, past and present owners, operators, and occupants of the subject property. In addition, 916 Consulting requested that a person with good knowledge of the uses and physical characteristics of the subject property be identified, such as the key site manager, property manager, physical plant supervisor or head maintenance person.

In addition, 916 Consulting requested, if readily available, that subject property owner, key site manager or user provide any of the following documents and information, as applicable, including environmental site assessment reports, environmental site investigation reports, environmental compliance audit reports, environmental permits, registrations for storage tanks, registrations for underground injection systems, safety data sheets, community right to know plan, safety and spill prevention plans, reports regarding hydrogeologic conditions, reports regarding any self-directed or other cleanup activities, notices or other governmental correspondence for any past or current violations of environmental laws or environmental liens encumbering the property, hazardous waste site generator notices or reports, geotechnical studies, risk assessments, recorded activity and use limitations (AULs), and knowledge of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products.

<u>Local Government Officials Interviews</u>: Efforts were made to contact and interview state and/or local agency officials including the local fire department, local or regional state health agency, local or regional state agency with jurisdiction over hazardous waste disposal and local agencies responsible for the issuance of building permits or groundwater use permits.

A Business Environmental Risk (BER), is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations. Evaluation of non-scope items is not required nor relevant for compliance with the AAI Rule or E1527. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

When included in the scope of work, the following non-scope considerations were evaluated.

Preliminary Asbestos-Containing Building Materials (ACM) Evaluation: - Efforts were made to identify the presence of the most obvious and common ACM. The potential for the presence of friable ACM was evaluated based on the age of the improvements, dates of renovation and other relevant information. Appendix G of the USEPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book) was used as a guide in identifying suspect materials. Materials listed in the Green Book, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that asbestos may still be utilized in some non-

friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestoscement board and roofing materials, as these materials may still be manufactured and installed in the United States. The level of the preliminary evaluation performed was not designed to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA), 40 Code of Federal Regulations (CFR) Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926.1101, or other local, state or federal regulations, but has been conducted per accepted industry practices to satisfy the scope of work of the rating agencies and/or lenders.

916 Consulting only inspected representative areas of the building(s). No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. A finding in this report of "ACM is not a significant concern" or "No significant asbestos was identified" should not be interpreted as "the building is asbestos free." Samples collected, if any, will be analyzed for the presence of asbestos by a National Voluntary Lab Accreditation Program (NVLAP) accredited laboratory using polarized light microscopy and dispersion staining. Any testing results obtained are for the personal use of the Client only and are not to be submitted to any regulatory agency.

<u>Preliminary Radon Review</u>: - The potential for elevated radon to exist within the subject buildings and to pose a significant concern was evaluated based on regional potential for radon, the usage of the subject buildings, and the type of construction and mechanical systems present. This evaluation was not designed or intended to comply with any regulatory agency requirements, but was conducted per accepted industry practices to satisfy the scope of work of the client, rating agencies and/or lender. Sampling, if any, will be conducted utilizing short-term radon detectors. The results of such testing are intended solely as a screen and may not be indicative of long-term average radon levels. Any testing results obtained are for the personal use of the Client only and are not to be submitted to any regulatory agency.

<u>Preliminary Lead-Based Paint Review</u>: - The potential for the presence of LBP at the property and the potential to pose a significant concern was evaluated based on the age of the improvements, dates of renovation and the current and proposed uses of the property. Paint applied prior to 1978 is assumed to be LBP. Lead may also be found in materials other than painted surfaces, such as bathtub and ceramic tile glazing and vinyl mini-blinds. Such items are not included in this preliminary LBP evaluation. This evaluation was not designed or intended to comply with the survey requirements as outlined in the HUD regulations, or other local, state or federal regulations, but was conducted per accepted industry practices to satisfy the scope of work of the client, rating agencies and/or lender. Samples collected, if any, will be analyzed using the Flame Atomic Absorption Spectrophotometry method. Any testing results obtained are for the personal use of the Client only.

<u>Preliminary Drinking Water Evaluation</u>: - The potential for elevated lead and other contaminants in the drinking water supply were evaluated. The evaluation consisted of determining the source of the potable water supply and the results of any sampling or compliance data generated for the water supply.

<u>Preliminary Mold Survey</u>: - A visual/olfactory survey for mold was conducted. The survey was limited to visual observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. A finding in this report of "No significant evidence of mold was identified" should not be interpreted as "the building is mold free." Any "fungi" or "mold" reference included in this report does not constitute a professional mold inspection and is not based upon any sampling, testing, and/or abatement. 916 Consulting merely notes the presence or absence of "fungi" or "mold" while in the course of issuing this report.

<u>Preliminary Indoor Air Quality Evaluation</u>: - A visual/olfactory survey for potential indoor air pollution was conducted. The survey was limited to observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No assessment or investigation behind walls or in any other generally inaccessible areas was performed. In addition, inquiries were made of the owner and/or manager of the Property regarding indoor air quality.

<u>Preliminary Emerging Contaminants Screen</u> - A screen for substances not currently defined as hazardous substances, known as emerging contaminants, was conducted. These substances may include: (1) some substances that occur naturally or through biological digestion (for example, methane), and (2) substances about which human understanding is evolving (for example, per- and polyfluoroalkyl substances, also known as "PFAS").

Photographs representative of 916 Consulting's observations are included in Appendix 1. In addition to visual observations, 916 Consulting relied on the sources and contacted the individuals listed in Appendix 2. Letters to and responses from municipal and regulatory agencies are included in Appendix 3. If and when applicable, additional forms and checklists required by the Client are also included in the appendices.

2.3 <u>Limitations and Exclusions</u>

The E1527-21 practice is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate taking into account commonly known and reasonably ascertainable information. While use of this practice is intended to constitute all appropriate inquiries for purposes of the LLPs, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with a subject property.

This practice is site-specific in that it relates to the assessment of environmental conditions for specific commercial real estate. Consequently, this practice does not address many additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a subject property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a subject property, and this practice recognizes reasonable limits of time and cost.

All appropriate inquiries does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. In addition, not every property will warrant the same level of assessment. Consistent with good commercial and customary standards and practices as defined at 42 U.S.C. § 9601(35)(B), the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, future intended uses of the subject property disclosed to the environmental professional, and the information developed in the course of the inquiry.

It should not be concluded or assumed that an inquiry was not all appropriate inquiries merely because the inquiry did not identify recognized environmental conditions in connection with a subject property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made

The environmental site assessment is based upon conditions at the time of completion of the individual environmental site assessment elements. An environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction).

916 Consulting has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product. 916 Consulting, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

The Phase I ESA is a non-intrusive investigation and does not generally include sampling or testing of air, soil, water, or building materials. No destructive testing is completed and concealed areas, e.g. inside wall and ceiling cavities, are not assessed. A Phase I ESA does not constitute a Hazardous Materials Survey or Designated Substances Survey, and does not include a review or audit of operational environmental compliance issues, or any environmental management systems, which may exist for the Property.

The assessment does not include a regulatory compliance audit of the facility. There are detailed regulations concerning the proper use, storage and disposal of hazardous and regulated material. These regulations include, but are not limited to, permitting, paper keeping and manifesting requirements, as well as community and employee right-to-know laws. It is typically the responsibility of the tenant(s) to maintain their space(s) in compliance with such regulations.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA. Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

Based on the scope of work, 916 Consulting cannot warrant subsurface conditions. In addition, any testing results obtained are for the personal use of the Client, their successors and assigns, per the reliance in Section 2.5 only.

2.4 Property Access and Non-Access Disclosure

Site Assessor: Ken Feldman, P.G.

A copy of the assessor's qualifications is included in Appendix 4.

Date of Assessment: November 12, 2024

Weather Conditions: Clear and sunny with temperatures in the 40s and 50s

Property Contact: Mr. Phil Hodgkinson

President, Grand American Inc., Rocky Mountain Region

Site Escort: Ms. Bonnie Mansanarez

Property Ownership

Property Questionnaire Sent to: Mr. Phil Hodgkinson

President, Grand American Inc., Rocky Mountain Region

Areas Accessed: 916 Consulting accessed all portions of the interior of the residence, the

crawlspace, the storage sheds and the interiors of select trailers and other vehicles. In addition, 916 Consulting assessed the exterior of the

building and the property grounds.

Inaccessible Areas: 916 Consulting was not denied access to any areas.

Exceptions/Deletions from Scope: None

2.5 User Reliance

This assessment was conducted on behalf of and for the exclusive use of Petrified Tree, LLC (Client) solely for use in an environmental evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of 916 Consulting.

916 Consulting acknowledges and agrees that the report may be conveyed to and relied upon by the Client, its successors and assigns, rating agencies and bond investors.

Any unauthorized party using or relying upon this Report shall be liable to 916 Consulting for equitable compensation and appropriate punitive damages, and shall be responsible to reimburse 916 Consulting for and indemnify, defend, and hold harmless from and against any and all costs, claims, liabilities, expenses, lost profits, and damages arising as a direct or indirect result of such unauthorized use or reliance.

3.0 PROPERTY DESCRIPTION

3.1 **Property Details**

Property Size: 0.367 acres (15,987 SF)

Source: Jefferson County Assessor

Property Usage: Residential

Number of Buildings: One

Date of Construction: 1955

Source: Jefferson County Assessor

Building Size: 1,464 SF

Source: Jefferson County Assessor

Property Diagram: A property diagram is provided in Appendix 6.

Legal Description: 916 Consulting was not provided a legal description of the subject

property.

3.2 <u>Utilities and Service Providers</u>

Electricity:* Xcel Energy

Gas:* Xcel Energy

Potable Water: Pleasant View Water and Sanitation District

Sanitary Sewer: Pleasant View Water and Sanitation District

Storm Water: Jefferson County/Mile High Flood District

Solid Waste: Not Provided at this time

Landscaping: Not Provided at this time

Pest Control: Not Provided at this time

* Not utilized at this time, but service is available

3.3 Adjoining Properties and Surrounding Area

North: A small office building, two garages and a storage lot

West: The Golden Pines Condominiums

South: W. 10th Avenue followed by three single family residences

East: The Rock Rest Lodge and a single family residence

Surrounding Area: Mixed residential and commercial development

4.0 ENVIRONMENTAL SETTING

The objective of evaluating the geologic, hydrogeologic, hydrologic, topographic, and other environmental information regarding the subject property and surround area is to evaluate whether a release of hazardous substances or petroleum products at a nearby property might migrate to the subject property and if the release is likely to result in a recognized environmental condition at the subject property.

4.1 Topography

Property Elevation: The subject property is situated at approximately 5,824 feet above mean

sea level (msl).

Topography: The subject and surrounding properties are generally flat, with

engineered grades to direct stormwater flow.

Source: United States Geologic Survey (USGS) Topographic Map,

Morrison, Colorado Quadrangle, 7.5 minute series

USGS Topographic Map: A copy of the topographic map is included in Appendix 6.

Property Drainage: Drainage for the subject property is provided by sheetflow to a grassy

swale located along the south adjacent street as well as onto the north and east adjacent properties. Stormwater also infiltrates into the onsite

soils.

4.2 Surface Water Bodies

On-Site Water Bodies: There are no surface water bodies on or bordering the subject property.

Nearest Surface Water Body: Lena Gulch is located approximately 425 feet southeast of the subject

property.

Flood Plain Designation: Zone X (unshaded), which is defined as an area outside the Special

Flood Hazard Area (an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year) and higher than the elevation of the 0.2-percent-annual-chance

flood.

Source: Federal Emergency Management Agency (FEMA), Flood

Insurance Rate Map (FIRM) Panel No. 08059C0281F

Flood Plain Map: A copy of the flood plain map is included in Appendix 6.

Indications of Wetlands: Wetlands provide a number of economically and environmentally

important functions such as flood control, water quality protection, groundwater recharge, spawning areas for commercially important fish, and wildlife habitat. Wetlands are evaluated using three indicators:

hydrology, hydrophytic vegetation, and hydric soils. Section 404 of the Clean Water Act requires a permit before dredged or fill material may be discharged into regulated wetlands (known as Jurisdictional Wetlands). The Army Corps of Engineers has primary responsibility for making wetlands jurisdictional determinations and issuing wetlands permits. A number of activities are authorized through the use of nationwide permits. 916 Consulting did not observe any water bodies or vegetation indicative of wetlands on the subject property. The subject property is covered with the building, dirt, gravel, concrete and landscaping. It is unlikely that portions of the subject property would be classified as wetlands. Additionally, no wetlands were identified on the U.S. Fish and Wildlife Service's National Wetlands Inventory.

4.3 Geology and Hydrology

Soil Type:

Soils underlying the subject property are classified as Denver-Urban land complex, 2 to 5 percent slopes. The Denver series consists of deep, well to moderately well drained soils that formed in fine textured calcareous materials derived principally from sedimentary rock. Denver soils are found on long alluvial fans and uplands at the front of the Rocky Mountain system. In a typical profile, the surface layer to a depth of 14 inches consists of grayish brown clay loam. The subsoil to a depth of 20 inches consists of grayish brown clay, and the underlying material to a depth of 60 inches consists of light yellowish brown clay. Runoff is medium to slow, and permeability is slow to very slow. Urban land is made up of extensively built-up areas where 75 to 100 percent of each mapped area is either covered by structures or disturbed by cutting, filling or grading. The soils making up Urban land have been so altered and obscured that they cannot be classified.

Source: Soil Survey of Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties

Estimated Depth to Groundwater:

The estimated depth to groundwater is ten to 15 feet below ground surface (bgs).

Anticipated Flow Direction:

Northeast

Basis of Flow Direction:

Based on information obtained from area subsurface assessments as well as from information obtained from the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, September 1990 which notes that the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells.

4.4 Environmental Summary

Findings/Opinions: No special hazards, such as sink holes, oil and gas wells, gravel pits, landfills or

pipelines were indicated on the subject or adjoining properties. No concerns related to

surface water bodies, flood plains or wetlands were identified.

Recommendations: No further study or action is recommended.

5.0 PRIOR USE HISTORY

The objective of compiling and analyzing historical property information and developing a history of the previous uses of the subject property, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property. Copies of prior use support documentation, when available, are included in Appendix 7.

5.1 <u>Interviews/Records</u>

916 Consulting attempted to obtain, contact or interview the sources of information listed below in order to obtain information about current and past features, uses, activities, and conditions indicating recognized environmental conditions in connection with the subject property. The user may include, but is not limited to, the Client, a lender, an owner, the owners representative, the prospective purchaser, a current or prospective tenant, a key site manager, the property manager or contact, the chief physical plant supervisor, building engineer or head maintenance person.

Source: Property Questionnaire

Pertinent Information: 916 Consulting requested that a property questionnaire be forwarded to

an individual who could provide information about the subject property, past and current operations, historical uses and any known environmental concerns including asbestos, radon, lead-based paint, underground and aboveground storage tanks, PCBs and spills or release of regulated or hazardous materials or the existence of environmental liens associated with the subject property. A completed copy of the questionnaire was not returned to 916 Consulting. During the assessment, Ms. Bonnie Mansanarez, property owner did take the time to answer 916 Consulting's questions, as discussed below. A copy of

the questionnaire submitted is included in Appendix 5.

Property Contact: Mr. Phil Hodgkinson

President, Grand American Inc., Rocky Mountain Region

Pertinent Information: Mr. Hodgkinson acted as a liaison for site access, but did not provide

any information regarding the prior usage of or any environmental

issues associated with the subject property.

Site Escort: Ms. Bonnie Mansanarez

Property Ownership

Pertinent Information:

Ms. Bonnie Mansanarez, who has owned the property since 2014, indicated that to the best of her knowledge, the property has always been residential. She stated that her son, who recently passed away, had been living at the property and that he acquired and restored vehicles for resale. She noted that various containers of automotive fluids were present on the property as well as propane cylinders and containers of gasoline used to operate generators, stoves and a refrigerator. Ms. Mansanarez reported that she was not aware of the presence of any contaminated fill dirt, pits, ponds or lagoons, adjoining industrial usages or obvious indicators of the likely presence of contamination on the subject property. However, due to the past onsite activities and usage of hazardous substances (automotive fluids), she could not be certain of how the materials were disposed or if there had been any spills or releases, although she indicated that she had not observed any indication of leaks, spills or dumping. In addition, no environmental liens, lawsuits, environmentally related activity and use limitations, proceedings involving the property or any environmental issues known to have diminished the value of the property or environmental clean ups were reported by Ms. Mansanarez. She indicated that there are no tanks on the property and that the transformer serving the property is owned by the local utility, although the property is not currently connected to the utility grid. To the best of her knowledge, there are no concerns regarding asbestos, radon, lead based paint or mold at the property. In addition, Ms. Mansanarez was not aware of any wells on the property or of any information regarding the septic system once present on the property (refer to Section 7.1).

5.1.1 User Provided Information

To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 C.F.R. §§ 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

All Appropriate Inquiries:

User Representative: Mr. Phil Hodgkinson

President, Grand American (303) 297-8090

Inc., Rocky Mountain Region

Environmental liens that are filed or recorded against the subject property: Did a search of land title records (or judicial records where appropriate), identify any environmental liens filed or recorded against the subject property under federal, tribal, state or local law or are you aware of any environmental liens encumbering or in connection with the subject property?

The user's representative was not aware of any environmental liens filed or recorded against, or encumbering the subject property.

Activity and use limitations that are in place on the subject property or that have been filed or recorded against the subject property

Did a search of land title records (or judicial records where appropriate), identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state or local law, or are you aware of any AULs encumbering or in connection with the subject property?

The user's representative was not aware of any activity and use limitations encumbering the subject property or in connection with the subject property.

Specialized knowledge or experience of the person seeking to qualify for the LLP:

Do you have any specialized knowledge or experience related to the subject property or nearby properties that is material to RECs in connection with the subject property? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

The user's representative was not aware of any specialized knowledge or experience that is material to RECs in connection with the subject property.

Relationship of the purchase price to the fair market value of the subject property if it were not contaminated: Does the purchase price being paid for the subject property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

The user's representative was not aware of any difference between the purchase price of the subject property and the fair market value of the property if the subject property if it were not contaminated.

Commonly known or reasonably ascertainable information about the subject property:

Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

- (a.) Do you know the past uses of the subject property?
- (b.) Do you know of specific chemicals that are present or once were present at the subject property?
- (c.) Do you know of spills or other chemical releases that have taken place at the subject property?
- (d.) Do you know of any environmental cleanups that have taken place at the subject property?

The user's representative was not aware of any commonly known or reasonably ascertainable information that is material to RECs in connection with the subject property.

The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation:

Based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of releases at the subject property?

The user's representative was not aware of any obvious indicators that point to the presence or likely presence of releases that are material to RECs in connection with the subject property.

5.1.2 State and/or Local Government Information

Building Department Source: Mr. Michael Harris and on-line information

Jefferson County Department of Transportation and Development,

Building Safety

Pertinent Information: 916 Consulting requested information pertaining to dates of

construction and any previous developments or use of the subject property. The county's records do not date back to the 1950s so no documents related to the original construction of the property are available. No environmental concerns were identified in the accessible

permit records.

Fire Department Source: Mr. Chris Malmgren, Fire Chief

Pleasant View Fire Department

Pertinent Information: 916 Consulting requested information pertaining to any records of any

aboveground or underground storage tanks, hazardous materials incidents, spills, leaks, or any other circumstance that could be of

environmental concern for the subject property. No records of any above or below ground tanks, hazardous materials incidents or any incidents of environmental concern were identified.

916 Consulting requested information pertaining to any previous developments or use of the subject property. Chief Malmgren is a long time resident of the area and he noted that the subject and surrounding properties have historically been residential and that he was not aware of any environmental issues of concern associated with the area.

Environmental/Health Department Ms. Madison Pitts, Supervisor and on-line information

Source:

Jefferson County Public Health, Environmental Health Services

Pertinent Information:

916 Consulting obtained information regarding citizen complaints, illegal drug labs, and/or investigations on the use, handling, release, or discharge of solid or liquid wastes and any other circumstances of health or environmental concern for the subject property. No records of complaints, investigations or any circumstances of environmental concern were identified. The department did identify a record related to the installation of a septic system during the development of the property in 1955. The septic system is discussed in Section 7.1.

Appraiser/Appraisal District/Tax

Assessor's Source:

On-line information

Jefferson County Assessor

Pertinent Information:

916 Consulting researched information pertaining to the size of the property (land acreage) and structures (square footage) as well as dates of development. According to the on-line information, the property consists of single parcel of land totaling 0.367 acres, and it is noted as improved with a single family residence totaling 1,464 square feet. The date of construction is reported as 1955.

916 Consulting also attempted to obtain information pertaining to any previous developments or use of the subject property. No prior use information was provided by this on-line source.

Environmental Liens/

AULs Source:

On-line Records

Jefferson County Clerk and Recorder

Pertinent Information:

ASTM 1527-21 does not require the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens or AULs. ASTM 1527-21 places such responsibilities upon the User. The user or lender may engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property. 916 Consulting will not conduct a lien search unless requested.

However, 916 Consulting conducted a preliminary search for information pertaining to any environmental liens or AULs related to the subject property. No records of environmental liens or AULs were identified.

Findings/Opinions: No known concerns were identified based on information from those persons

interviewed.

No concerns were uncovered based on the user provided information.

No concerns were uncovered based on information obtained from the Jefferson County Department of Transportation and Development, Building Safety, Pleasant View Fire Department, Jefferson County Public Health, Environmental Services, Jefferson

County Assessor or the Jefferson County Clerk and Recorder.

Recommendations: No further study or action is recommended at this time based on the information

provided by property ownership or obtained from municipal sources.

5.2 Previous Reports

916 Consulting was not provided any previous reports for the subject property.

5.3 Fire Insurance/Historical Maps

A number of publishers formerly produced maps that showed the location and use of structures on a property at a given point in time. These maps were widely available for areas that were significantly developed during the late 1800s through the 1970s or later. The collection of prior-use maps includes Sanborn Fire Insurance Maps, Manufacturers Mutual Fire Insurance Maps, Nirenstein Real Estate Atlases, as well as maps published by William G. Baist, Hopkins, Rascher, Bracy, Scarlett and Scarlett, Bromley and Hexamer.

916 Consulting had Environmental Data Resources, Inc., (EDR) review their collection of fire insurance maps for any available maps of the subject and adjoining properties. As the subject property was outside and/or on the boundary of the city limits at the time of the map publications, no maps were available.

5.4 Aerial Photographs/Topographic Map

916 Consulting reviewed aerial photographs and topographic maps from the following sources:

Environmental Data Resources (EDR) www.edrnet.com

Google Earth https://www.google.com/earth/

Jefferson County GIS https://gis.jeffco.us/webmaps/jmap/in

dex.html

The following aerial photographs and topographic map were reviewed. When noted, specific usages have been cross referenced with onsite observations and other historical sources.

Date: 1937 Scale: 1"=500'

Source: EDR

Subject Property: The property is vacant land crossed by a dirt road.

Adjoining Properties: North: Vacant land

West: Vacant land

South: A dirt road followed by a single family residence and vacant land

East: A commercial building with a large parking area and vacant land

Surrounding Area: Scattered residential and commercial development and vacant and agricultural land

Date: 1955 (July) Scale: 1"=500'

Source: EDR

Subject Property: The property is vacant land.

Adjoining Properties: North: Vacant land

West: Vacant land

South: W. 10th Avenue followed by two single family residences and vacant land

East: A commercial building with a large parking area and vacant land

Surrounding Area: Mixed residential and commercial development and vacant and agricultural land

Date: 1963 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: Vacant land

West: Vacant land

South: W. 10th Avenue followed by two single family residences and vacant land

East: A commercial building with a large parking area and vacant land

Surrounding Area: Mixed residential and commercial development; additional streets and subdivisions

are present, and vacant land

Date: 1971 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: Vacant land

West: Vacant land

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development and vacant land

Date: 1979 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: A garage and a vacant lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development; the area is becoming more densely

developed, and vacant land

Date: 1983 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: A garage and a vacant lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development and limited areas of vacant land

Date: 1954/1955 original Scale: 1:24,000

photography, photo revised on 1988/1990

imagery

Source: USGS Topographic Map, Morrison, Colorado Quadrangle

Subject Property: The property is located in a gray shaded area indicating an area of general urban

development where only landmark structures and area streets are depicted; no

structures are depicted on the property.

Adjoining Properties: North: A gray shaded area of general urban development

West: A gray shaded area of general urban development

South: W. 10th Avenue followed by a gray shaded area of general urban

development

East: A gray shaded area of general urban development

Surrounding Area: General urban development, schools, cemeteries and Camp George West (National

Guard)

Date: 1994 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: A garage and a vacant lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development and limited areas of vacant land

Date: 1999 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: A garage, an additional small building and a vacant lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development; additional commercial development

is visible, and limited areas of vacant land

Date: 2005 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: Two garages, an additional small building and a storage lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development, and limited areas of vacant land

Date: 2015 Scale: 1"=500'

Source: EDR

Subject Property: The property is developed with a single family residence.

Adjoining Properties: North: Two garages, an additional small building and a storage lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development, and limited areas of vacant land

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Date: 2022 Scale: 1"=165'

Source: Jefferson County GIS

Subject Property: The property is developed with a single family residence. Numerous vehicles are

visible on the property.

Adjoining Properties: North: Two garages, a small building and a storage lot

West: An apartment complex

South: W. 10th Avenue followed by three single family residences

East: A commercial building with a large parking area and a single family

residence

Surrounding Area: Mixed residential and commercial development

5.5 <u>Historic Topographic Maps</u>

916 Consulting reviewed historical topographic maps from the United States Geologic Survey (USGS) dated 1899, 1938, 1942, 1947, 1957 and 1965. No prior development, additional pertinent past usage or environmental information related to the subject and adjoining properties or the surrounding area, not previously identified, suggestive of past uses having led to recognized environmental conditions in connection with the subject property was identified on the reviewed maps.

5.6 Local Street Directories

City directories identify the name of the individual or company located at a given address. 916 Consulting reviewed city directories from the following source:

Denver Public Library (720) 865-1821

The following city directories were identified and reviewed. While earlier city directories are available, listings for the area in which the subject property is located were not identified until the late 1950s.

Date: 1957 Title: Metropolitan Denver Criss Cross Directory

Source: Denver Public Library

Subject Property: No listings

Adjoining Properties: North: No listings

West: No listings

South: 16130 Mt. Vernon Road Residential listing

16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant

Date: 1963/1964 Title: Bresser's Cross Index Directory of Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: No listings

South: 16160 Mt. Vernon Road Residential listing

16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant Tavern

Date: 1967/1968 Title: Bresser's Cross Index Directory of Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: No listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing 16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road RockRust Inc.

Date: 1972 Title: Bresser's Cross Index Directory of Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: No listings

South: 16160 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant Tavern

16168 W. 10th Avenue Residential listing

Date: 1977 Title: Cole's Cross Reference Directory Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Quaker Square Apartments, residential

listings

16359 W. 10th Avenue Residential listings

South: 16160 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant, Fran's Catering

16168 W. 10th Avenue Residential listing

Date: 1982 Title: Cole's Cross Reference Directory Greater Denver

Source: Denver Public Library

Subject Property: No listings

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Residential listings

16359 W. 10th Avenue Residential listings

South: 16160 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant, Fran's Catering

16168 W. 10th Avenue Residential listing

Date: 1987 Title: Cole Directory for Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Residential listings

16359 W. 10th Avenue Golden Pines Condos, residential

listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing 16145 Mt. Vernon Road Residential listing

East: 16168 W. 10th Avenue Residential listing

Date: 1992 Title: Cole's Cross Reference Directory Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue "Not Published"

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Condominiums, residential listings

16359 W. 10th Avenue Golden Pines Condominiums,

residential listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant, Fran's Catering

16168 W. 10th Avenue Residential listing

Date: 1997 Title: Cole's Cross Reference Directory Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue "Not Published"

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Residential listings

16359 W. 10th Avenue Golden Pines Condominiums,

residential listings

South: 16130 Mt. Vernon Road Residential listing

16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Restaurant, Fran's Catering

16168 W. 10th Avenue Residential listing

Date: 2002 Title: Cole's Cross Reference Directory Greater Denver

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Residential listings

16359 W. 10th Avenue Residential listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing 16145 Mt. Vernon Road Residential listing

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East: 16005 Mt. Vernon Road Rock Rest Lodge

16168 W. 10th Avenue Residential listing

Date: 2007 Title: Cole Directory, Denver Suburban and Vicinity

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Residential listings

16359 W. 10th Avenue Residential listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing 16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Rest Lodge

16168 W. 10th Avenue Residential listing

Date: 2012 Title: Cole Directory, Denver Suburban and Vicinity

Source: Denver Public Library

Subject Property: No listings

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Apartments, residential listings

16359 W. 10th Avenue Residential listings

South: 16130 Mt. Vernon Road Residential listing

16160 Mt. Vernon Road Residential listing 16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Rest Lodge

16168 W. 10th Avenue Residential listing

Date: 2017 Title: Cole Directory, Denver Suburban and Vicinity

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Apartments, residential listings

16359 W. 10th Avenue Apartments, residential listings

South: 16160 Mt. Vernon Road Residential listing

16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Rest Lodge

16168 W. 10th Avenue Residential listing

Date: 2022 Title: Cole Directory, Denver Suburban and Vicinity

Source: Denver Public Library

Subject Property: 16121 W. 10th Avenue Residential listing

Adjoining Properties: North: No listings

West: 16259 W. 10th Avenue Apartments, residential listings

16359 W. 10th Avenue Apartments, residential listings

South: 16160 Mt. Vernon Road Residential listing

16145 Mt. Vernon Road Residential listing

East: 16005 Mt. Vernon Road Rock Rest Lodge

16168 W. 10th Avenue Residential listing

5.7 Chain of Title/Land Title Records

A chain of title was not provided by the Client, nor was one readily available for 916 Consulting's review. Based on the historical data reviewed and the limited information typically provided in a chain of title, it is 916 Consulting's opinion that a chain of title would not have provided any significant additional information. Recorded land title records were not provided by the Client or user for 916 Consulting's review in determining whether any activity and use limitations (AULs) are recorded for the subject property.

5.8 <u>Historical Summary</u>

Findings/Opinions: The subject property has been developed with the current improvements since 1955 and

has been utilized primarily for residential purposes. Over the last ten years, the property has also been utilized for auto salvage and restoration. Prior to the current development, the subject property was vacant land. The adjoining properties have been used for single and multifamily housing, a storage lot and a restaurant/bar or have consisted of vacant

land.

The surrounding area has consisted of mixed residential and commercial development with area schools, cemeteries and a national guard camp, or have consisted or agricultural and/or vacant land.

Based on the information provided above, it is 916 Consulting's professional opinion that the intent of the scope of work for prior use history has been met. While the subject property has historically been utilized for residential purposes, which would not be

considered an REC, the usage of the subject property for auto salvage and restoration activities over the last ten years would be considered an REC due to the potential for the release of automotive fluids. This is further discussed in Section 7.1.

No prior usage of the adjoining properties or surrounding area was identified that would be considered an REC or indicate the need for additional study.

Recommendations: A limited subsurface assessment should be conducted in order to determine if past operations and associated unknown storage, handling and disposal practices have impacted the property.

6.0 ENVIRONMENTAL DATABASE REVIEW

The purpose of the environmental database review is to obtain and review records that will help identify activities at the subject property, adjoining properties and the surrounding area likely to result in recognized environmental conditions in connection with the subject property. The database information was obtained through Environmental Data Resources (EDR). A detailed description of the databases reviewed and a listing of all sites identified are provided in Appendix 8. The plotting of the sites in the EDR report is done through geo-coding and the locations provided are approximations. 916 Consulting attempted to visually verify the distances to sites located in close proximity to the subject property. In addition, when applicable, 916 Consulting has expanded the search radii for a number of the individual databases, beyond the scope of work and/or ASTM requirements due to the inherent inaccuracies of geo-coding and regulatory listings.

DATABASE	RADIUS (In miles)	NUMBER OF SITES
National Priority List (NPL) and Delisted NPL sites (0.50 mile)	1.0	0
Superfund Enterprise Management System (SEMS)	0.50	0
SEMS Archive	0.50	1
ResourceConservationandRecoveryInformationSystemCorrectiveActions(RCRACORRACTS)	1.0	3
Resource Conservation and Recovery Information System Treatment, Storage and Disposal Facilities (RCRA TSD)	0.50	0
Resource Conservation and Recovery Information System Large and Small Quantity Generators (RCRA Gen)/Former RCRA Gen Sites (RCRA Non-Gen)	0.25	2
Federal Institutional Controls (IC)/Engineering Controls (EC) and Federal Brownfields	0.25	0
Emergency Response Notification System (ERNS)	0.25	0
State/Tribal Hazardous Waste Sites (State equivalent of SEMS and NPL)*	N/A	N/A
State Spills-1990	0.25	0
State/Tribal Hazardous Waste Facilities/Solid Waste Facilities and Landfills (SWL)	0.50	0
State/Tribal Leaking Underground Storage Tanks (LUST)	0.50	12
State/Tribal Registered Underground and Aboveground Storage Tanks (UST/AST)	0.25	4
State/Tribal Institutional Controls (IC)/Engineering Controls (EC)/Activity and Use Limitations	0.25	0
State/Tribal Voluntary Cleanup Programs (VCP)	0.50	1
State/Tribal Brownfields	0.50	1
Facility Index System (FINDS)	0.25	7
OTHER	varies	0

^{*} The State of Colorado does not maintain a State Hazardous Waste sites database

Anticipated Groundwater Flow Direction: Northeast

The groundwater flow direction is used to determine whether sites are located up-, cross- or down-gradient of the subject property, which provides an indication of their potential to impact the subject property.

6.1 Subject Property

Databases identified on: None

Comment: N/A

6.2 NPL, Delisted NPL, SEMS & SEMS Archive Sites

The National Priority List (NPL) is the USEPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Delisted NPL is the database of delisted Superfund sites. The Superfund Enterprise Management System (SEMS) List contains sites which are either proposed to be or on the NPL, and sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS Archive sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

No NPL sites, no Delisted NPL sites, no SEMS sites and one SEMS Archive site were identified within the study radii. The SEMS Archive site which is cross-listed as a State Brownfield site is identified as the Pleasant View PCE and the affected area is located at its closest point approximately 0.29 miles east and cross-gradient of the subject property. Multiple subsurface assessments conducted in relation to petroleum releases and at locations south of the former Camp George West which was located at it closest point approximately 0.32 miles northeast and down-gradient of the subject property identified elevated concentrations of tetrachloroethylene (PCE) and other volatile organic compounds (VOCs) in groundwater. In an attempt to identify the source/sources of the PCE as well as to determine the extent of the contaminant impact, in 1999 the United States Environmental Protection Agency (EPA) and the Colorado Department of Public Health and the Environment (CDPHE) initiated a groundwater sampling program partially funded by a Brownfield grant. The study/sampling area extended further west of the identified impacted area in order to include residential locations utilizing private wells for drinking water. The subject property was not located in the study area, however, several residences to the nearby south and east were included in the sampling plan and no VOCs were detected at any of these nearby locations. The contaminant impact was limited to groundwater in areas on and south/southeast of the former Camp George West, however, the source or sources of the contaminant impact were never determined. No other information was identified, however, as the contaminant impact did not extend to the subject property, this SEMS Archive/Brownfield site is not considered an REC to the subject property.

6.3 RCRA Facilities

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Information System as defined by the Resource Conservation Act (RCRA). Facilities that treat, store or dispose of hazardous waste are listed in the RCRA TSD database. Facilities that generate hazardous wastes are listed

in the RCRA Generators (RCRA GEN) database and facilities that once, but no longer generate hazardous waste are noted as RCRA Non-Gen Sites. This database includes facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste, referred to as large-quantity generators, and those that generate less than 1,000 kg/month of non-acutely hazardous waste, referred to as small-quantity generators and those that generate less than 100 kg/month of non-acutely hazardous waste, referred to as very small-quantity generators. RCRA facilities which have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (RCRA CORRACTS) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA Viol). These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous materials.

Three RCRA CORRACTS sites, no RCRA TSD sites, no RCRA GEN sites and two RCRA Non-Gen sites were identified within the study radii. The closest RCRA CORRACTS site is identified as Mountain Chemical, Inc., at 16035 W. 4th Avenue and is located approximately 0.72 miles south and cross-gradient of the subject property. Mountain Chemical recycled industrial hazardous waste at this location in the 1970s and 1980s. A RCRA Compliance Audit conducted in 1984 identified concerns with the storage and management of the waste materials. At the time of the audit, the state inspectors collected three composite soil samples from the property and analysis identified low levels of metals and volatile organic compounds (VOCs). Additional soil sampling was recommended. No documents associated with any additional sampling were identified in the CDPHE files, however, it was noted that subsequent to the audit, the company was placed in Chapter 7 bankruptcy. The facility was later closed under the supervision of the CDPHE and it was noted that remedial activities were completed in 1991. Based on its distance, gradient position relative to the subject property and regulatory status, this RCRA CORRACTS site is not considered an REC to the subject property.

The two remaining RCRA CORRACTS sites are located 0.75 miles east and 0.75 miles northwest and cross-gradient of the subject property, and clean-up actions have been completed at both sites. Based on their distances, gradient position relative to the subject property and regulatory status, neither of these RCRA CORRACTS sites is considered an REC to the subject property.

Both of the listed RCRA Non-Gen sites were determined to be located beyond the subject and adjoining properties. RCRA GEN/RCRA Non-Gen sites located beyond the subject and adjoining properties are generally not considered RECs.

6.4 ERNS Incidents and SPILLs Sites

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the USEPA, U.S. Coast Guard, the National Response Center and the Department of Transportation, since 1986. The SPILLs database is an inventory of emergency response actions and spill releases tracked by the Colorado Department of Public Health and the Environment (CDPHE).

No ERNS incidents and no SPILLs sites were identified within the study radius.

6.5 FINDS Sites

The Facility Index System (FINDS) report is a computerized inventory of all facilities that are regulated or tracked by the USEPA. These facilities are assigned an identification number that serves as a cross-reference for other databases in the USEPA's program system. This includes properties tracked through the Integrated Compliance Information System (ICIS) for Air, the National Pollutant Discharge Elimination System (NPDES), Resource Conservation and Recovery Act Information (RCRA), the Toxic Inventory Information System (TRIS) and the Toxic Substances Control Act (TSCA).

Seven FINDS sites were identified within the study radius. The appearance of a site in these databases does not, in itself, indicate an environmental concern, but is used more as an indication of the types of operations occurring at these facilities. Therefore, FINDS sites that are beyond the subject property or an adjoining property are not generally considered RECs. None of the identified FINDS sites included either the subject or an adjoining property.

6.6 State/Tribal Hazardous Waste Sites

State/Tribal Hazardous Waste Sites are the equivalent to SEMS. These sites may or may not already be listed on the federal SEMS list. Priority sites planned for cleanup using state funds (equivalent of Superfund or NPL) are identified along with sites where cleanup will be paid for by potentially responsible parties.

The State of Colorado does not maintain a State Hazardous Waste Sites database.

6.7 State/Tribal Hazardous Waste Facilities and Solid Waste Landfills and Facilities

The Hazardous Waste Facilities, Solid Waste Disposal Facilities and Landfill Database (SWL) is a collection of known regulated and unregulated solid waste landfills, hazardous waste facilities, incinerators and transfer stations.

No SWL sites were identified within the study radius.

6.8 State/Tribal LUST & UST Sites

The Leaking Underground Storage Tank (LUST) database is a listing of confirmed or suspected releases from underground storage tanks that have been reported to the state. The state Underground Storage Tank (UST) database is an inventory of all regulated USTs and above ground storage tanks (ASTs).

Three UST sites, one AST site and twelve LUST sites were identified within the study radii. None of the UST sites or the AST site were located on either the subject property or an adjoining property. UST/AST sites located beyond the subject and adjoining properties are generally not considered RECs unless the site is known or suspected of having had a release and is, therefore, listed on the LUST database.

The closest LUST/UST site, Mountain View Trailer Village at 16100 S. Golden Road is located at its closest point approximately 165 feet northeast and down-gradient of the subject property with the former tank hold located approximately 415 feet northeast of the subject property. In November 1998, one 4,000 gallon and

two, 1,100 gallon gasoline USTs assumed to have been installed in the 1930s, were removed from this property. All of the tanks were reported to be in fair condition with evidence of some corrosion and pitting; however, no evidence of a release was reported. Subsequent to the removal of the tanks, soil was collected from the bottom and ends of the tank hold, and nine of the samples were analyzed for the presence of the petroleum constituents benzene, toluene, ethyl benzene and xylene (BTEX) and total volatile petroleum hydrocarbons (TVPH) and three of the samples were analyzed for the presence of lead; groundwater was not encountered during the assessment. Analysis either did not detect any petroleum constituents or detected the constituents in concentrations below state clean up action levels. In December 1998, the State of Colorado Oil Inspection Section, now known as the Colorado Division of Oil and Public Safety (OPS) determined that no additional assessment efforts were required and the LUST case was closed. Based on its gradient position relative to the subject property and its regulatory status, this LUST site is not considered an REC to the subject property.

The next closest LUST/UST site is identified as Makris Property/Golden Properties at 15970 S. Golden Road and is located approximately 0.12 miles northeast and down-gradient of the subject property. One 6,000 gallon gasoline UST and one 8,000 gallon gasoline UST, associated with a former gas station at this site, were removed in November 1991, and it was noted that visibly stained soil was identified during tank removal activities. Additional contaminated soil was removed in early December 1991, approximately 500 cubic yards total. Subsequent to the second round of soil removal, five monitoring wells were installed and groundwater was sampled for the presence of BTEX and total petroleum hydrocarbons (TPH), and analysis confirmed that groundwater had been impacted, although it was noted that the contaminant impact was limited to the former gas station property. On-going groundwater monitoring confirmed that concentrations of the petroleum constituents were decreasing and that the extent of the contaminant impact was also decreasing through natural attenuation. By 1995, monitoring data confirmed that concentrations of petroleum constituents were either not detected or were detected in concentrations below state clean up action levels. In July 1995, the Oil Inspection Section determined that no further action was required and the LUST case was closed. Based on its distance, gradient position relative to the subject property, and regulatory status, this LUST site is not considered an REC to the subject property.

The next closest LUST/UST site, 7-Eleven #25581 (gas station no longer operational) at 16400 S. Golden Road is located approximately 0.18 miles northwest and cross-gradient of the subject property as groundwater flow is northerly at this location. In May 2010, the UST system at the former gas station was being replaced and during the removal of the older USTs, visibly stained soil was identified. As that time, soil within the tank hold was field screened utilizing a photo ionization detector (PID) and vapors were detected, and upon the removal of additional soil, groundwater was encountered in the tank hold and an oily sheen was observed on the water. Subsequently, approximately 234 cubic yards of impacted soil were removed from the site. During the following months, fifteen groundwater monitoring wells were installed on and down-gradient (northerly) of the gas station property with groundwater analyzed for the presence of BTEX, TVPH and the gasoline additive methyl tert butyl ether (MTBE). Analysis confirmed that groundwater beneath and downgradient of the subject property had been impacted. In an effort to reduce the contaminant impact, a mobile multi-phase extraction (MPE) program was initiated in 2011. The MPE system removes/extracts impacted vapor and liquid from the subsurface through a series of wells and then removes and treats the impacted material. In conjunction with the MPE program, injections of a chemical reagent which degrades petroleum hydrocarbons were initiated in 2012. The MPE system was utilized in 2013 and 2014 and during this period additional injection events were conducted. Groundwater monitoring confirmed that these remedial actions were successful in reducing contaminant concentrations and by 2016, analysis confirmed that contaminant concentrations remained above state clean up action levels in only one area on the eastern portion of the site. Computer modeling (fate and transport modeling) conducted by both the OPS and the 7-Eleven consultant confirmed that the remaining contaminant plume was stable and would not migrate off site and that

contaminant concentrations would continue to decrease through natural attenuation. Based on this information, the OPS closed the LUST case in September 2016. Based on its distance and gradient position relative to the subject property, this LUST site is not considered an REC to the subject property.

The next closest LUST site is identified as Former Gas Station at 16415 S. Golden Road and is located approximately 0.21 miles northwest and cross-gradient of the subject property. No documents associated with this release event were identified at the OPS, however, it was noted that a release was identified during a site assessment and that the LUST case was closed in February 2018. Based on its distance, gradient position relative to the subject property, and regulatory status, this LUST site is not considered an REC to the subject property.

All of the remaining LUST sites are located 0.27 miles or greater and cross or down-gradient of the subject property and all of the associated release events have been closed. Based on their respective distances, gradient positions relative to the subject property and regulatory status, none of these LUST sites is considered an REC to the subject property.

In addition, the State of Colorado typically does not hold owners or operators of a property financially responsible for the cleanup of petroleum contamination where the contamination has come onto the property solely as the result of subsurface migration from a source outside the property and the owners or operators did not cause, contribute to or aggravate the release. The probability that the security holder of the subject property would be financially responsible from a potential off-site release from these sites is likely limited. For this reason and for the reasons listed above, it is 916 Consulting's opinion that the identified LUST, UST and AST sites do not pose a significant environmental concern to the subject property.

6.9 Federal Brownfield, IC and EC Sites

Federal Institutional Controls (IC) and Engineering Controls (EC) are the database of federal remedial sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. The EPA Brownfield Management System (BMS) is a database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

No Federal Brownfield sites and no Federal IC or EC regulatory sites were identified within the study radius.

6.10 State/Tribal IC/EC, VCP and Brownfields Sites

State/Tribal Brownfields is a listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

State/Tribal VCP is a listing of all sites in the Voluntary Cleanup Program. Some VCP sites are noted as having institutional controls (IC) or engineering controls (EC)/Activity and Use Limitations (AULs) placed on them.

One State/Tribal VCP site, one Brownfield regulatory site and no State/Tribal IC/EC (AUL) sites were identified within the study radii. The Brownfield site, the Pleasant View PCE, is cross-listed as a SEMS Archive site and was discussed in Section 6.2.

The VCP site is identified as 880-890 McIntyre Street and is located approximately 0.38 miles southeast and cross-gradient of the subject property. The site was reportedly vacant at the time the VCP application was submitted, however it was noted that past usages included restaurant equipment storage and auto body repair and auto maintenance. A limited subsurface assessment was conducted in 2013, and groundwater samples were collected at the four corners of the property and the groundwater samples were analyzed for a suite of VOCs. Analysis identified concentrations of the solvent tetrachloroethylene (PCE) in all of the groundwater samples, however, the PCE concentrations were above state clean-up action levels only in the groundwater samples collected from the eastern portion of the site, and it was noted that an active dry cleaner adjoined the site to the east. As PCE was the only solvent detected, it was concluded that the contaminant impact originated from the off-site dry cleaner, and not from any former on-site activities. The CDPHE concurred and issued a No Further Action Determination. Based on its distance and gradient position relative to the subject property, this VCP site is not considered an REC to the subject property.

6.11 OTHER Regulatory Sites

OTHER Regulatory Sites may include the following databases. USGS/EPA Federal Land Use Database of lands owned or administered by the Federal Government, including the Bureau of Land Management, the Bureau of Reclamation, the U.S. Department of Agriculture Forest Service, the Department of Defense, the U.S. Fish and Wildlife Service, the National Park Service, the Tennessee Valley Authority, and other agencies. Only areas of 640 acres or more are included. Descriptive information includes the name and type of the Federal land and the administering agency. Indian Lands, which are defined as areas administered by the Bureau of Indian Affairs of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

OTHER sites also include those locations listed on the United States Department of Justice National Clandestine Laboratory Register (CDL). This is a database of addresses of some locations since 2003, where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dump sites.

No OTHER regulatory sites were identified within the study radii.

6.12 Environmental Database Summary

Findings/Opinions: 916 Consulting did not identify activities at the subject property or at neighboring properties that would indicate a significant potential for RECs, based on the information contained in the databases reviewed.

The preliminary EDR Report provided a list of sites for which the exact locations could not be identified. 916 Consulting reviewed the list of "unplottable" sites and zip code listed sites and determined that none of these sites is located within the study radii.

Recommendations: No further investigations or actions are recommended at this time.

Environmental Superliens

Many states have instituted a law that would allow environmental authorities to place a first priority lien on the Property (an "environmental superlien law"). Because an environmental superlien could take precedence over the Mortgage, an attempt has been made, based on the information reviewed, to determine if any conditions are present which could result in such a lien being imposed on the Property.

Based on available information, the law of the Property Jurisdiction, the State of Colorado, does not appear to provide for an "environmental superlien law".

No conditions were identified which would be considered likely to result in an environmental superlien being imposed on the Property.

7.0 SITE RECONNAISSANCE

During the site reconnaissance, 916 Consulting visually and/or physically observed the subject property and improvements. The purpose of the site reconnaissance is to collect information and make observations to help identify recognized environmental conditions in connection with the subject property.

7.1 <u>Visual/Physical Observations</u>

During the site reconnaissance, 916 Consulting looked for the following visual/physical indications of potential environmental concern.

POTENTIAL CONCERNS

Hazardous Substances and Petroleum Products in Connection with Identified Uses/Drums, Totes, and Intermediate Bulk Containers/Unidentified Substance Containers/Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses:

COMMENTS

As discussed in Section 5.0, for the past ten years, the former resident refurbished and/or repaired vehicles. At the time of the assessment, there were numerous vehicles that were either parked for storage or were in various states of refurbishment or dismantlement, with engines, transmissions, other auto parts, generators, equipment, tools, building materials, junk and debris situated throughout the property.

Also stored on the property grounds were a wide variety of automotive fluids, fuels, paints, and solvents including the following:

Two, 55-gallon, unlabeled metal drums presumed to contain used oil, two, 55-gallon metal drums of antifreeze/coolant, one solvent based parts washer mounted on a 55-gallon metal drum, four, 5-gallon plastic containers of gasoline, two 5-gallon cans of parts cleaner, approximately ten, 5-gallon plastic containers of paint, water sealant and roof coating, and numerous one-gallon plastic containers of oil and antifreeze. In addition to the labeled containers, one unlabeled blue poly 55-gallon drum and one, unlabeled, 30-gallon metal drum, both containing unknown liquids were observed.

Also noted were approximately ten automotive batteries, two, 100-pound propane cylinders and numerous 20-pound propane cylinders, two cylinders of welding gases and approximately 30 tires.

Materials stored in the sheds and trailers included numerous pint to gallon size containers of automotive maintenance fluids including oil, antifreeze, brake fluid, cleaners, solvents, lubricants, grease and adhesives.

It should be noted that the storage of these materials was haphazard and the materials were not stored on secondary containment.

In addition, quart and gallon size plastic containers of paint and drywall patch, tubes of caulk, four 20-pound propane cylinders and general home cleaning supplies were observed in the residence.

Strong, Pungent, or Noxious Odors and their Sources:

No strong, pungent, or noxious odors were detected or reported.

Standing Surface Water and Pools No stands or Sumps Containing Liquids be hazard Likely to be Hazardous Substances reported. or Petroleum Products:

No standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products were observed or reported.

Stains or Corrosion on Floors, Walls, or Ceilings:

No signs of interior stains or corrosion on floors, walls or ceilings, likely to have been generated by hazardous substances or petroleum products were observed or reported.

Drains and Sumps: No drains or sumps were observed or reported.

Pits, Ponds or Lagoons: No pits, ponds or lagoons associated with waste disposal or waste treatment were observed or reported on either the property or on any

adjoining property.

Stained Soil or Pavement: While no obviously stained soil was identified, the majority of the

property grounds were obscured by the vehicles and other parts and equipment; however, based on approximately ten years of automotive salvage activities and unknown storage, handling and disposal practices, it is highly likely that surficial soils and possibly underlying soils have been impacted by automotive fluids, solvents and fuel.

Stressed Vegetation: No stressed vegetation was observed or reported.

Solid waste: No areas that are apparently graded by non-natural causes (or filled

with fill of unknown origin) suggesting trash, construction debris, demolition debris, or other solid waste disposal; and mounds or depressions suggesting trash or other solid waste disposal were

observed or reported.

No generation of solid waste is currently occurring on the property.

Wastewater: No discharges of wastewater or other liquids into a drain, ditch,

underground injection system, or stream on or adjoining the subject property were observed or reported. Additionally, no operations likely to result in a significant wastewater discharge were observed or

reported.

Wells: No wells, including dry wells, monitoring wells, irrigation wells,

injection wells, abandoned wells, or other wells, were observed or

reported.

Septic Systems or Cesspools: No indications of on-site septic systems or cesspools were observed or

reported. However, as discussed in Section 5.1.2, when the property was initially developed in the mid 1950s, the residence utilized a septic system with an approximate 900 gallon concrete tank. records/information indicating whether the tank and associated piping

were removed were identified.

Air discharges: No operations likely to result in significant air discharges were

observed or reported.

Medical/biological wastes stored

on the property:

No medical or biological wastes were observed or reported.

conducted on the property:

X-ray or other radioactive activities No x-ray machines utilizing a radioactive source or other radioactive activities were observed or reported.

Other:

High voltage power lines were observed along the southern boundary of the subject property. In recent years, there has been concern that the electromagnetic fields (EMF) that radiate from power lines cause cancer. In 1995, the American Physical Society, the world's largest association of physicists, released a statement saying it can find no evidence supporting the link to cancer. The society, which has studied power-cancer issues since 1989, initiated a study in 1994 to serve as the basis for a position on the dispute. The study's author reviewed the existing literature of more than 1,000 papers and conducted interviews with specialists in the field. The society's statement, which acknowledged research continues in the field, said existing reports and data thus far "show no consistent, significant link between cancer and power line fields." Furthermore, "the conjectures relating cancer to power line fields have not been substantiated." Therefore, 916 Consulting does not recommend any additional study or action regarding the power lines at this time.

Findings/Opinions: For approximately ten years, the former resident restored and/or repaired vehicles, and at the time of the assessment, there were numerous vehicles and vehicle parts that were either parked for storage or were in various states of refurbishment or dismantlement. Additionally, new and waste automotive fluids, solvents and fuel were stored in multiple drums and containers throughout the property, none stored over secondary containment and several containers were not labeled as to their contents.

> No obviously stained soil was identified, however, the majority of the property grounds were obscured by the vehicles and other parts and equipment and as automotive salvage activities and unknown storage, handling and disposal practices have occurred for approximately ten years, it is highly likely that surficial soils and possibly underlying soils have been impacted by automotive fluids, solvents and fuel, and this is considered an REC.

> The property initially utilized a septic system, and no records/information indicating whether the septic tank and associated piping have been removed were identified.

Recommendations: All of the vehicles and all of the associated automotive fluids, solvents, fuel and auto

parts should be removed from the property. While some of these materials can be sold or sent for recycling, most of the auto fluids including those unknown materials will most likely need to be sampled prior to removal and must be removed by a certified

hazardous waste firm.

Subsequent to the removal of all of the materials, a limited subsurface assessment should be conducted in order to determine if past operations and associated storage, handling and disposal practices have impacted the property.

Finally, during any demolition/redevelopment activities, the contractor should be aware that the former septic system may still be present.

7.2 Storage Tanks

An effort was made to identify all ASTs, USTs, vent pipes, fill pipes or access ways indicating USTs. In addition information from local records and historical maps and information regarding historical heating sources were reviewed.

POTENTIAL CONCERNS COMMENTS

Visual indication of ASTs: 916 Consulting did not identify any visual indications of ASTs on the

subject property.

Visual indications of USTs: 916 Consulting did not identify any visual indications of USTs on the

subject property.

Records of USTs:

No records indicating the past or current presence of USTs on the

property were identified.

Current HVAC and water Heating is provided by a wood burning stove and propane fired heaters.

heater/boiler fuel systems and fuel: Cooling is provided by a swamp cooler. Hot water is provided by

either an electric on-demand unit or a small capacity propane fired

water heater.

Historical usage of heating oil: There is no indication that the subject property ever used heating oil as

a heat source.

Findings/Opinions: No information was obtained or observations made regarding USTs or ASTs at the

subject property that would warrant additional actions or investigations.

Recommendations: No further actions or investigations are recommended at this time.

7.3 Polychlorinated biphenyls (PCBs)

916 Consulting relied on visual observations and interviews with the property contacts and/or the utility company to identify known or potential PCB-containing electrical or hydraulic equipment. Where identified, efforts were made to determine ownership and to identify indications of leakage.

POTENTIAL CONCERNS

COMMENTS

Pole-mounted Transformers: No pole-mounted transformers were identified on the subject property.

While currently not utilized, service is available to the subject property from one pole-mounted transformer located on the west adjacent property, just off the subject property's southwest boundary. According to property ownership and labeling, the transformer is

owned by the local utility.

The transformer was observed to have a non-PCB sticker affixed to it.

No signs of leakage were noted.

Pad-mounted Transformers: No pad-mounted transformers were identified on the subject property.

Hydraulic Elevators, Lifts or

Compactors:

No hydraulic elevators, lifts or compactors were observed or reported

at the subject property.

Other: No other concerns relating to PCBs were identified.

Findings/Opinions: No information was obtained or visual indications made that would indicate a significant

potential for RECs related to PCBs.

Recommendations: No additional investigations or actions are warranted at this time.

8.0 COMMON NON-SCOPE ISSUES

8.1 Preliminary Asbestos Evaluation

Asbestos-Containing Building Materials - Asbestos is a naturally occurring mineral fiber that was once widely used in building materials and products for its thermal insulating properties and fire resistance. EPA defines asbestos-containing material (ACM) as material that contains more than 1% asbestos. Building products containing ACM are often referred to as asbestos containing building materials (ACBM). Undisturbed ACBM generally does not pose a health risk. However, ACBM may pose an increased risk if damaged, disturbed in certain manners, or if it deteriorates so that asbestos fibers can be released into building air.

Asbestos has been specifically designated as a hazardous substance pursuant to CERCLA but ACBM abatement costs generally are not recoverable under CERCLA. There are other federal and state environmental statutes that impose obligations with respect to ACM. Although CERCLA does not provide a remedy for asbestos abatement, property owners may still be subject to liability for exposure to asbestos fibers under other federal or state environmental statutes and common laws. For example, under the Clean Air Act (CAA), EPA adopted a National Emission Standard for Hazardous Air Pollutants (NESHAP) for asbestos that regulates or restricts certain uses of asbestos and imposes certain work practices for demolition and renovation projects that disturb certain thresholds of regulated ACM. Local rules may be more stringent than the federal asbestos NESHAP.

Many building materials such as structural steel fireproofing, acoustic finishes, ceiling texture, ceiling tile, suspended ceiling panels, textured and elastomeric paints, window putty, flexible duct connectors, rubbery pipe insulation tape, building wiring insulation, pipe insulation, boiler insulation, vessel insulation, interior plaster, and duct insulation commonly contained asbestos until the late 1970s. Other types of ACMs were commonly used until the middle to late 1980s such as drywall, joint compound, exterior stucco, sheet vinyl flooring, vinyl flooring products, flooring and other mastics (adhesives), roof tiles and coatings, asbestos-cement products, and flues. Under the Toxic Substance Control Act (TSCA), EPA bans the use of asbestos in many products. Building materials that post-date the 1989 and 1993 partial bans, but pre-date the 2019 significant new use rule (SNUR), may contain asbestos. Nevertheless, NESHAP requires sampling prior to renovation and demolition activities regardless of the age of the building.

The following types of building materials may still contain asbestos: Vinyl-asbestos tile, Roofing felt, Roofing coatings, Plastic roof cement, Caulking putties, Construction mastics, Textured coatings, Asbestos-cement items (shingles, corrugated sheets, flat sheets, pipes, flues), Pipeline wrap, and Millboard.

Asbestos containing building materials are generally classified as friable or non-friable. Friable materials can be expected to emit asbestos fibers into the air. Non-friable ACM is generally a potential concern only if it becomes damaged and friable.

EPA recommends that owners and managers of office buildings, shopping centers, apartment buildings, hospitals, and similar facilities that may contain ACM, implement an Asbestos Operations and Maintenance (O&M) program to minimize risk posed by ACBM. EPA suggests that ACBM O&M plans should include work practices so that ACM is maintained in good condition, to ensure proper cleanup of asbestos fibers previously released, to prevent further releases of asbestos fibers, and to monitor the condition of ACBM. OSHA also regulates worker exposure to asbestos.

Efforts were made to identify the presence of the most obvious and common ACM. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. No comprehensive asbestos survey was conducted. Conclusions are based on observations of representative areas only. A finding of "no further action is warranted" or "ACM is not a significant concern" cannot be interpreted as the building is asbestos free.

Findings/Opinions: During the assessment, 916 Consulting observed suspect non-friable materials including

vinyl floor tile and mastic, tile and carpet mastic, and drywall systems (drywall, tape, and joint compound) as well as roofing materials. All of the materials were in average

to good condition.

Recommendations: No further study or action is recommended at this time.

NESHAP regulations require sampling potential ACM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACM should be handled in accordance with applicable regulations.

8.2 Radon Review

Radon is a colorless, odorless radioactive gas that is produced naturally in the soil from the decay of uranium, radium, and thorium in soil, rock, and groundwater. As these elements degrade, they release radon gas. As a building is often warmer and has lower air pressure than the surrounding soil, gases in the soil, including radon, can migrate into the building.

The most common routes of radon entry into a building are:

- Spaces between basement walls and the slab.
- Cracks in foundations and/or walls.
- Openings around sump pumps and drains.
- Construction joints and plumbing penetrations.
- Crawl spaces, especially those with dirt floors
- Well water with high radon concentrations.

When a person is exposed to radon over many years, the exposure can increase the risk of lung cancer. Radon is the second-leading cause of lung cancer in the United States, only smoking causes more lung cancer. Radon is the leading cause of lung cancer in non-smokers. Each year, about 21,000 deaths in the United States are related to radon-caused lung cancer. The risk of lung cancer from radon is almost 10 times higher for smokers compared to those who have never smoked.

When radon becomes trapped in buildings and concentrations accumulate and increase indoors, exposure to radon can become a concern. Actual radon exposures can be affected by diverse factors such as building construction, heating, ventilation, and air conditioning (HVAC) systems, and occupancy patterns.

The United States Environmental Protection Agency (USEPA) has divided the country into three radon zones based on the potential for indoor radon levels. Counties in Radon Zone 1 have a predicted average indoor radon screening level greater than the 4.0 picocuries per liter (pCi/L), Radon Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L, and Radon Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L. EPA recommends homeowners take steps to reduce radon levels when homes have radon levels of 4 pCi/L or more. For new construction in Radon Zone 1 areas, EPA also recommends use of radon-resistant construction design. Because there is no known safe level of exposure to radon, EPA also recommends radon mitigation measures for homes with radon levels above 2 pCi/L.

The only way to know what the radon levels are inside a building is through measurement. In Colorado, radon measurement shall be conducted by, or under the direct supervision of, a licensed radon professional and all measurements shall be in accordance with the applicable ANSI/AARST radon measurement standard.

An evaluation was made to determine the potential for elevated levels of radon at the subject property based on the property's location, construction type and usage.

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COMMENTS

Radon Zone: The subject property is located in Radon Zone 1, which has a predicted

average indoor screening level of greater than 4 picocuries per liter

(pCi/L). The USEPA action level for radon is 4 pCi/L.

Are There Regularly Occupied Subsurface or Ground Level

Residential Units:

The residence is not currently occupied.

Results of Previous Tests on the

Property:

No previous test results were made available to 916 Consulting.

Other: The property does not appear to be located on or near sites that

currently are or formerly were used for uranium, thorium or radium

extraction or for phosphate processing.

Findings/Opinions: The subject property is located in an area with a propensity for elevated levels of radon.

Recommendations: Should the property be reoccupied, property ownership may wish to consider conducting

short term radon testing. If the property is to be redeveloped, property ownership/development may wish to utilize radon resistant construction methods (i.e., the installation of a vapor barrier and/or mitigation systems) for any future development.

8.3 Lead-Based Paint Evaluation

Lead-Based Paint (LBP) - Lead is a soft, bluish metallic element that has been used in a wide variety of products. According to EPA, paint manufacturers frequently used lead as a primary ingredient in many oil-based interior and exterior house paints through the 1940s and gradually decreased its use in the 1950s and 1960s as latex paints became more widespread. The Federal Department of Housing and Urban

Development (HUD) estimated that 30 % of the houses built in the United States before 1978 contain some lead-based paint, and 44 % contain significant lead-based paint hazards. Lead from paint, chips, and dust can pose health hazards if not properly managed. The Consumer Product Safety Commission (CPSC) prohibited use of lead in paint for residential use in 1978 in concentrations greater than 0.05 percent lead by weight. It should be noted that the use of LBP in commercial and industrial buildings has not been prohibited.

Because CERCLA authorizes EPA to address releases of hazardous substances into the environment, the agency has limited authority to use the federal Superfund program to address exposure from interior LBP. In limited circumstances, EPA may use its CERCLA authority to conduct response actions for soils contaminated by a release of lead contaminated paint from building exteriors that pose a lead hazard and to prevent recontamination of soils that have been remediated. In general, EPA has determined that lead contamination in soils at or exceeding 400 parts per million in play areas and 1200 parts per million in other residential areas where children below 6 years of age are present may pose serious health risks that can justify time-critical removal actions. CERCLA generally does not provide cost recovery for LBP abatement. However, response costs for remediation of lead in soil may be recoverable even where the source of the presence of lead may be from damaged exterior LBP.

LBP debris from renovation or demolition projects can be regulated as a RCRA hazardous waste. EPA has also adopted certain work practices for renovation, repair, and painting projects that will disturb certain thresholds of LBP. OSHA also regulates worker exposure to lead.

Lead based paint that is in good condition is usually not a hazard. Peeling, chipping, chalking or cracking lead-based paint, however, is a hazard that needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get lots of wear and tear. These surfaces include windows and window sills, doors and door frames, stairs, railings and banisters, porches and fences. Lead dust can form when lead-based paint is dry scraped, dry sanded or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects people touch. Settled lead dust can reenter the air when people vacuum, sweep or walk through it.

916 Consulting evaluated the potential for significant concerns relating to the presence of LBP at the subject property. The LBP evaluation was based on the age of the improvements, dates of renovation and other relevant information. As this evaluation does not consist of comprehensive survey of the property, a finding of "no further action is warranted" or "LBP is not a significant concern" can not be interpreted as the building is lead free. The majority of states do not recognize the use of lead test swabs as an approved method of testing for lead-based paint; therefore assumptions and recommendations regarding the presence of lead-based paint were made based on the age of the buildings and the observed condition of the painted surfaces.

LBP FACTORS COMMENTS

Constructed Date: 1955

Property Usage: Residential

Damaged or Peeling Paint: No damaged or peeling paint was observed.

Previous LBP Tests: 916 Consulting was not provided with any previous LBP testing results.

LBP Notification Program: The USEPA and HUD Real Estate Notification and Disclosure Rule as

detailed in 24 CFR Part 35 and 40 CFR Part 745 Lead; Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint

LBP FACTORS COMMENTS

Hazards in Housing, Final Rule, requires that, effective September 6, 1996, property owners that rent or sell housing built before 1978 disclose all known LBP and LBP hazards in the housing and any available reports on lead in the housing.

Findings/Opinions: Based on the date of construction, it is possible that LBP was utilized and may be

present on structural elements and/or in underlying layers of paint.

Recommendations: No further study or action is recommended at this time. The paints should be sampled

prior to any actions likely to impact them (e.g., sanding, scraping, heat-gun removal or demolition) or assumed to be LBP and handled in accordance with federal, state and

local regulations.

Additionally, should the property be reoccupied, property ownership should institute a LBP hazard notification program that is in compliance with the USEPA and HUD Real Estate Notification and Disclosure Rule. The program should take into account other federal state or local regulations that may apply.

Drinking Water Evaluation

8.4

Lead-in-Drinking-Water (LIW) - The major source of LIW is leaching of lead from household plumbing materials or water service lines used to bring water from the main to the home. Lead can leach into drinking water through contact with the plumbing, solder, fixtures and faucets (brass), and fittings. The amount of lead in drinking water will be influenced by the type and amount of minerals in the water, how long the water stays in the pipes, the amount of wear in the pipes, and the water's acidity and temperature.

Since 1986, the Safe Drinking Water Act (SDWA) has required that only "lead free" pipe, solder, or flux can be used in plumbing in residential or non-residential facilities providing water for human consumption. The SDWA also required businesses selling plumbing supplies to sell solder or flux that is "lead free" after August 6, 1996. Moreover, after that date the SDWA prohibited any person from introducing into commerce any solder or flux containing lead unless a label was attached to the solder or flux stating that it is illegal to use the solder or flux to install or repair plumbing providing water for human consumption. However, "lead free" does not mean "no lead." Products such as solders and flux may be considered "lead free" if they contain less than 0.2% lead. Similarly, pipes and pipe fittings will be considered "lead free" if they contain less than 8% lead. Thus, lead may still be introduced in new homes with brass or chrome-plated brass faucets and fixtures.

The SDWA requires EPA to establish enforceable maximum contaminant levels (MCLs) for a variety of contaminants in drinking water. Because lead contamination of drinking water often results from corrosion of the plumbing materials belonging to water system customers, EPA established a treatment technique rather than an MCL for lead. A treatment technique is an enforceable procedure or level of technological performance which water systems shall follow to ensure control of a contaminant. The treatment technique regulation for lead (referred to as the Lead and Copper rule) requires water systems to control the corrosivity of the water. The regulation also requires systems to collect tap samples from sites served by the system that are more likely to have plumbing materials containing lead. If more than 10% of tap water samples exceed

the lead action level of 15 parts per billion, then water systems are required to take additional actions. Local rules may be more stringent than the federal SDWA.

The potential for problems relating to elevated levels of contaminants, particularly lead, was evaluated.

DRINKING WATER FACTORS

COMMENTS

Source of Drinking Water: 916 Consulting obtained information pertaining to the source and the

regulatory compliance of the drinking water supplied to the subject property. The subject property receives its drinking water from the Pleasant View Water and Sanitation District which maintains a purchase agreement with the Consolidated Mutual Water Company. The primary source is surface water drawn from the Clear Creek watershed which is supplemented by high mountain reservoirs that collect snowmelt runoff. According to the 2023 Water Quality Report, the water is tested before it enters the distribution system, and the water supplied to the property reportedly meets federal and state drinking

water standards, including those for lead and copper.

Other: No concerns regarding drinking water were identified by 916

Consulting.

Findings/Opinions: No information was uncovered that would indicate concerns related to drinking water

quality at the subject property.

Recommendations: No further investigation or action is warranted at this time.

8.5 <u>Microbial Contamination (Mold)</u>

Molds are organisms that belong to the Fungi Kingdom. Molds are present virtually everywhere in the outdoor and indoor environments. Molds lack chlorophyll and survive by digesting organic materials for food such as some types of building materials. To grow, molds require a food source and moisture. Molds can produce toxic substances called mycotoxins that may result in human health effects. Some compounds produced by molds are volatile and are released directly into the air. These are known as microbial volatile organic compounds (mVOCs). In addition, spores may contain allergens that can remain allergenic for years, even if the mold is dead.

Currently, there are no federal regulations or standards for airborne mold contaminants. However, EPA and some states or local jurisdictions have issued publications discussing mold issues. In addition, under the OSHA General Duty Clause, an employer has an obligation to protect workers from serious and recognized workplace hazards, even where there is no standard. Thus, it is possible that the OSHA general duty clause may impose a duty on employers to disclose hazards relating to mold to employees, although the disagreement on the degree of hazard, if any, makes this uncertain. Significant mold contamination may fall under the general disclosure requirements for real estate transactions in various jurisdictions.

A visual/olfactory survey for mold was conducted. The survey was limited to observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted.

No assessment or investigation behind walls or in any other generally inaccessible areas was performed. In addition, inquiries were made of the owner and/or manager of the subject property regarding past and current leaks or any known mold issues, any tenant complaints regarding health problems, musty odors or water leaks. In addition, when applicable, areas of reported or likely significant leaks or water intrusion/penetration were inspected.

POTENTIAL CONCERNS

COMMENTS

Microbial Growth: No visual or olfactory evidence of mold growth was observed in the

portions of the residence inspected by 916 Consulting, and air supply and return vents did not exhibit significant particulate buildup, and no evidence of potential air quality impacts was detected or reported.

Water Intrusion: No defective or problematic building materials or systems were

identified that will result in water intrusion.

Findings/Opinions: No visual, olfactory or other observations were identified indicative of the presence of

mold in the residence.

Recommendations: No further actions or investigations are recommended at this time.

8.6 Indoor Air Quality

There are many sources of indoor air pollution. These include combustion sources such as oil, gas, kerosene, coal, wood, tobacco products, asbestos-containing materials, wet or damp carpet, formaldehyde, certain pressed wood products, cleaning and maintenance chemicals, and pesticides. EPA estimates that indoor levels of air pollutants can be two to five times higher, and occasionally 100 times higher, than outdoor levels. In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion).

A visual/olfactory survey for potential indoor air pollution was conducted. The survey was limited to observations in the areas walked and should not be considered a comprehensive survey of the subject property. No sampling was conducted. No assessment or investigation behind walls or in any other generally inaccessible areas was performed. In addition, inquiries were made of the owner and/or manager of the subject property regarding indoor air quality.

POTENTIAL CONCERNS

COMMENTS

Combustion sources, smoking, offgassing, dust, cleaning and pervasive indoor air quality issues was observed or detected. maintenance chemical usage, pesticide application, painting, etc.:

Findings/Opinions: No visual, olfactory or other observations were identified that would indicate the presence of significant indoor air quality issues.

Recommendations: No further actions or investigations are recommended at this time.

8.7 **Emerging Contaminants**

As defined in ASTM 1527-21, hazardous substance means "those substances defined as a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts." There are some substances that non-environmental professionals and others have determined to be hazardous substances and have recently been defined as hazardous substances under CERCLA through interpretation by EPA regulations and the courts. These substances may include: (1) some substances that occur naturally or through biological digestion (for example, methane), and (2) substances about which human understanding is evolving (for example, per- and polyfluoroalkyl substances, also known as "PFAS"). These and any other "emerging contaminants," where they are not identified as a hazardous substance by CERCLA, as interpreted by EPA regulations and the courts, are not included in the scope of this practice. Some of these substances may also be considered a "hazardous substance" (or equivalent) under applicable state laws

A preliminary evaluation was made to determine the potential for the presence of methane and PFAS at the subject property based on regulatory information, and current and historical activities at the subject and adjoining properties. The evaluation was limited and should not be considered a comprehensive assessment. No sampling was conducted.

POTENTIAL CONCERNS

COMMENTS

Potential sources of methane or PFAS on the subject or adjoining properties:

No obvious evidence suggestive of concerns related to methane or PFAS at the subject property or any adjoining properties was identified.

Findings/Opinions: No information was obtained or observations made regarding methane or PFAS at the

subject property that would warrant additional actions or investigations.

Recommendations: No further actions or investigations are recommended at this time.

APPENDIX 1 PROPERTY PHOTOGRAPHS





ESA Photo 1:

Subject property, looking northeast from southwest corner

ESA Photo 2:

Driveway on the east side of the property, looking north

ESA Photo 3:

Vehicles stored on the property

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado







ESA Photo 4:

Vehicle engines

ESA Photo 5:

Auto parts and construction materials

ESA Photo 6:

Junk and debris

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado





ESA Photo 7:

Drums and containers

ESA Photo 8:

Tires

ESA Photo 9:

Drums-contents unknown

Mansanarez Residence 16121 W. 10th Avenue







ESA Photo 10:

Welding gas cylinders and gas cans

ESA Photo 11:

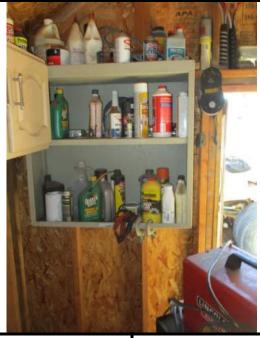
Parts washer

ESA Photo 12:

Vehicles, parts, equipment and junk

Mansanarez Residence 16121 W. 10th Avenue Golden Colorado





ESA Photo 13:

Automotive fluids, batteries and solvents

ESA Photo 14:

Automotive fluids in a storage shed

ESA Photo 15:

Storage shed

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado







ESA Photo 16:

Automotive fluids in a storage shed

ESA Photo 17:

Electrical generator (in use)

ESA Photo 18:

Residence interior-propane cylinders for the refrigerator

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado







ESA Photo 19:

Residence interior

ESA Photo 20:

Residence interior

ESA Photo 21:

Residence interior

Mansanarez Residence 16121 W. 10th Avenue





ESA Photo 22:

Building crawlspace

ESA Photo 23:

Adjacent pole mounted transformer and high voltage power lines

ESA Photo 24:

North adjacent property

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado







ESA Photo 25:

West adjacent condominium complex

ESA Photo 26:

East adjacent single family residence

ESA Photo 27:

East adjacent Rock Rest Lodge

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado





ESA Photo 28:

South adjacent single family residence

ESA Photo 29:

South adjacent single family residence

ESA Photo 30:

South adjacent single family residence

Mansanarez Residence 16121 W. 10th Avenue Golden, Colorado

APPENDIX 2 LIST OF REFERENCES

SOURCES OF INFORMATION							
CONTACT OR AUTHOR	DOCUMENT/ORGANIZATION	DATE OF DOCUMENT OR CONTACT	PHONE NUMBER/ WEB ADDRESS	INFORMATION SOUGHT			
United States Geologic Survey	United States Geologic Survey (USGS) Topographic Map/Historic Topographic Maps	1965; revised 1994	https://ngmdb.usgs.gov/topoview/viewer	Property setting, elevation, surface water bodies, historical uses, estimated groundwater flow			
USEPA	Ground Water Handbook, Vol. 1, Ground Water and Contamination	September 1990	N/A	Groundwater flow direction			
USEPA	Radon Zone Maps Residential Radon Survey	various dates	N/A	Radon Zones and levels			
United States Dept. of Agriculture	Soil Survey of Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties	Natural Resources Conservation Service Web Soil Survey	https://websoilsurvey.sc.egov.usda.gov/ App/WebSoilSurvey.aspx	Subject property soils information			
Environmental Data Resources (EDR)	Aerial Photographs	N/A	www.edrnet.com	Prior use history information			
Google Earth	Aerial Photographs	N/A	https://www.google.com/earth/	Prior use history information			
Jefferson County GIS	Aerial Photographs	N/A	https://gis.jeffco.us/webmaps/jmap/inde x.html	Prior use history information			
Denver Public Library	City Directories	N/A	(720) 865-1821	Prior use history information			
Mr. Michael Harris and on-line information	Jefferson County Department of Transportation and Development, Building Safety	November 7, 2024	(303) 271-8260 and https://citizenportal.jeffco.us/citizenport al/app/landing.	Historical building permits, construction dates, certificates of occupancy			
Mr. Chris Malmgren, Fire Chief	Pleasant View Fire Department	November 12, 2024	(303) 277-9547	Historical records of environmental concerns, underground storage tank information			
Ms. Madison Pitts, Supervisor and on-line information	Jefferson County Public Health, Environmental Health Services	November 12, 2024	(303) 232-6301 and https://citizenportal.jeffco.us/citizenport al/app/landing.	Past or present environmental concerns			
On-line information	Jefferson County Assessor	November 7, 2024	https://www.jeffco.us/658/Assessor	Property size, age of developments.			
Mr. Phil Hodgkinson	President, Grand American Inc., Rocky Mountain Region	November 12, 2024	(303) 297-8090	Historical information of the subject property, known or suspected environmental issues and previous reports.			
Ms. Bonnie Mansanarez	Property Ownership	November 12, 2024	(831) 384-2516	Historical information of the subject property, known or suspected environmental issues and previous reports.			
Ms. Deb Bowman, Office Manager and on-line information / 2023 Water Quality Report	Pleasant View Water and Sanitation District	November 12, 2024	(303) 279-3391 and https://www.cmwc.net/wp-content/uploa ds/2024/10/CONSOLIDATED-MUTU AL-MAPLE-GROVE-2024-CCRpdf	Information regarding the source and quality of potable water supplied to the subject property.			
On-line information	Jefferson County Clerk and Recorder	November 7, 2024	https://www.jeffco.us/1027/Records-Search	Information regarding environmental liens			

APPENDIX 3 MUNICIPAL AND REGULATORY AGENCY CORRESPONDENCE

Property Information

Home / Address / Property Information

Property Information

Sales

History

Property Information

⊘ Help

PIN/Schedule 300408344 Owners MANSANAREZ BONNIE MAE AIN/Parcel ID 40-012-17-173 Property Address 16121 W 10TH AVE GOLDEN, CO 80401

Address and Political Address Information

Property Class 1212 Single Family Residential Mailing Address 3203 VISTA DEL CAMINO MARINA, CA 93933



Legal Description

❷ Help

Subdivision 101650 BURDICK HEIGHTS EX SUR NO 1 Parcel Map Map Interactive Map Aspin Interactive Map JMap

Block	Lot	Tract	Section	Township	Range	QSection	Land SQFT	Land Acres
	0001		01	04	70		15,987	0.367

CAUTION: The above legal description is incomplete and for internal purposes only. DO NOT USE THE ABOVE LEGAL DESCRIPTION FOR DEEDS and other legal conveyances.

Sale History

② Help

Sale Date	Sale Amount	Deed Type	Doc/Instr#
6/19/1991	\$0	Plat	91053181
6/20/1991	\$62,000	Warranty Deed - Joint Tenancy	91055150
12/26/2001	\$178,000	Warranty Deed - Joint Tenancy	F1396646
2/18/2003	\$0	Quit Claim Deed - Joint Tenancy	F1688076

Sale Date	Sale Amount	Deed Type	Doc/Instr#
11/10/2005	\$170,000	Warranty Deed - Joint Tenancy	2005119103
5/14/2014	\$193,000	Warranty Deed	2014040336

Property Valuation





****The 2023 payable 2024 property valuation shown for your property reflects an adjustment enacted by the Legislature to reduce your property taxes. Commercial properties were reduced in value by \$30,000, and residential properties were reduced by \$55,000. This reduction is in effect for one year only. For additional information regarding the legislative change click here.*****

Mass Appraisal Valuation Explanation

Tax Year	Actual Land Value	Actual Imp Value	Actual Total Value	Assessed Land Value	Assessed Imp Value	Assessed Total Value	Notice of Valuation
2024 payable 2025	\$252,297	\$198,178	\$450,475	\$16,904	\$13,278	\$30,182	
2023 payable 2024	\$252,297	\$198,178	\$450,475	\$16,904	\$13,278	\$30,182	View Notice

Mill Levy Information



Treasurer Tax Information

Tax Year	TAG	Authority		Mill Levy
2024 payable 2025	4573	COUNTY LAW ENFORCE AUTHORITY PLEASANT VIEW METRO DIST PLEASANT VIEW WATER & SAN DIST REGIONAL TRANSPORTATION DIST SCHOOL URBAN DRAINAGE&FLOOD C SO PLAT URBAN DRAINAGE&FLOOD CONT DIST	Total Mill Levy	TBD

Tax Year	TAG	Authority		Mill Levy
2023 payable 2024	4573	COUNTY LAW ENFORCE AUTHORITY PLEASANT VIEW METRO DIST PLEASANT VIEW WATER & SAN DIST REGIONAL TRANSPORTATION DIST SCHOOL URBAN DRAINAGE&FLOOD C SO PLAT URBAN DRAINAGE&FLOOD CONT DIST	Total Mill Levy	26.9780 2.5390 14.0000 0.5520 0.0000 44.5260 0.1000 0.9000 89.5950

Property Inventory

3 Help

Neighborhood 6103 EAST OLD GOLDEN RD/PLEASANT VIEW Market Area 6 ResMA: Golden Area

Land



Land Use	State Tax Class	Size	Unit Type	Land Contributor	Contributor Category
Residential	1112	0.367	Acre	Location Factor 1 Retail influence	Location Factor Adjustments External Forces

Improvements



	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	1-1	201 Single Family	010 1 Story/Ranch	Frame	Average	1955	1959	2004	100%	1,464	1212

Impr#	Sub-Areas	Area-SQFT
1-1	Covered Porch	44
1-1	First Floor	1464

Impr#	Structural Elements by Unit	# Units	
1-1	3/4 Bath (3 fixture)	1	
1-1	Bedroom (Above Grade)	3	
1-1	Full Bath+K+L	1	
1-1	Nbr of Dwelling Units	1	_

Impr#	Structural Elements by SQFT	Description	Area-SQFT
1-1	HVAC Systems	Forced Air Unit	1,464
1-1	Interior Finish Type	Remodeled Area	600

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	Las III magaza
Owner or Sponsor	Phone
Owner or Sponsor U. R. A. Address of Site 16121 W.	Mailing Address
General Information	Contto Ponts
1. Living Units	1. Liquid capacity 900 gallons
2. Bedrooms	2. Dimensions W Londi D.
3. Baths (3pc.)	3. Material Outlet Outlet
Basement drain	4. 1990 11110
5. Automatic laundry 6. Garbage disposal	Secondary Treatment
7. Automatic laundry	Field Bed Well di. De
8. Other	1 Number of lines, Distribution
9. Soil type Many	2. Trench (width) (length) (depth)
10. Percolation test	3. Depth of filter material
11. Ground slope 12. Water supply:	5. Type of tile 7
Municipal	6. Remarks:
Private 79	
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PLOT PLAN:	SANITARIAN Non Land Date 6-2 300' of 24" Trench 240' of 30" Trench

APPENDIX 4 QUALIFICATIONS

KEN FELDMAN

Lyons, CO ◆ 303.823.0132 ◆ <u>kfeldman916@gmail.com</u> ◆ <u>LinkedIn</u>

Dual-Scope Commercial Property Assessor

Dedicated, mission-focused and energetic program and project leader with an entrepreneurial spirit and diverse experience advancing key initiatives in the environmental and property investment settings. Seasoned in building and growing client pipelines that enable business expansion and revenue growth and effectively leading crossfunctional teams in advancing key initiatives. Effective problem-solver and innovative collaborator with excellent analytical, organization, and problem-solving skills.

Areas of expertise:

Agency (Fannie Mae/Freddie Mac) Scope Assessments • Radon Measurement and Mitigation
Project Management • Client Relationship Engagement • Business Development and Retention
Conservation Management • Operational Innovation and Efficiency • Creative Solutions Development • People
Development • Budget Planning, • Revenue Growth • Stakeholder Engagement • Business Analysis

PROFESSIONAL EXPERIENCE

NV5 (Formerly Bock & Clark / The Orin Group)

2008 - 2023

Director of Lender Services / Environmental and Property Condition Analyst

Advance numerous concurrent field initiatives across both environmental analysis and property analysis settings. Identify environmental and natural hazards for commercial real estate initiatives, including conducting comprehensive on-site analysis of site developments, building components, mechanical systems, accessibility, code compliance, and more. Responsible for generating \$200K+ in annual sales while managing a pipeline of additional corporate projects.

- Build sound relationships with a broad range of stakeholders, including state environmental agencies.
- Play a key role in continuously enhancing the company's reputation, thereby enabling it to receive 99% of its business via client referrals.
- Research, review, and interpret historical maps and aerial photograph, ownership, usage, permit, and regulatory documentation, conduct interviews, and inspect buildings and properties to determine and correct repair needs.
- Direct consultant input initiatives that result in the updating of lending agency and ASTM guidelines by networking throughout the industry to gain key support for changes and updates.
- Successfully completed 1,000+ assessments nationwide during tenure thus far that have contributed to high-level environmental risk planning and repair remediation plan development while also yielding cost savings.
- Negotiate and renegotiate budgets, plans, closings, and finance securement efforts.
- Mentor individual staff in learning new skills and advancing their careers, thereby retaining top industry talent.

JACOUES WHITFORD 2005 – 2008

Director of Lender Services

Recruited to oversee the lender services division that was formerly Aaron and Wright. Grew the newly-created vision from the ground up and ultimately tripled its commercial lending revenue stream in the US. Established, implemented, led, evaluated, and continuously improved team and operational processes, procedures, and best practices.

- Successfully pitched and migrated six lender services staff, vendors, and all operations to a Canadian firm seeking to expand its US real estate.
- Leveraged long-term client relationships to transition the current client portfolio to the new company, retaining 100% of the client base.
- Conducted due diligence to feed other business work through the existing client portfolio and increase revenue.
- Facilitated buyer and lender environmental and engineering due diligence for a portfolio of 222 hotels nationwide under a tight timeline by leading 100+ in-house staff and vendors, guiding end-to-end project management elements, directing numerous scopes of work, and developing an innovative proprietary solution.

KEN FELDMAN • PAGE 2

303.823.0122 • ktggdogz@gmail.com

• Played a key role on an industry-wide group that created a comprehensive and interactive training offering for environmental and engineering assessments.

AARON & WRIGHT 1997 – 2005

Director of Operations

Led, developed, and mentored talented operations teams of 15-60 people. Developed, implemented, and improved client engagement strategies that enabled a continuous pipeline of revenue during fluctuating real estate cycles.

- Developed and executed streamlined operational procedures, hiring and field training guides, research procedures, report templates, and other critical operational support elements to drive efficiency.
- Recognized for improving consistency and accuracy, staff productivity, and employee satisfaction while simultaneously increasing individual and corporate project volume and profits.
- Co-led a relocation to Colorado that realized an additional \$10M+ in annual sales.
- Consistently exceeded client expectations by understanding and delivering on the unique needs of each client.
- Maintained client loyalty during periods of company mergers and economic downturns.

<u>Additional Experience:</u>

Technical Reviewer, Land America | **Environmental Scientist**, Terra-Mar & Maxim Engineers

VOLUNTEER EXPERIENCE

LYONS PREPARED, Lyons, CO

2013 - Present

Steering Committee Member

Support neighborhood emergency preparedness by strengthening cross-community communications, developing training and emergency procedures, promoting mitigation efforts and building relationships with residents, emergency responders, and others.

LONGMONT DAM ROAD, Lyons, CO

2013 - Present

Neighborhood Representative and Stakeholder

Provided critical home and property protection support to prevent further damage following floods and wildfires

- Gained media buy-in that enabled area news coverage and publicizing, coordinated initial stabilization efforts by securing an excavation company to alleviate imminent erosion threat, and recruited and led volunteer teams in bank stabilization and clean-up efforts.
- Secured a NRCS grant for a multi-phase riverbank stabilization and water quality protection project to protect the neighborhood against future flood threats.

EDUCATION AND CERTIFICATIONS

Bachelor of Science in Geology | University of Illinois
Registered Professional Geologist | State of Texas (Active)
Radon Certification | National Radon Proficiency Program, Kansas State University (Active)
Radon License | Colorado Office of Radon Professionals (Active)

PROFESSIONAL AFFILIATIONS

Member | American Association of Petroleum Geologists
Member | Association of Environmental & Engineering Geologists
Member | Geological Society of America
Member | American Association of Radon Scientists and Technologists



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to

		rms and condition cate holder in lieu					ndorse	ment. A stat	ement on th	is certificate does not co	onfer ri	ghts to the
PRO	DUCE	R					CONTA NAME:	СТ				
		dPartners Colora						o, Ext): 303-863	3-7788	FAX (A/C, No):	303-86	1-7502
		. Ulster St., Suite r, CO 80237	600				E-MAIL ADDRE	ss: APCOI@	assuredpartn		000-00	1-7302
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							INSURE	RA: Capitol S	• • • • • • • • • • • • • • • • • • • •			10328
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Α	Х	COMMERCIAL GENER	AL LIABILITY	Υ		EV20230254-02		4/14/2024	4/14/2025	EACH OCCURRENCE	\$ 2,000,0	000
		CLAIMS-MADE	X OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,00	0
										MED EXP (Any one person)	\$ 5,000	
										PERSONAL & ADV INJURY	\$ 2,000,0	000
	GEN	N'L AGGREGATE LIMIT A	PPLIES PER:							GENERAL AGGREGATE	\$ 2,000,0	000
	Χ	POLICY PRO- JECT	LOC							PRODUCTS - COMP/OP AGG	\$ 2,000,0	000
		OTHER:								Deductible	\$ 2,500	
Α	AUT	OMOBILE LIABILITY				EV20230254-02		4/14/2024	4/14/2025	COMBINED SINGLE LIMIT (Ea accident)	\$	
		ANY AUTO								BODILY INJURY (Per person)	\$	
		ALL OWNED AUTOS	SCHEDULED AUTOS NON-OWNED							· 'I	\$	
	Х	HIRED AUTOS X	NON-OWNED AUTOS							PROPERTY DAMAGE (Per accident)	\$	
										Per Claim/Aggregate	\$ \$1m/\$	1m
		UMBRELLA LIAB	OCCUR							EACH OCCURRENCE	\$	
		EXCESS LIAB	CLAIMS-MADE							AGGREGATE	\$	
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	ANY	PROPRIETOR/PARTNER CER/MEMBER EXCLUDE	/EXECUTIVE Y/N	N/A						E.L. EACH ACCIDENT	\$	
	(Man	datory in NH)	.5:							E.L. DISEASE - EA EMPLOYEE	\$	
	DES	s, describe under CRIPTION OF OPERATIO	ONS below							E.L. DISEASE - POLICY LIMIT	\$	
A A		tractors Pollution Liability essional Liability				EV20230254-02 EV20230254-02		4/14/2024 4/14/2024	4/14/2025 4/14/2025	Each Incident/Agg Each Claim/Aggregate	\$2m/\$2 \$2m/\$2	
DES	CRIPT	ION OF OPERATIONS / I	LOCATIONS / VEHIC	LES (ACORD	101, Additional Remarks Schedu	ile, may b	e attached if mor	e space is requir	red)		
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CE	RTIF	ICATE HOLDER					CANC	ELLATION				
							THE ACC	EXPIRATION CORDANCE WI	I DATE THE	ESCRIBED POLICIES BE CA EREOF, NOTICE WILL B BY PROVISIONS.		
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							111)	_			

APPENDIX 5 PROPERTY QUESTIONNAIRE AND SUPPORTING DOCUMENTATION

Residential Questionnaire

Project Number: 24-090

GENERAL INFORMATION Property Name: Single Family Residence Address: 16121 W. 10th Avenue City, State, Zip Golden, Jefferson County, Colorado 80401 PROPERTY INFORMATION Property Size (in acres): # of Buildings: Building Square Footage: Date(s) of Construction: Please attach a Property/Site Plan to the returned Questionnaire UTILITY AND SERVICE PROVIDERS Electric _____ Storm Water Solid Waste Gas Drinking Water Sanitary Sewer The questionnaire information was provided by: Title: Name: Signature: Phone Number: Years of knowledge of the Date: Property

PROJECT AND ENVIRONMENTAL INFORMATION

What is the reason for performing the Phase I Environmental	Assessment?	
What is the type of property transaction (sale, purchase, refi,	etc.)?	
Please answer the following questions "to the best of your known PREVIOUS REPORTS, DOCUMENTS AND OWNERS	owledge".	
1. Are you aware if any previous Environmental Assessment If yes, are you aware of the recommendations made in the rep		
2. Do you have any other environmentally associated docum (such as an NPDES permit, boiler permit, wastewater permitank) or material safety data sheets? If yes, please provide a continuous of the continuous safety data sheets?	nit), registratio	ons (such as for an underground storage
3. Can you provide contact information (name and phone n please provide below.	umber) of the	previous owner of the property? If yes,
HISTORICAL & PRESENT USAGE/SITE CONDITION	IS – SUBJEC	T AND ADJOINING PROPERTIES
1. Are you aware of the prior use of the subject property, please describe.	i.e., any prev	rious development, undeveloped? If so,
2. Has fill dirt ever been brought onto the subject property	y that originat	ed from a contaminated site or from an
unknown source?	Î- Yes	Í - No
3. Are there currently or have there ever been any pits,	ponds or lago	oons on the subject property utilized in
connection with waste treatment or waste disposal?	Î- Yes	Í - No
4. Are you currently aware of or have there ever been any lindustrial batteries, pesticides or other chemicals or waste manufacture property?		
subject property?	1- Yes	Í - No
5. Are you aware of any current or former illegal drug labs o	n the subject p	oroperty? 1 - No

6. Have any of the adjoining properties ever been used for ir station, dry cleaner, auto repair facility, landfill, waste treatment.		
	آ- Yes	Í - No
7. Are any of the adjoining properties currently being used fo	r industrial pur	poses? If yes, please describe.
	Î- Yes	Í - No
8. If the subject property is served by a private well or non-prior knowledge that contaminants have been identified in the water system or that the well has been designated as coagency? If an on-site well is present, please attach a copy of the system o	ne well or system ontaminated by he most recent	em that exceed guidelines applicable to any government environmental/health
AAI and REGULATORY QUESTIONS		
In order to qualify for one of the Landowner Liability Protection Brownfields Revitalization Act of 2001, you must provide provide this information could result in a determination that "s	the following	information (if available). Failure to
1. Are there any potential or pending lawsuits or administration of hazardous substances or petroleum product involving the substances of the su		or any facility located on the property?
2. Did a search of land title records (or judicial records whe or recorded against the subject property under federal, t environmental liens encumbering or in connection with the su	ribal, state or	local law or are you aware of any
3. Are you aware of any areas of activity or use limitat restrictions or institutional controls that are in place at the property of the control of the cont		
under federal, state or tribal law?	آ- Yes	Í - No
4. Do you have any specialized knowledge or experience example, are you involved in the same line of business as the an adjoining property so that you would have specialized kn type of business?	current or form	ner occupants of the subject property or
type of business:	آ- Yes	1 - No
5. (Answer this question only if this is an acquisition) Dreasonably reflect the fair market value of the property?	oes the purch	ase price being paid for this property
If there is a difference, have you considered or determined	1- Yes	1-No
known or believed to be present at the property?	1- Yes	-
6. Are you aware of commonly known or reasonably asce would help the environmental professional to identify condit example,	rtainable infor	mation about the subject property that
a. Do you know of any specific chemicals, hazardous substan	ce or petroleur	m products that are present or were once
present at the subject property?	1	1

آ- Yes

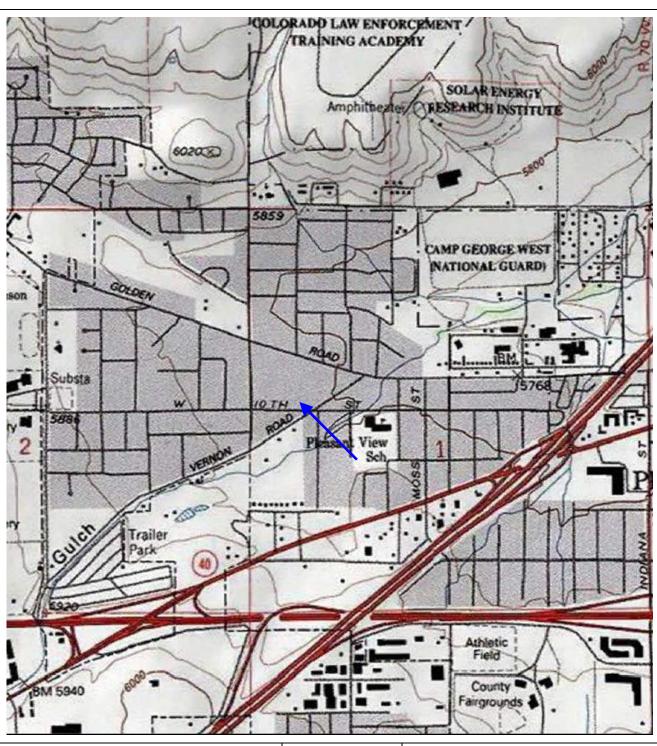
آ - No

c. Do you know of any environmental clean ups that have occurred at the subject property? I Yes I No 7. Based on your knowledge and experience related to the subject property, are any obvious indicators that point to the presence or likely presence of releases at the subject property? I Yes I No STORAGE TANKS AND DRAINS 1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information. I Yes I No 2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property? I Yes I NO 3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property? I Yes I No TRANSFORMERS AND HYDRAULIC EQUIPMENT 1. Are there are any transformers, capacitors, elevators, and/or hydraulic equipment on the subject property? I Yes I NO 3. Are there are any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation. I Yes I NO 3. Are there are only records indicating the presence or absence of PCBs in this equipment. If so, please note the name of the utility. ASBESTOS CONTAINING MATERIALS 1. Has the subject property ever been tested for the presence of asbestos containing materials (ACM)? I Yes I NO I Do not Know 2. If yes, are you aware if asbestos containing materials were identified? If so, please note what asbestos containing materials were identified and their locations or please attach a copy of the test results?	b. Do you know of any spills or other chemical releases t	that have taken place at the subject property? 1- Yes 1 - No
STORAGE TANKS AND DRAINS 1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information. 1. Yes	c. Do you know of any environmental clean ups that have	
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containing materials were identified and their locations or please attach a copy of the test results?	1. Has the subject property ever been tested for the present	ence of asbestos containing materials (ACM)? 1- Yes 1- No 1- Do not Know
1- Yes 1 - No 1- Not Applicable		

	1. Has the subject property ever been tested for the presence of	of radon? - Yes	Î - No	ſ- Do not Know
3. Is there a Radon Mitigation System in place at the subject property? 1. Yes 1. Not Applicable LEAD BASED PAINT 1. Has the subject property ever been tested for the presence of lead based paint (LBP)? 1. Yes 1. No 1. Do not Know 2. If yes, are you aware if lead based paint was identified? If so, please note where it was identified or pleas attach a copy of the test results? 1. Yes 1. No 1. Not Applicable MOLD 1. Is there any evidence of mold and/or mildew on the subject property? If yes, please provide information as to th location, extent and the cause of the mold/mildew. Please note what actions are currently or have formerly bee taken to address this concern. 1. Yes 1. No 1. No 1. Not Applicable COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant comments and the cause of the mold/mildew. Please provide any additional relevant comments and the cause of the mold/mildew.	2. If yes, do you have the results of the testing? Please attach	ı. Î- Yes	Î - No	^ĵ - Not Applicable
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1- Yes 1- No 1- Do not Know 2. If yes, are you aware if lead based paint was identified? If so, please note where it was identified or pleas attach a copy of the test results? 1- Yes 1- No 1- Not Applicable MOLD 1. Is there any evidence of mold and/or mildew on the subject property? If yes, please provide information as to th location, extent and the cause of the mold/mildew. Please note what actions are currently or have formerly bee taken to address this concern. 1- Yes 1- No COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant places attached to the please of the please of the mold/mildew. Please note what actions are currently or have formerly been taken to address this concern.	LEAD BASED PAINT			
MOLD 1. Is there any evidence of mold and/or mildew on the subject property? If yes, please provide information as to th location, extent and the cause of the mold/mildew. Please note what actions are currently or have formerly beet taken to address this concern. 1- Yes 1- No 1- Not Applicable 1- No COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant please please please please provide any additional relevant please	1. Has the subject property ever been tested for the presence of			آ- Do not Know
MOLD 1. Is there any evidence of mold and/or mildew on the subject property? If yes, please provide information as to th location, extent and the cause of the mold/mildew. Please note what actions are currently or have formerly bee taken to address this concern. 1- Yes 1- No COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant to the provide and the cause of the mold/mildew. Please note what actions are currently or have formerly bee taken to address this concern.		If so, plea	ise note where	it was identified or pleas
1. Is there any evidence of mold and/or mildew on the subject property? If yes, please provide information as to the location, extent and the cause of the mold/mildew. Please note what actions are currently or have formerly been taken to address this concern. 1- Yes 1- No 1- No	attach a copy of the test results?	آ- Yes	Î - No	^ĵ - Not Applicable
COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevan	1. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please n			
	1. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please n	note what ac	tions are curre	
	1. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please nataken to address this concern.	i- Yes	f - No	ently or have formerly bee
	I. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please nataken to address this concern. COMMENTS/ADDITIONAL INFORMATION (If ne	i- Yes	f - No	ently or have formerly bee.
	I. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please nataken to address this concern. COMMENTS/ADDITIONAL INFORMATION (If ne	i- Yes	f - No	ently or have formerly bee
	I. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please nataken to address this concern. COMMENTS/ADDITIONAL INFORMATION (If ne	i- Yes	f - No	ently or have formerly bee.
	I. Is there any evidence of mold and/or mildew on the subject location, extent and the cause of the mold/mildew. Please nataken to address this concern. COMMENTS/ADDITIONAL INFORMATION (If ne	i- Yes	f - No	ently or have formerly bed

APPENDIX 6 PROPERTY MAPS AND DRAWINGS





Mansanarez Residence	^	U.S.G.S. Topo	ographic Map, 7.5 Series
16121 W. 10 th Avenue	, ■ ,	Morriso	on, Colorado Quadrangle
Golden, Colorado	N	Date:	1965; revised 1994
916 Consulting Project No: 24-090		Scale:	1:24,000

PROPERTY LOCATION MAP STW Software Inc Fossil Trail Trailhead Taco Bell King Soopers CRESTVIEW VILLA Ulysses Ball Park Bonefish Grill 16121 W 10th Ave, Golden, CO 80401 40 **Golden Cemetery** Duluth Trading Company Hampton Inn Denver-West/Golden Jefferson (40 Fairground Golden View GOLDEN Chicago Classical HEIGHTS Academy Mansanarez Residence 1 16121 W. 10th Avenue

N

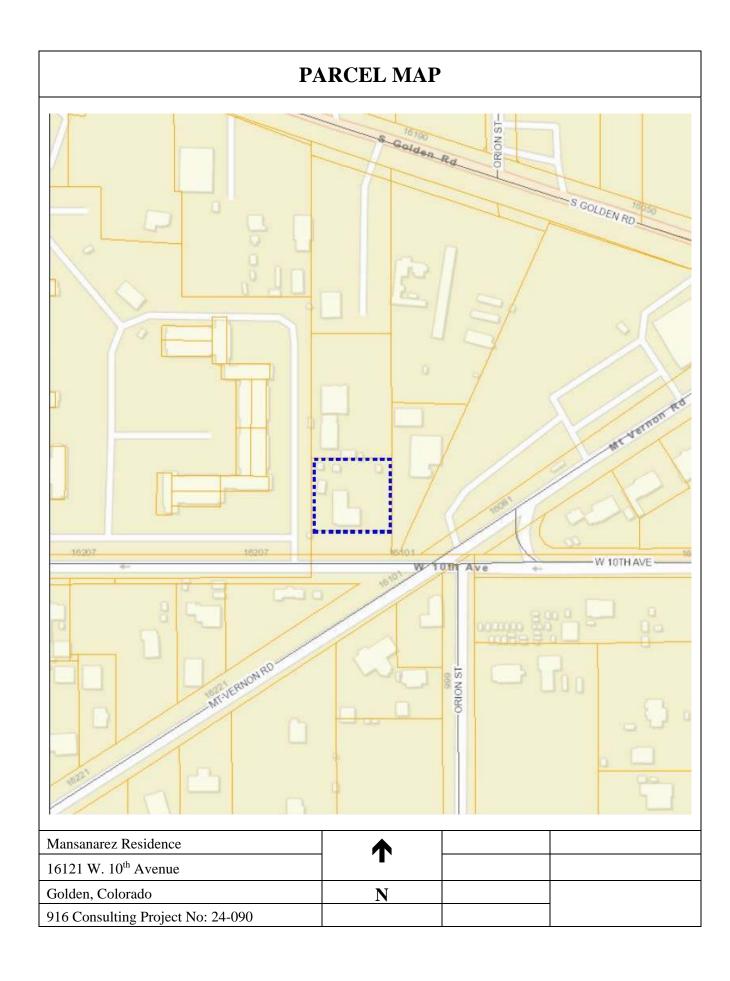
Golden, Colorado

916 Consulting Project No: 24-090

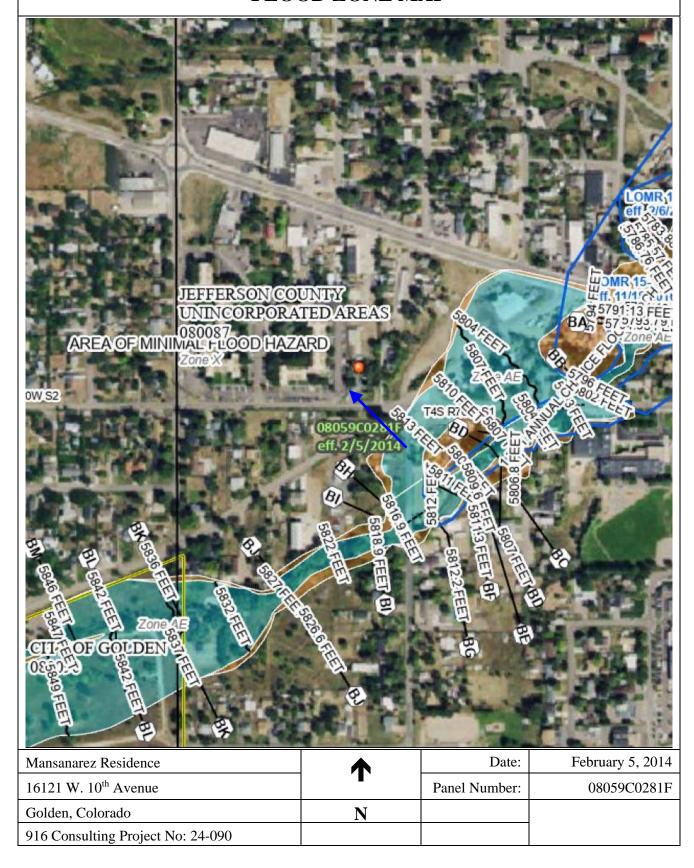
PROPERTY PLAN/AERIAL PHOTOGRAPH



Mansanarez Residence	^	Date:	2023
16121 W. 10 th Avenue	, ■ ,		
Golden, Colorado	N		
916 Consulting Project No: 24-090			



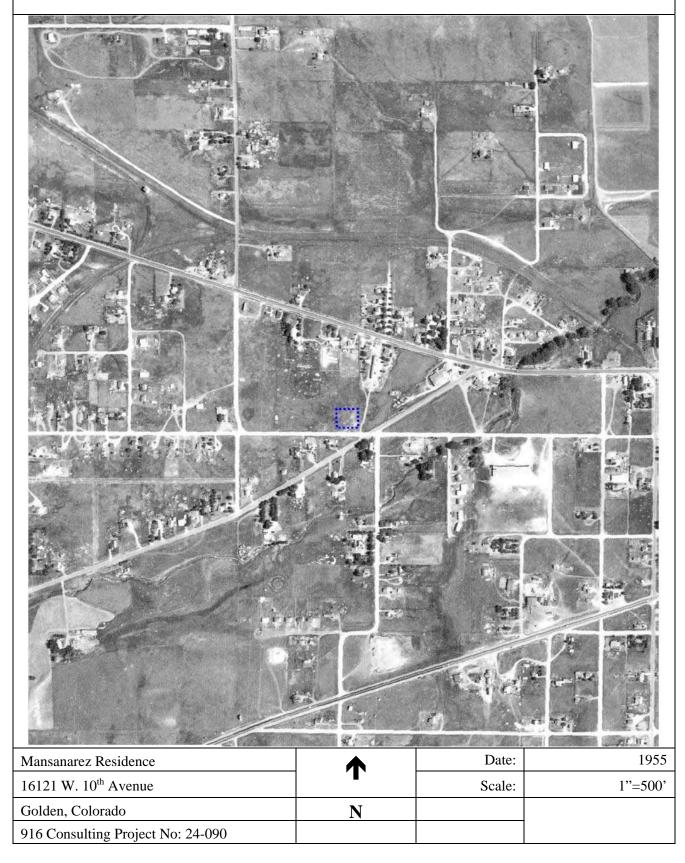
FLOOD ZONE MAP



APPENDIX 7 HISTORICAL DOCUMENTATION

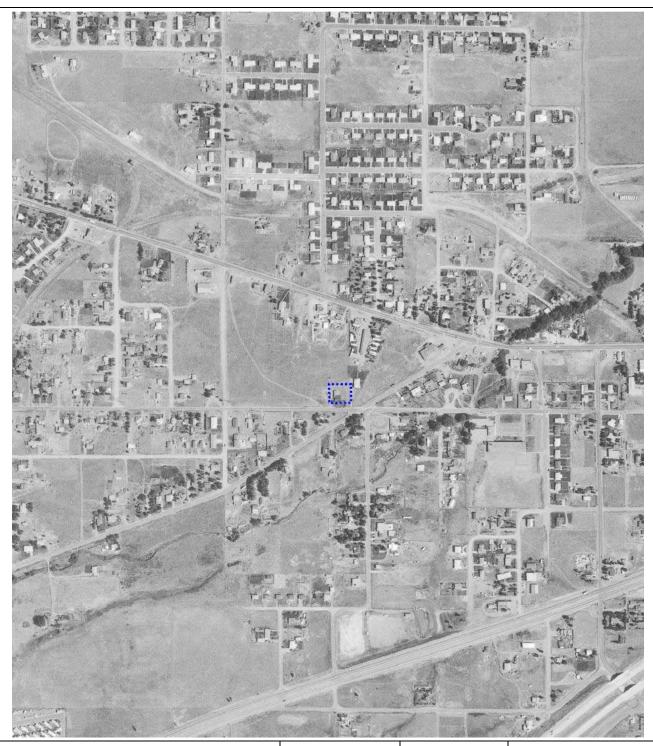


Mansanarez Residence	•	Date:	1937
16121 W. 10 th Avenue	, ,	Scale:	1"=500'
Golden, Colorado	N		
916 Consulting Project No: 24-090			





Mansanarez Residence	lack	Date:	1963
16121 W. 10 th Avenue	, ■ ,	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			



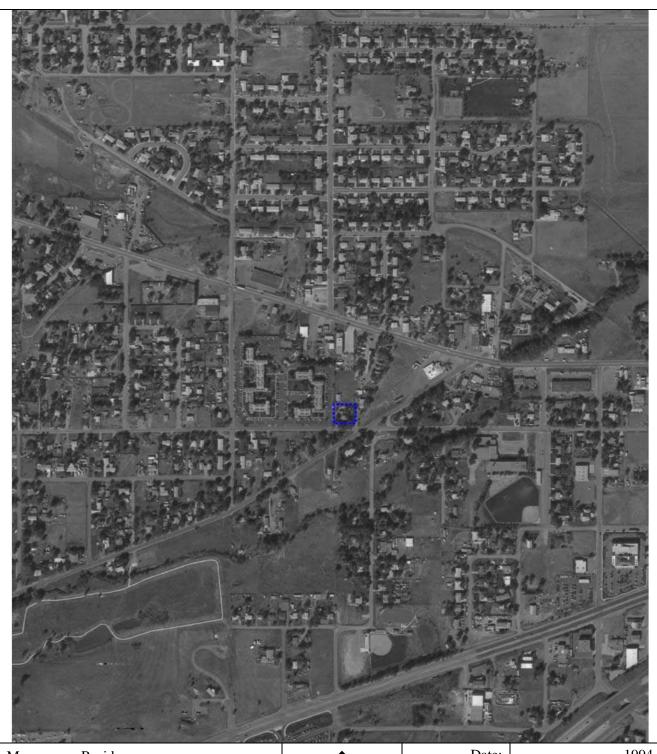
Mansanarez Residence	^	Date:	1971
16121 W. 10 th Avenue	, 	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			



Mansanarez Residence	A	Date:	1979
16121 W. 10 th Avenue	, .	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			



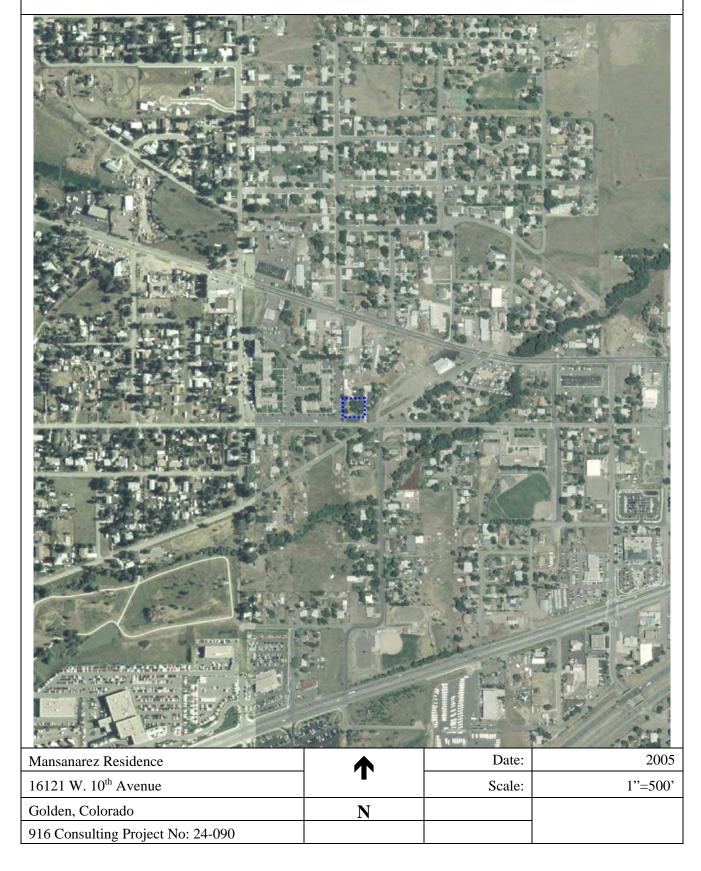
Mansanarez Residence	^	Date:	1983
16121 W. 10 th Avenue	′∎'	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			

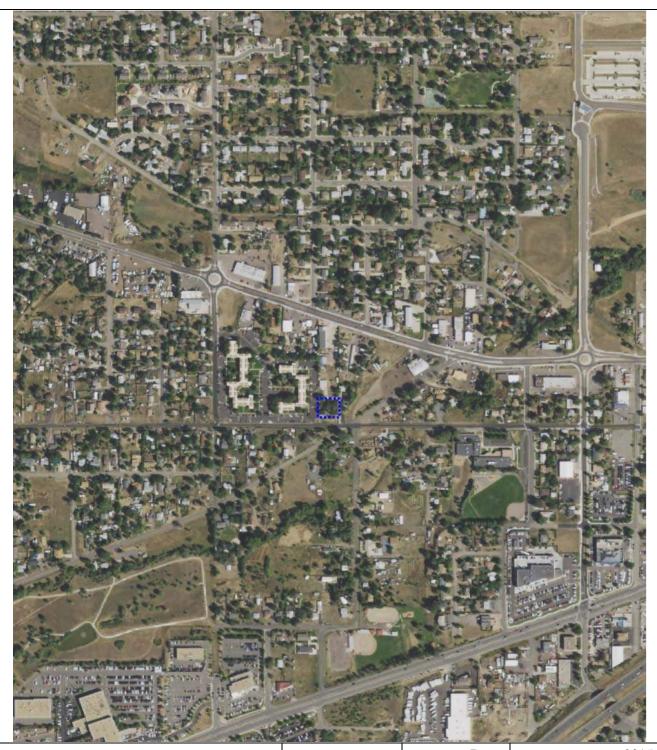


Mansanarez Residence	^	Date:	1994
16121 W. 10 th Avenue	, ■ ,	Scale:	1"=500'
Golden, Colorado	N		
916 Consulting Project No: 24-090			



Mansanarez Residence	^	Date:	1999
16121 W. 10 th Avenue	, ■ ,	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			





Mansanarez Residence	^	Date:	2015
16121 W. 10 th Avenue	, ,	Scale:	1"=500"
Golden, Colorado	N		
916 Consulting Project No: 24-090			



Mansanarez Residence	^	Date:	2022
16121 W. 10 th Avenue	1	Scale:	1"=165'
Golden, Colorado	N		
916 Consulting Project No: 24-090			

Residence 16121 W. 10th Golden, CO 80401

Inquiry Number: 7813539.3

November 05, 2024

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

11/05/24

Site Name: Client Name:

Residence 916 Consulting

16121 W. 10th 55 Longmont Dam Road

Golden, CO 80401 Lyons, CO 80540

EDR Inquiry # 7813539.3 Contact: Ken Feldman



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by 916 Consulting were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # EA85-472C-9C48

PO# NA

Project 24-090

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: EA85-472C-9C48

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

✓ Library of Congress

✓ University Publications of America

EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX 8 ENVIRONMENTAL DATABASES

Residence 16121 W. 10th Golden, CO 80401

Inquiry Number: 7813539.2s

November 05, 2024

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

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Map Findings.	_ 7
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GEOCHECK ADDENDUM	
GeoCheck - Not Requested	

Thank you for your business.

Please contact EDR at 1-800-352-0050 with any questions or comments.

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A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). 916 CONSULTING used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by 916 CONSULTING. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16121 W. 10TH GOLDEN, CO 80401

COORDINATES

Latitude (North): 39.7330360 - 39° 43′ 58.92" Longitude (West): 105.1817800 - 105° 10′ 54.40"

Universal Tranverse Mercator: Zone 13 UTM X (Meters): 484422.7 UTM Y (Meters): 4397934.0

Elevation: 5814 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 50012080 MORRISON, CO

Version Date: 2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20190913, 20190919

Source: USDA

MAPPED SITES SUMMARY

Target Property Address: 16121 W. 10TH GOLDEN, CO 80401

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS		ELATIVE LEVATION	DIST (ft. & mi.) DIRECTION
A1	MOUNTAIN VIEW TRAILE	16100 S GOLDEN RD	UST, LUST, LTANKS	Lower	368, 0.070, NNE
A2	MOUNTAIN VIEW VILLAG	16100 S GOLDEN RD	ICIS, ECHO, FINDS	Lower	368, 0.070, NNE
3	EISINGER SMITH, INC.	1055 ORCHARD ST. #B	FINDS	Lower	806, 0.153, NE
B4	EVERGREEN DISPOSAL	GOLDEN ROAD & NOBEL	RCRA NonGen / NLR	Lower	840, 0.159, ENE
B5	JE-MERIT CONSTRUCTIO	15967 OLD GOLDEN RD	RCRA NonGen / NLR, ECHO, FINDS	Lower	873, 0.165, ENE
C6	GOLDEN PROPERTIES	15970 S OLD GOLDEN R	UST	Lower	880, 0.167, ENE
C7	MAKRIS PROPERTY	15970 S OLD GOLDEN R	LTANKS	Lower	880, 0.167, ENE
B8	MOUNTAIN SIDE GEAR R	15985 S. GOLDEN ROAD	FINDS	Lower	883, 0.167, ENE
B9	STEVE'S CARBURATOR (15985 SOUTH GOLDEN R	FINDS	Lower	883, 0.167, ENE
10	UA RENTAL INC	16350 S GOLDEN RD	AST	Higher	911, 0.173, NW
C11	EVERGREEN DISPOSAL	GOLDEN ROAD & NOBEL	ECHO, FINDS	Lower	946, 0.179, ENE
D12	7-ELEVEN #25581	16400 S GOLDEN RD	UST, LUST, LTANKS	Higher	1174, 0.222, NW
D13	7-ELEVEN # 25581	16400 SOUTH GOLDEN R	FINDS, ECHO	Higher	1174, 0.222, NW
14	FORMER GAS STATION	16415 S GOLDEN RD	LTANKS	Higher	1296, 0.245, NW
15	JEFFERSON COUNTY MAI	15725 S OLD GOLDEN R	UST, LUST, LTANKS	Lower	1516, 0.287, ENE
16	PLANET HONDA	15601 W COLFAX	RCRA-VSQG, US AIRS, UST, AIRS, LUST, SHWF, LTANKS	Higher	1729, 0.327, SE
E17	HI PERFORMANCE CAR W	15610 S GOLDEN RD	LTANKS	Lower	1852, 0.351, East
18	SERVICE STATION	16650 S GOLDEN RD	LTANKS	Higher	1854, 0.351, NW
19	PLEASANT VIEW PCE	NEAR 10TH AND LOVELA	SEMS-ARCHIVE	Lower	1916, 0.363, East
E20	CSP - GOLDEN #49611	1096 MCINTYRE ST	UST, LTANKS	Lower	1987, 0.376, East
E21	CSP - CAMP GEORGE WE	1096 MCINTYRE ST	LUST	Lower	1987, 0.376, East
22	880-890 MCINTYRE ST	880-890 MCINTYRE ST	VCP	Higher	2187, 0.414, ESE
23	BAJWA BROTHERS LLC	15495 W COLFAX AVE	UST, LUST, LTANKS	Lower	2513, 0.476, ESE
24	U-HAUL MOVING & STOR	15500 W COLFAX AVE	UST, LUST, LTANKS, AST	Higher	2537, 0.480, ESE
25	PLEASANT VIEW PCE	10TH AVENUE AND LOVE	BROWNFIELDS	Lower	2603, 0.493, East
26	SOUTH TABLE MOUNTAIN	16173 DENVER WEST PK	SPILLS, LTANKS	Higher	2632, 0.498, North
27	MOUNTAIN CHEM INC	16035 W 4TH AVE	CORRACTS, RCRA-TSDF, SEMS-ARCHIVE, ECHO, RAATS	3, Higher	3930, 0.744, South
28	STEVINSON TOYOTA WES	15000 W. COLFAX AVE.	ECHO, RCRA NonGen / NLR, CORRACTS, FINDS, AST	Lower	4042, 0.766, East
29	AWESOME AUTOMOTIVE	17285 S GOLDEN RD	CORRACTS, FINDS, ECHO, RCRA NonGen / NLR	Higher	4535, 0.859, WNW

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

NPL..... National Priority List

Proposed NPL..... Proposed National Priority List Sites

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS..... Superfund Enterprise Management System

Lists of Federal RCRA TSD facilities

RCRA-TSDF...... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

Generators)

Federal institutional controls / engineering controls registries

US ENG CONTROLS...... Engineering Controls Sites List US INST CONTROLS...... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Sites & Facilities

Lists of state and tribal leaking storage tanks

LAST...... Leaking Aboveground Storage Tank Listing INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL...... Environmental Covenants and Environmental Use Restrictions List

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Historical Landfill List

INDIAN ODI...... Report on the Status of Open Dumps on Indian Lands

IHS OPEN DUMPS..... Open Dumps on Indian Land

DENVER CO HIST FILL..... Denver City & County Historic Fill Areas

Local Lists of Hazardous waste / Contaminated Sites

CDL..... Meth Lab Locations

Records of Emergency Release Reports

SPILLS......Spills Database

Other Ascertainable Records

TSCA...... Toxic Substances Control Act

TRIS...... Toxic Chemical Release Inventory System

ROD...... Records Of Decision

RAATS______RCRA Administrative Action Tracking System

PADS..... PCB Activity Database System

INDIAN RESERV.....Indian Reservations

FUSRAP..... Formerly Utilized Sites Remedial Action Program

US AIRS...... Aerometric Information Retrieval System Facility Subsystem

MINES MRDS..... Mineral Resources Data System

ABANDONED MINES..... Abandoned Mines

DOCKET HWC..... Hazardous Waste Compliance Docket Listing

UXO...... Unexploded Ordnance Sites

ECHO______Enforcement & Compliance History Information

FUELS PROGRAM..... EPA Fuels Program Registered Listing

PFAS NPL..... Superfund Sites with PFAS Detections Information

PFAS FEDERAL SITES..... Federal Sites PFAS Information PFAS TRIS..... List of PFAS Added to the TRI

PFAS TSCA..... PFAS Manufacture and Imports Information

PFAS RCRA MANIFEST..... PFAS Transfers Identified In the RCRA Database Listing

PFAS ECHO FIRE TRAIN.... Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT...... All Certified Part 139 Airports PFAS Information Listing

E MANIFEST..... Hazardous Waste Electronic Manifest System

PFAS Information Listing

AQUEOUS FOAM...... Class B Firefighting Foam Contaminating PFAS Listing

AIRS..... Permitted Facility & Emissions Listing

METHANE SITE..... Methane Site Investigations - Jefferson County 1980

Methane Investig..... Methane Gas & Swamp Findings

DRYCLEANERS..... Drycleaner Facilities

LEAD.....LEAD

MINES...... Permitted Mines Listing UIC...... Underground Injection Control

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL site.

An online review and analysis by 916 CONSULTING of the SEMS-ARCHIVE list, as provided by EDR, has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PLEASANT VIEW PCE EPA Id: COSFN0801690:	NEAR 10TH AND LOVELA	E 1/4 - 1/2 (0.363 mi.)	19	31
Site ID: 0801690:				

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

An online review and analysis by 916 CONSULTING of the CORRACTS list, as provided by EDR, has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN CHEM INC EPA ID:: COD040713562:	16035 W 4TH AVE	S 1/2 - 1 (0.744 mi.)	27	45
AWESOME AUTOMOTIVE EPA ID:: COR000010710:	17285 S GOLDEN RD	WNW 1/2 - 1 (0.859 mi.)	29	81
Lower Elevation	Address	Direction / Distance	Map ID	Page
STEVINSON TOYOTA WES EPA ID:: COD059257311:	15000 W. COLFAX AVE.	E 1/2 - 1 (0.766 mi.)	28	72

Lists of state and tribal landfills and solid waste disposal facilities

SHWF: A listing from the Solid Waste Information System, which is used to help administer the various programs of our solid waste and materials management program. It includes a wide variety of types of facilities and sites, and includes information obtained over several decades and numerous legacy data systems.

An online review and analysis by 916 CONSULTING of the SHWF list, as provided by EDR, has revealed that there is 1 SHWF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PLANET HONDA	15601 W COLFAX	SE 1/4 - 1/2 (0.327 mi.)	16	24

Lists of state and tribal leaking storage tanks

LTANKS: Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

An online review and analysis by 916 CONSULTING of the LTANKS list, as provided by EDR, has revealed that there are 12 LTANKS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
7-ELEVEN #25581	16400 S GOLDEN RD	NW 1/8 - 1/4 (0.222 mi.)	D12	18
FORMER GAS STATION	16415 S GOLDEN RD	NW 1/8 - 1/4 (0.245 mi.)	14	21
PLANET HONDA	15601 W COLFAX	SE 1/4 - 1/2 (0.327 mi.)	16	24
SERVICE STATION	16650 S GOLDEN RD	NW 1/4 - 1/2 (0.351 mi.)	18	30
U-HAUL MOVING & STOR	15500 W COLFAX AVE	ESE 1/4 - 1/2 (0.480 mi.)	24	41
SOUTH TABLE MOUNTAIN	16173 DENVER WEST PK	N 1/4 - 1/2 (0.498 mi.)	26	44
Lower Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN VIEW TRAILE	16100 S GOLDEN RD	NNE 0 - 1/8 (0.070 mi.)	A1	7
MAKRIS PROPERTY	15970 S OLD GOLDEN R	ENE 1/8 - 1/4 (0.167 mi.)	C7	15
JEFFERSON COUNTY MAI	15725 S OLD GOLDEN R	ENE 1/4 - 1/2 (0.287 mi.)	15	22
HI PERFORMANCE CAR W	15610 S GOLDEN RD	E 1/4 - 1/2 (0.351 mi.)	E17	30
CSP - GOLDEN #49611	1096 MCINTYRE ST	E 1/4 - 1/2 (0.376 mi.)	E20	33
BAJWA BROTHERS LLC	15495 W COLFAX AVE	ESE 1/4 - 1/2 (0.476 mi.)	23	35

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Health's Leaking Underground Storage Tank List.

An online review and analysis by 916 CONSULTING of the LUST list, as provided by EDR, has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
7-ELEVEN #25581	16400 S GOLDEN RD	NW 1/8 - 1/4 (0.222 mi.)	D12	18

Status: Closed: Facility Id: 9208:				
PLANET HONDA Status: Closed: Facility Id: 3677:	15601 W COLFAX	SE 1/4 - 1/2 (0.327 mi.)	16	24
U-HAUL MOVING & STOR Status: Closed: Facility Id: 1017:	15500 W COLFAX AVE	ESE 1/4 - 1/2 (0.480 mi.)	24	41
Lower Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN VIEW TRAILE Status: Closed: Facility Id: 14688:	16100 S GOLDEN RD	NNE 0 - 1/8 (0.070 mi.)	A1	7
JEFFERSON COUNTY MAI Status: Closed: Facility Id: 5211:	15725 S OLD GOLDEN R	ENE 1/4 - 1/2 (0.287 mi.)	15	22
CSP - CAMP GEORGE WE Status: Closed: Facility Id: 2660:	1096 MCINTYRE ST	E 1/4 - 1/2 (0.376 mi.)	E21	34
BAJWA BROTHERS LLC Status: Closed: Facility Id: 8240:	15495 W COLFAX AVE	ESE 1/4 - 1/2 (0.476 mi.)	23	35

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The source is the State Oil Inspector's Office's Tank List.

An online review and analysis by 916 CONSULTING of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
7-ELEVEN #25581	16400 S GOLDEN RD	NW 1/8 - 1/4 (0.222 mi.)	D12	18
Facility Id: 9208:				
Tank Tag: 9208-1:				
Tank Tag: 9208-1:				
Tank Tag: 9208-2:				
Tank Tag: 9208-2:				
Tank Tag: 9208-3:				
Tank Tag: 9208-3:				
Tank Status: Permanently Closed:				
Tank Status: Permanently Closed:				
Tank Status: Permanently Closed:				
Lower Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN VIEW TRAILE	16100 S GOLDEN RD	NNE 0 - 1/8 (0.070 mi.)	A1	7

Facility Id: 14688: Tank Tag: 14688-1: Tank Tag: 14688-1:

Tank Status: Permanently Closed:

GOLDEN PROPERTIES 15970 S OLD GOLDEN R ENE 1/8 - 1/4 (0.167 mi.) C6 14

Facility Id: 10515: Tank Tag: 10515-1: Tank Tag: 10515-1: Tank Tag: 10515-2: Tank Tag: 10515-2:

Tank Status: Permanently Closed: Tank Status: Permanently Closed:

AST: The Aboveground Storage Tank database contains registered ASTs. The source is the State Oil Inspector's Office's Tank List.

An online review and analysis by 916 CONSULTING of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UA RENTAL INC Facility Id: 17108: Tank Status: Permanently Closed: Tank Status: Permanently Closed:	16350 S GOLDEN RD	NW 1/8 - 1/4 (0.173 mi.)	10	16

Lists of state and tribal voluntary cleanup sites

VCP: Sites for which the Voluntary Cleanup Program has received applications.

An online review and analysis by 916 CONSULTING of the VCP list, as provided by EDR, has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
880-890 MCINTYRE ST File Number: RV 131022-1:	880-890 MCINTYRE ST	ESE 1/4 - 1/2 (0.414 mi.)	22	35

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites Listing

An online review and analysis by 916 CONSULTING of the BROWNFIELDS list, as provided by EDR, has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PLEASANT VIEW PCE	10TH AVENUE AND LOVE	E 1/4 - 1/2 (0.493 mi.)	25	43

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

An online review and analysis by 916 CONSULTING of the RCRA NonGen / NLR list, as provided by EDR, has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page	
EVERGREEN DISPOSAL EPA ID:: COD980807929:	GOLDEN ROAD & NOBEL	ENE 1/8 - 1/4 (0.159 mi.)	B4	9	
JE-MERIT CONSTRUCTIO EPA ID:: COR000000935:	15967 OLD GOLDEN RD	ENE 1/8 - 1/4 (0.165 mi.)	B5	11	

ICIS: The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

An online review and analysis by 916 CONSULTING of the ICIS list, as provided by EDR, has revealed that there is 1 ICIS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page	
MOUNTAIN VIEW VILLAG	16100 S GOLDEN RD	NNE 0 - 1/8 (0.070 mi.)	A2	8	
FRS ID:: 110010590574:					

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

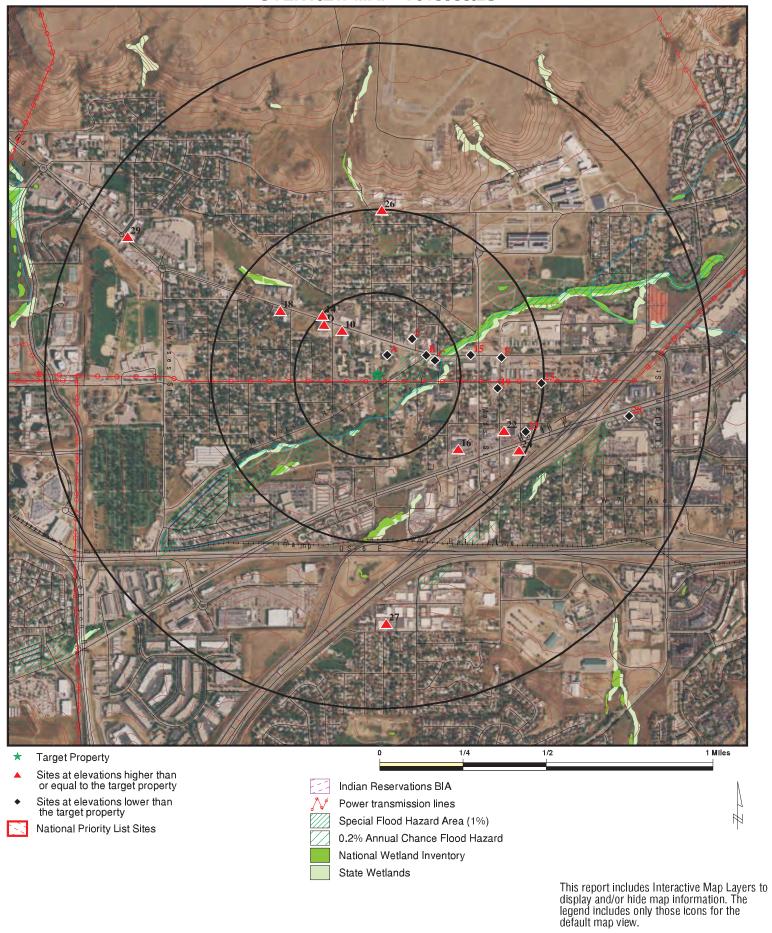
An online review and analysis by 916 CONSULTING of the FINDS list, as provided by EDR, has revealed that there are 7 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	<u>Page</u> 20	
7-ELEVEN # 25581 Registry ID:: 110022869109:	16400 SOUTH GOLDEN R	NW 1/8 - 1/4 (0.222 mi.)	D13		
Lower Elevation	Address	Direction / Distance	Map ID	Page	
MOUNTAIN VIEW VILLAG	16100 S GOLDEN RD	NNE 0 - 1/8 (0.070 mi.)	A2	8	

Registry ID:: 110010590574:				
EISINGER SMITH, INC. Registry ID:: 110070279784:	1055 ORCHARD ST. #B	NE 1/8 - 1/4 (0.153 mi.)	3	9
JE-MERIT CONSTRUCTIO Registry ID:: 110002993896:	15967 OLD GOLDEN RD	ENE 1/8 - 1/4 (0.165 mi.)	B5	11
MOUNTAIN SIDE GEAR R Registry ID:: 110071234837:	15985 S. GOLDEN ROAD	ENE 1/8 - 1/4 (0.167 mi.)	B8	15
STEVE'S CARBURATOR (Registry ID:: 110012349805:	15985 SOUTH GOLDEN R	ENE 1/8 - 1/4 (0.167 mi.)	B9	16
EVERGREEN DISPOSAL Registry ID:: 110002966773:	GOLDEN ROAD & NOBEL	ENE 1/8 - 1/4 (0.179 mi.)	C11	17

There were no unmapped sites in this report.

OVERVIEW MAP - 7813539.2S



CLIENT: 916 Consulting CONTACT: Ken Feldman INQUIRY#: 7813539.2s

SITE NAME: Residence ADDRESS: 16121 W. 10th Golden CO 80401

39.733036 / 105.18178

LAT/LONG:

DATE: November 07, 2024 1:49 pm

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DETAIL MAP - 7813539.2S



SITE NAME: Residence ADDRESS: 16121 W. 10th Golden CO 80401 CLIENT: CONTACT: 916 Consulting Ken Feldman INQUIRY#: 7813539.2s

LAT/LONG:

39.733036 / 105.18178

DATE: November 07, 2024 1:52 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Lists of Federal NPL (Su	perfund) site:	s						
NPL Proposed NPL	1.000 1.000		0 0	0 0	0 0	0 0	NR NR	0 0
Lists of Federal Delisted	NPL sites							
Delisted NPL	0.500		0	0	0	NR	NR	0
Lists of Federal sites sul CERCLA removals and C		rs						
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA	sites with N	FRAP						
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Lists of Federal RCRA fa undergoing Corrective A								
CORRACTS	1.000		0	0	0	3	NR	3
Lists of Federal RCRA To	SD facilities							
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA g	enerators							
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG RCRA-VSQG	0.250 0.250		0 0	0 0	NR NR	NR NR	NR NR	0 0
Federal institutional con			Ü	Ü	1411	1414	1414	Ü
engineering controls reg								
US ENG CONTROLS	0.250		0	0	NR	NR	NR	0
US INST CONTROLS	0.250		0	0	NR	NR	NR	0
Federal ERNS list	0.050		0	•	ND	ND	ND	
ERNS	0.250		0	0	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilitie	es							
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF SHWF	0.500 0.500		0 0	0 0	0 1	NR NR	NR NR	0 1
Lists of state and tribal l	eaking storag	je tanks						
LTANKS	0.500		1	3	8	NR	NR	12
LAST LUST	0.500 0.500		0 1	0 1	0 5	NR NR	NR NR	0 7
			•	•	-			•

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal re	egistered sto	rage tanks						-
UST AST INDIAN UST	0.250 0.250 0.250		1 0 0	2 1 0	NR NR NR	NR NR NR	NR NR NR	3 1 0
State and tribal institutio control / engineering con		s						
AUL	0.250		0	0	NR	NR	NR	0
Lists of state and tribal v	oluntary clea	anup sites						
VCP INDIAN VCP	0.500 0.500		0	0 0	1 0	NR NR	NR NR	1 0
Lists of state and tribal b	rownfield sit	es						
BROWNFIELDS	0.500		0	0	1	NR	NR	1
ADDITIONAL ENVIRONMEN	TAL RECORDS	<u>s</u>						
Local Brownfield lists	0.250		0	0	NR	NR	ND	0
US BROWNFIELDS Local Lists of Landfill / S Waste Disposal Sites			U	U	INK	INIX	NR	0
HIST LF INDIAN ODI IHS OPEN DUMPS DENVER CO HIST FILL	0.250 0.500 0.500 0.500		0 0 0	0 0 0 0	NR 0 0 0	NR NR NR NR	NR NR NR NR	0 0 0 0
Local Lists of Hazardous Contaminated Sites	waste /							
CDL US CDL	0.250 0.250		0 0	0 0	NR NR	NR NR	NR NR	0 0
Records of Emergency R	Release Repo	rts						
SPILLS	0.250		0	0	NR	NR	NR	0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR TSCA TRIS ROD RAATS PADS ICIS INDIAN RESERV FUSRAP US AIRS MINES MRDS	0.250 0.250 0.250 1.000 0.250 0.250 0.250 1.000 1.000 0.250 TP		0 0 0 0 0 1 0 0 0 NR	2 0 0 0 0 0 0 0 0 0	NR NR NR O NR NR O O NR	NR NR NR 0 NR NR 0 0 NR	NR NR NR NR NR NR NR NR NR	2 0 0 0 0 0 1 0 0

MAP FINDINGS SUMMARY

	Search	Tanas						Tatal
Database	Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	0.250		1	6	NR	NR	NR	7
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES PFAS ECHO	0.250 0.250		0 0	0	NR NR	NR NR	NR NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0 0	NR NR	NR NR	NR NR	0 0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.230 TP		NR	NR	NR	NR	NR	0
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	ő
AIRS	0.250		Ō	0	NR	NR	NR	0
METHANE SITE	0.250		Ō	0	NR	NR	NR	Ō
Methane Investig	TP		NR	NR	NR	NR	NR	0
DRYCLEANERŠ	0.250		0	0	NR	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR RECOVERED GOVERNI	MENT ARCHIV	/ES						
Exclusive Recovered Gov	rt. Archives							
RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	0	NR	NR	0
NOA LOOT	0.500		U	U	U	INIX	INIX	U
- Totals		0	5	15	17	3	0	40

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Α1 **MOUNTAIN VIEW TRAILER VILLAGE** UST U003517771 **LUST** N/A

NNE 16100 S GOLDEN RD **GOLDEN, CO 80401** < 1/8

0.070 mi.

368 ft. Site 1 of 2 in cluster A

LUST: Relative:

Lower MOUNTAIN VIEW TRAILER VILLAGE Name:

16100 S GOLDEN RD Address: Actual: **GOLDEN, CO 80401** City,State,Zip: 5809 ft.

Facility Id: 14688 Status: Closed Event ID: 7182

Confirmed Release: 01/05/1998 Contact Name:

Technical Assistance Line

Contact Phone: 303-318-8547 Contact Email: Not reported 39.734099 Latitude Degrees: Longitude Degrees: -105.166179

Click here for COSTIS:

LTANKS:

Facility ID: 14688

Name: MOUNTAIN VIEW TRAILER VILLAGE

16100 S GOLDEN RD Address: **GOLDEN, CO 80401** City,State,Zip:

NFA Type: Pre-RBCA Closed Status: Event ID: 7182 01/05/1998 Release Date: Closed Date: 12/30/1998 Contact: John Axelson Phone: (303) 318-8547

cdle_ops_public_record_center@state.co.us Email:

Release Source: Not reported Release Cause: Not reported Reimbursement Total: Not reported Release Number: REL-008689

URL: https://socgov18.force.com/s/release/a183h000003KXW7

UST:

Tank Tag: 14688-1 Substance: **GSLN**

MOUNTAIN VIEW TRAILER VILLAGE Name:

16100 S GOLDEN RD Address: **GOLDEN 80401** City,State,Zip:

Tank Tag: 14688-1 Substance: **GSLN** 14688 Facility ID: Owner Name:

Mountain View Trailer Village Inc Owner Address: 16100 Golden Rd, Golden, CO 80401

Owner City: Golden Owner State: CO 80401 Owner Zip: Facility Type: Non-Retail Facility Category: Other Capacity: 3000

LTANKS

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MOUNTAIN VIEW TRAILER VILLAGE (Continued)

U003517771

FINDS

Date Closed: 11/13/1998

Tank Status: Permanently Closed Date Tank Installed: Not reported

UST Tank Type: Latitude: 39.734099 Longitude: -105.166179 Tank Material: Not Listed Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported Piping Material: Not Listed Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001jpKS Account Name: ACCT-07910

A2 MOUNTAIN VIEW VILLAGE MHP ICIS 1004448334 **NNE ECHO** 16100 S GOLDEN RD N/A

GOLDEN, CO 80403 < 1/8 0.070 mi.

368 ft. Site 2 of 2 in cluster A

ICIS: Relative:

Lower **Enforcement Action ID:** 08-1994-0150 FRS ID: 110010590574 Actual:

MOUNTAIN VIEW VILLAGE MOBILE HOME PARK Action Name: 5809 ft.

Facility Name: MOUNTAIN VIEW VILLAGE MHP Facility Address: 16100 S GOLDEN RD **GOLDEN, CO 80403**

SDWA 1414G2 AO For Compliance (PWS) Enforcement Action Type:

ICIS

Facility County: **JEFFERSON**

Program System Acronym:

Enforcement Action Forum Desc: Administrative - Formal

1414G2 EA Type Code: 6515 Facility SIC Code: Not reported Federal Facility ID: Latitude in Decimal Degrees: 39.734483 -105.180952 Longitude in Decimal Degrees: Permit Type Desc: Not reported 7805

Program System Acronym: Facility NAICS Code: Not reported Tribal Land Code: Not reported

MOUNTAIN VIEW VILLAGE MHP Facility Name:

Address: 16100 S GOLDEN RD

Tribal Indicator: Ν Fed Facility: Not reported NAIC Code: Not reported SIC Code: 6515

FINDS:

Registry ID: 110010590574

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Integrated Compliance Information System (ICIS) provides a

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN VIEW VILLAGE MHP (Continued)

1004448334

EDR ID Number

database that, when complete, will contain integrated enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and it at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

ECHO:

Envid: 1004448334 Registry ID: 110010590574

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110010590574

Name: MOUNTAIN VIEW VILLAGE MHP

Address: 16100 S GOLDEN RD City,State,Zip: GOLDEN, CO 80403

EISINGER SMITH, INC. FINDS 1024376503

NE 1055 ORCHARD ST. #B 1/8-1/4 GOLDEN. CO 80401

0.153 mi. 806 ft.

3

Relative: FINDS:

Lower Registry ID: 110070279784

Actual:

5804 ft. Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Department of Labor, Occupational Safety and Health Administration

information system consists of inspection case detail for

approximately 100,000 OSHA inspections conducted annually. The FRS

dataset includes facilities that had inspections within the last 7 years within the mining, oil and gas, utilities, and manufacturing

sectors.

B4 EVERGREEN DISPOSAL RCRA NonGen / NLR 1000357873
ENE GOLDEN ROAD & NOBEL N/A

1/8-1/4 GOLDEN, CO 80401

0.159 mi.

840 ft. Site 1 of 4 in cluster B

Relative: RCRA Listings:

LowerDate Form Received by Agency:20021108Actual:Handler Name:Evergreen Disposal5797 ft.Handler Address:Golden Road & NobelHandler City,State,Zip:GOLDEN, CO 80401

EPA ID: COD980807929
Contact Name: Not reported
Contact Address: Not reported
Contact City,State,Zip: Not reported
Contact Telephone: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

EVERGREEN DISPOSAL (Continued)

1000357873

EDR ID Number

Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported

EPA Region: 08
Land Type: Not reported

Federal Waste Generator Description: Not a generator, verified

Non-Notifier: X

Biennial Report Cycle: Not reported Accessibility: Not reported Active Site Indicator: Not reported State District Owner: Not reported State District: Not reported Mailing Address: Not reported Mailing City, State, Zip: Not reported Owner Name: Not reported Owner Type: Not reported Operator Name: Not reported Operator Type: Not reported Short-Term Generator Activity: Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No

Recycler Activity with Storage: No Small Quantity On-Site Burner Exemption: No

Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control:

Off-Site Waste Receipt:

Universal Waste Indicator:

Universal Waste Destination Facility:

No
Federal Universal Waste:

Active Site State-Reg Handler:

No

Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: N

Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: No

Non-TSDFs Where RCRA CA has Been Imposed Universe: No Corrective Action Priority Ranking: No NCAPS ranking

Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe:

Addressed Significant Non-Complier Universe: No Significant Non-Complier With a Compliance Schedule Universe: No

No

Significant Non-Complier With a Compliance Schedule Universe:
Financial Assurance Required: Not reported
Handler Date of Last Change: 20000914
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No

Manifest Broker: No

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

EVERGREEN DISPOSAL (Continued)

1000357873

1000985386

N/A

ECHO

FINDS

Sub-Part P Indicator: No

Historic Generators:

Receive Date: 20021108

Handler Name: **EVERGREEN DISPOSAL**

Federal Waste Generator Description: Not a generator, verified

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found NAICS Codes:

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

B5 JE-MERIT CONSTRUCTION RCRA NonGen / NLR

ENE 15967 OLD GOLDEN RD 1/8-1/4 **GOLDEN, CO 80401**

0.165 mi.

Site 2 of 4 in cluster B 873 ft.

Relative: RCRA Listings:

Lower Date Form Received by Agency: 19950616 Handler Name: Je-Merit Construction Actual: Handler Address: Old Golden Rd 5797 ft. **GOLDEN, CO 80401** Handler City, State, Zip:

EPA ID: COR000000935 Contact Name: **GREG GARDNER**

Contact Address: 1670 BROADWAY, SUITE 3200

Contact City, State, Zip: DENVER, CO 80202 Contact Telephone: 303-830-6933

Contact Fax: Not reported Not reported Contact Email: Not reported Contact Title: EPA Region: 80 Land Type: Private

Federal Waste Generator Description: Not a generator, verified

Non-Notifier: Not reported Biennial Report Cycle: Not reported Not reported Accessibility: Active Site Indicator: Not reported State District Owner: Not reported State District: Not reported

Mailing Address: **BROADWAY, SUITE 3200**

Direction Distance

Elevation Site Database(s) EPA ID Number

No

JE-MERIT CONSTRUCTION (Continued)

1000985386

EDR ID Number

Mailing City, State, Zip: DENVER, CO 80202

Owner Name: Norm Cechini Owner Type: Private Operator Name: Not reported Operator Type: Not reported Short-Term Generator Activity: No Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No Recycler Activity with Storage:

Small Quantity On-Site Burner Exemption: No

Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control:

Off-Site Waste Receipt:

Universal Waste Indicator:

Universal Waste Destination Facility:

No
Federal Universal Waste:

No
Active Site State-Reg Handler:

No

Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: N

Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline:

Not on the Baseline

2018 GPRA Renewals Baseline:

Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: No

Non-TSDFs Where RCRA CA has Been Imposed Universe: No Corrective Action Priority Ranking: No NCAPS ranking

Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No

Unaddressed Significant Non-Complier Universe: No Addressed Significant Non-Complier Universe: No

Significant Non-Complier With a Compliance Schedule Universe: No

Financial Assurance Required:
Handler Date of Last Change:
Recognized Trader-Importer:
Recognized Trader-Exporter:
No
Importer of Spent Lead Acid Batteries:
Recycler Activity Without Storage:
Not reported
20000915
No
No
No
No
No

Manifest Broker: No Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001

Waste Description: Ignitable Waste

Waste Code: U159

Waste Description: 2-Butanone (I,T) (Or) Methyl Ethyl Ketone (Mek) (I,T)

Handler - Owner Operator:

Owner/Operator Indicator: Owner

Direction Distance

Elevation Site Database(s) EPA ID Number

JE-MERIT CONSTRUCTION (Continued)

1000985386

EDR ID Number

Owner/Operator Name: NORM CECHINI

Legal Status: Private

Date Became Current: Not reported Date Ended Current: Not reported 12890 W 16TH DR Owner/Operator Address: Owner/Operator City, State, Zip: **GOLDEN, CO 80401** Owner/Operator Telephone: 303-232-1776 Owner/Operator Telephone Ext: Not reported Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19950616

Handler Name: JE-MERIT CONSTRUCTION

Federal Waste Generator Description: Not a generator, verified

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer:

Recognized Trader Exporter:

Spent Lead Acid Battery Importer:

No
Spent Lead Acid Battery Exporter:

No

Current Record: Yes

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

FINDS:

Registry ID: 110002993896

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters,

storers, and disposers of hazardous waste.

ECHO:

Envid: 1000985386 Registry ID: 110002993896

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002993896

Name: JE-MERIT CONSTRUCTION
Address: 15967 OLD GOLDEN RD
City,State,Zip: GOLDEN, CO 80401

MAP FINDINGS Map ID

Direction Distance

Elevation Site Database(s) **EPA ID Number**

C6 **GOLDEN PROPERTIES** UST U003119872 **ENE** 15970 S OLD GOLDEN RD N/A

1/8-1/4 **GOLDEN, CO 80401** 0.167 mi.

880 ft. Site 1 of 3 in cluster C

UST: Relative:

Lower Tank Tag: 10515-2 Substance: **GSLN** Actual:

GOLDEN PROPERTIES Name: 5797 ft. Address: 15970 S OLD GOLDEN RD

> City, State, Zip: **GOLDEN 80401** Tank Tag: 10515-2 **GSLN** Substance: Facility ID: 10515 Owner Name: Betty Makris

Owner Address: 11830 W 76th Dr, Arvada, CO 80005

Owner City: Arvada CO Owner State: 80005 Owner Zip: Facility Type: Non-Retail Facility Category: Other Capacity: 6000 Date Closed: 11/01/1991

Tank Status: Permanently Closed Date Tank Installed: 01/01/1973

UST Tank Type: Latitude: 0 Longitude: 0

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported UG: Underground Piping Type: Piping System: Not reported Piping Material: Bare Steel Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001jrKr Account Name: ACCT-05212

Tank Tag: 10515-1 Substance: GSLN

GOLDEN PROPERTIES Name: 15970 S OLD GOLDEN RD Address:

City,State,Zip: **GOLDEN 80401** Tank Tag: 10515-1 Substance: **GSLN** Facility ID: 10515 Owner Name: Betty Makris

Owner Address: 11830 W 76th Dr, Arvada, CO 80005

Owner City: Arvada Owner State: CO Owner Zip: 80005 Facility Type: Non-Retail Facility Category: Other 8000 Capacity: Date Closed: 11/01/1991 Permanently Closed Tank Status:

Date Tank Installed: 01/01/1973

Tank Type:

EDR ID Number

Direction Distance

Elevation Site Database(s) EPA ID Number

GOLDEN PROPERTIES (Continued)

U003119872

EDR ID Number

Latitude: 0 Longitude: 0

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: UG: Underground Piping System: Not reported Piping Material: Bare Steel Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001jrKq Account Name: ACCT-05212

C7 MAKRIS PROPERTY LTANKS S121703923
ENE 15970 S OLD GOLDEN RD N/A

ENE 15970 S OLD GOLDEN RD 1/8-1/4 GOLDEN, CO 80401

0.167 mi.

880 ft. Site 2 of 3 in cluster C

Relative: LTANKS:

 Lower
 Facility ID:
 12563

 Actual:
 Name:
 MAKR

 Actual:
 Name:
 MAKRIS PROPERTY

 5797 ft.
 Address:
 15970 S OLD GOLDEN RD

 City,State,Zip:
 GOLDEN, CO 80401

NFA Type: Pre-RBCA
Status: Closed
Event ID: 218
Poloseo Date: 13//0/1991

Release Date: 12/20/1991
Closed Date: 06/28/1995
Contact: Joe'l Lambe
Phone: (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-008196

URL: https://socgov18.force.com/s/release/a183h000003KXOA

B8 MOUNTAIN SIDE GEAR RENTAL FINDS 1027165500
ENE 15985 S. GOLDEN ROAD UNIT A N/A

1/8-1/4 GOLDEN, CO 80401

0.167 mi.

883 ft. Site 3 of 4 in cluster B

Relative: FINDS:

Lower Registry ID: 110071234837

Actual:

5797 ft. Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Integrated Compliance Information System (ICIS) provides a database that, when complete, will contain integrated enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain

enforcement data with a single repository for that information.

Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN SIDE GEAR RENTAL (Continued)

1027165500

EDR ID Number

System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and it at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

B9 STEVE'S CARBURATOR (GOLDEN, CO) ENE 15985 SOUTH GOLDEN ROAD FINDS 1006300544 N/A

AST

A100288238

N/A

15985 SOUTH GOLDEN ROAD GOLDEN, CO 80401

1/8-1/4 0.167 mi.

0.167 ml.

883 ft. Site 4 of 4 in cluster B

Relative: FINDS:

Lower Registry ID: 110012349805

Actual:

5797 ft. Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Integrated Compliance Information System (ICIS) provides a database that, when complete, will contain integrated enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and it at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and

compliance monitoring.

10 UA RENTAL INC NW 16350 S GOLDEN RD 1/8-1/4 GOLDEN, CO 80401

1/8-1/4 0.173 mi. 911 ft.

 Relative:
 AST:

 Higher
 Name:
 UA RENTAL INC

 Actual:
 Address:
 16350 S GOLDEN RD

 5815 ft.
 City,State,Zip:
 GOLDEN 80401

Substance: LPG
Tank Tag: 17108-1
Facility ID: 17108

Owner Name: LPG Unknown Owner - Division Of Oil & Public Safety

Owner Address: Denver, CO 80202

Owner City: Denver
Owner State: CO
Owner Zip: 80202
Facility Type: Non-Retail
Facility Category: LPG Only

Capacity: 1000

Tank Status: Permanently Closed Date Tank Installed: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

UA RENTAL INC (Continued)

A100288238

EDR ID Number

Date Closed: Not reported Tank Type: LPG Latitude: 39.734925 Longitude: -105.183387 Tank Material: Not reported Tank Wall Type: Not reported Piping Type: Not reported Piping System: Not reported Piping Material: Not reported Piping Wall Type: Not reported Overfill Prevention: Not reported Tank ID: a1J3h000001jqxY Account Name: ACCT-07067

Name: UA RENTAL INC
Address: 16350 S GOLDEN RD
City,State,Zip: GOLDEN 80401

Substance: LPG
Tank Tag: 17108-2
Facility ID: 17108

Owner Name: LPG Unknown Owner - Division Of Oil & Public Safety

Owner Address: Denver, CO 80202

Owner City: Denver
Owner State: CO
Owner Zip: 80202
Facility Type: Non-Retail
Facility Category: LPG Only

Capacity: 1000

Tank Status: Permanently Closed
Date Tank Installed: Not reported
Date Closed: Not reported

Tank Type: LPG Latitude: 39.734925 Longitude: -105.183387 Not reported Tank Material: Tank Wall Type: Not reported Not reported Piping Type: Piping System: Not reported Piping Material: Not reported Piping Wall Type: Not reported Overfill Prevention: Not reported a1J3h000001jqxZ Tank ID: Account Name: ACCT-07067

EVERGREEN DISPOSAL ECHO 1016189106
GOLDEN ROAD & NOBEL FINDS N/A

1/8-1/4 GOLDEN, CO 80401

0.179 mi.

C11

ENE

946 ft. Site 3 of 3 in cluster C

Relative: FINDS:

Lower Registry ID: 110002966773

Actual:

5796 ft. Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

EVERGREEN DISPOSAL (Continued)

1016189106

LTANKS

Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many

types of information about generators, transporters, treaters,

storers, and disposers of hazardous waste.

ECHO:

Envid: 1016189106 Registry ID: 110002966773

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002966773

Name: EVERGREEN DISPOSAL
Address: GOLDEN ROAD & NOBEL
City, State, Zip: GOLDEN, CO 80401

D12 7-ELEVEN #25581 UST U003748572 NW 16400 S GOLDEN RD LUST N/A

1/8-1/4 GOLDEN, CO 80401

0.222 mi.

1174 ft. Site 1 of 2 in cluster D

Relative: LUST:

 Higher
 Name:
 7-ELEVEN #25581

 Actual:
 Address:
 16400 S GOLDEN RD

 5820 ft.
 City,State,Zip:
 GOLDEN, CO 80401

 Facility Id:
 9208

 Status:
 Closed

 Event ID:
 11147

Confirmed Release: 05/07/2010
Contact Name: Mike Kwiecinski
Contact Phone: 303-318-8512
Contact Email: Not reported
Latitude Degrees: 39.735056
Longitude Degrees: -105.184846

Click here for COSTIS:

LTANKS:

Facility ID: 9208

 Name:
 7-ELEVEN #25581

 Address:
 16400 S GOLDEN RD

 City,State,Zip:
 GOLDEN, CO 80401

 NFA Type:
 Tier III

 Status:
 Closed

 Event ID:
 11147

 Release Date:
 05/07/2010

 Closed Date:
 09/28/2016

 Contact:
 Mike Kwiecinski

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported Release Cause: Other

Reimbursement Total: Not reported Release Number: REL-000142

URL: https://socgov18.force.com/s/release/a183h000003KVIG

UST:

Tank Tag: 9208-3 Substance: PUL

Direction Distance

Elevation Site Database(s) EPA ID Number

7-ELEVEN #25581 (Continued)

U003748572

EDR ID Number

 Name:
 7-ELEVEN #25581

 Address:
 16400 S GOLDEN RD

 City,State,Zip:
 GOLDEN 80401

Tank Tag: 9208-3
Substance: PUL
Facility ID: 9208
Owner Name: 7-Eleven Inc

Owner Address: PO Box 711, Dallas, TX 75221

Owner City: Dallas
Owner State: TX
Owner Zip: 75221
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 10000
Date Closed: 05/07/2010
Tank Status: Permanently Closed
Date Tank Installed: 04/16/1984

 Tank Type:
 UST

 Latitude:
 39.735056

 Longitude:
 -105.184846

Tank Material: ST: Cathodically Protected Steel

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Piping Wall Type: None

Overfill Prevention: FV: Fill Tube Valve Tank ID: a1J3h000001jmiP Account Name: ACCT-00064

Tank Tag: 9208-1 Substance: RUL

 Name:
 7-ELEVEN #25581

 Address:
 16400 S GOLDEN RD

 City,State,Zip:
 GOLDEN 80401

Tank Tag: 9208-1
Substance: RUL
Facility ID: 9208
Owner Name: 7-Eleven Inc

Owner Address: PO Box 711, Dallas, TX 75221

Owner City:DallasOwner State:TXOwner Zip:75221Facility Type:Retail

Facility Category: Retail Gas Station

Capacity: 10000
Date Closed: 05/07/2010
Tank Status: Permanently Closed
Date Tank Installed: 04/16/1984
Tank Type: UST

 Tank Type:
 UST

 Latitude:
 39.735056

 Longitude:
 -105.184846

Tank Material: ST: Cathodically Protected Steel

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

7-ELEVEN #25581 (Continued)

U003748572

Piping Wall Type: None

Overfill Prevention: FV: Fill Tube Valve a1J3h000001jmiN Tank ID: Account Name: ACCT-00064

Tank Tag: 9208-2 Substance: MUL

Name: 7-ELEVEN #25581 16400 S GOLDEN RD Address: City, State, Zip: **GOLDEN 80401**

Tank Tag: 9208-2 Substance: MUL Facility ID: 9208 Owner Name: 7-Eleven Inc

Owner Address: PO Box 711, Dallas, TX 75221

Owner City: Dallas Owner State: TX Owner Zip: 75221 Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 10000 Date Closed: 05/07/2010 Permanently Closed Tank Status: Date Tank Installed: 04/16/1984

UST Tank Type: Latitude: 39.735056 Longitude: -105.184846

Tank Material: ST: Cathodically Protected Steel

Tank Wall Type: Not reported Piping Type: **UG: Underground** Piping System: Not reported

FRP: Fiberglass Reinforced Plastic Piping Material:

Piping Wall Type: None

Overfill Prevention: FV: Fill Tube Valve Tank ID: a1J3h000001jmiO Account Name: ACCT-00064

D13 7-ELEVEN # 25581

FINDS 1016079048 **ECHO** NW 16400 SOUTH GOLDEN ROAD N/A

GOLDEN, CO 80401 1/8-1/4

0.222 mi.

1174 ft. Site 2 of 2 in cluster D

Relative: FINDS:

Higher Registry ID: 110022869109

Actual:

Click Here for FRS Facility Detail Report: 5820 ft.

Environmental Interest/Information System:

THE EMISSION INVENTORY SYSTEM (EIS) MAINTAINS AN INVENTORY OF LARGE STATIONARY SOURCES AND VOLUNTARILY-REPORTED SMALLER SOURCES OF AIR POINT POLLUTANT EMITTERS. IT CONTAINS INFORMATION ABOUT FACILITY SITES AND THEIR PHYSICAL LOCATION, EMISSIONS UNITS, EMISSIONS PROCESSES, RELEASE POINTS, CONTROL APPROACHES, AND REGULATIONS. FACILITY INVENTORY DATA ARE KEPT SEPARATE FROM THE EMISSIONS DATA AND HAVE STABLE IDENTIFIERS TO IMPROVE CONTINUITY FROM YEAR TO YEAR AND TO HELP

IDENTIFY DUPLICATE OR MISSING FACILITIES

ICIS-Air (AIR) AIR is the modernization of the Air Facility System

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

7-ELEVEN # 25581 (Continued)

1016079048

(AFS) into the Integrated Compliance Information System (ICIS). AIR contains enforcement, compliance, and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies.

The Air Facility System (AFS) contains compliance and permit data for stationary sources of air pollution regulated by the EPA, state, and local air pollution agencies.

The Integrated Compliance Information System (ICIS) provides a database that, when complete, will contain integrated enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and it at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

ECHO:

1016079048 Envid: Registry ID: 110022869109

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110022869109

Name: 7-ELEVEN # 25581

16400 SOUTH GOLDEN ROAD Address:

20221

City, State, Zip: **GOLDEN, CO 80401**

LTANKS \$125421237 14 FORMER GAS STATION NW 16415 S GOLDEN RD 1/8-1/4 **GOLDEN, CO 80401**

0.245 mi. 1296 ft.

Relative: LTANKS: Higher Facility ID:

Name: FORMER GAS STATION Actual: 16415 S GOLDEN RD Address: 5821 ft. City, State, Zip: **GOLDEN, CO 80401**

> NFA Type: Tier I Status: Closed Event ID: 12880 Release Date: Not reported Closed Date: 02/06/2018 Contact: Michelle Howard (303) 318-8547 Phone:

Email: cdle ops public record center@state.co.us

Release Source: Not reported Release Cause: Other

Reimbursement Total: Not reported Release Number: REL-005658

https://socgov18.force.com/s/release/a183h000003KWiE URL:

N/A

Direction Distance

Elevation Site Database(s) EPA ID Number

15 JEFFERSON COUNTY MAINTENANCE CENTER UST U003240897 ENE 15725 S OLD GOLDEN RD LUST N/A

ENE 15725 S OLD GOLDEN RD 1/4-1/2 GOLDEN, CO 80401

0.287 mi. 1516 ft.

Relative: LUST: Lower Nam

Name: JEFFERSON COUNTY MAINTENANCE CENTER

 Actual:
 Address:
 15725 S OLD GOLDEN RD

 5787 ft.
 City,State,Zip:
 GOLDEN, CO 80401

Facility Id: 5211
Status: Closed
Event ID: 5343
Confirmed Release: 08

Confirmed Release: 08/19/1991
Contact Name: Technical Assistance Line

Contact Phone: 303-318-8547
Contact Email: Not reported
Latitude Degrees: 39.734016
Longitude Degrees: -105.177086

Click here for COSTIS:

LTANKS:

Facility ID: 5211

Name: JEFFERSON COUNTY MAINTENANCE CENTER

Address: 15725 S OLD GOLDEN RD City, State, Zip: GOLDEN, CO 80401

 NFA Type:
 Pre-RBCA

 Status:
 Closed

 Event ID:
 5343

 Release Date:
 08/19/1991

 Closed Date:
 10/10/1991

 Contact:
 Edgar Ethington

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-007005

URL: https://socgov18.force.com/s/release/a183h000003KX4x

UST:

Tank Tag: 5211-1 Substance: GSLN

Name: JEFFERSON COUNTY MAINTENANCE CENTER

Address: 15725 S OLD GOLDEN RD

City,State,Zip: GOLDEN 80401 Tank Tag: 5211-1

Tank Tag: 5211-1
Substance: GSLN
Facility ID: 5211

Owner Name: Jefferson County Community Center
Owner Address: 7456 W 5th Ave, Lakewood, CO 80226

Owner City: Lakewood
Owner State: CO
Owner Zip: 80226
Facility Type: Non-Retail

Facility Category: State/Local Government

Capacity: 1000

EDR ID Number

LTANKS

Direction Distance

Elevation Site Database(s) EPA ID Number

JEFFERSON COUNTY MAINTENANCE CENTER (Continued)

U003240897

EDR ID Number

Date Closed: 07/01/1991

Tank Status: Permanently Closed Date Tank Installed: 06/28/1983

 Tank Type:
 UST

 Latitude:
 39.734016

 Longitude:
 -105.177086

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None
Overfill Prevention: Not reported
Tank ID: a1J3h000001jiPB
Account Name: ACCT-06062

Tank Tag: 5211-2 Substance: GSLN

Name: JEFFERSON COUNTY MAINTENANCE CENTER

Address: 15725 S OLD GOLDEN RD

City,State,Zip: GOLDEN 80401

 Tank Tag:
 5211-2

 Substance:
 GSLN

 Facility ID:
 5211

Owner Name: Jefferson County Community Center
Owner Address: 7456 W 5th Ave, Lakewood, CO 80226

Owner City: Lakewood
Owner State: CO
Owner Zip: 80226
Facility Type: Non-Retail

Facility Category: State/Local Government

Capacity: 1000
Date Closed: 07/01/1991
Tank Status: Permanently Closed
Date Tank Installed: 06/28/1983

 Tank Type:
 UST

 Latitude:
 39.734016

 Longitude:
 -105.177086

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None
Overfill Prevention: Not reported
Tank ID: a1J3h000001jiPC
Account Name: ACCT-06062

Tank Tag: 5211-3 Substance: USEDOIL

Name: JEFFERSON COUNTY MAINTENANCE CENTER

Address: 15725 S OLD GOLDEN RD

City,State,Zip: GOLDEN 80401
Tank Tag: 5211-3
Substance: USEDOIL
Facility ID: 5211

Owner Name: Jefferson County Community Center

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

JEFFERSON COUNTY MAINTENANCE CENTER (Continued)

U003240897

Owner Address: 7456 W 5th Ave, Lakewood, CO 80226

Lakewood Owner City: Owner State: CO Owner Zip: 80226 Facility Type: Non-Retail

Facility Category: State/Local Government

Not reported Capacity: Date Closed: 08/01/1991

Tank Status: Permanently Closed Date Tank Installed: 06/27/1986

Tank Type: UST Latitude: 39.734016 Longitude: -105.177086 Tank Material: Unknown Tank Wall Type: Not reported Piping Type: Other Not reported Piping System: Piping Material: Unknown Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001jiPD Account Name: ACCT-06062

1000386690 16 PLANET HONDA RCRA-VSQG SE **15601 W COLFAX US AIRS** N/A 1/4-1/2 **GOLDEN, CO 80401 UST**

0.327 mi. **AIRS LUST** 1729 ft. **SHWF LTANKS**

Relative: Higher

RCRA Listings: Actual:

Date Form Received by Agency: 19990726 5850 ft.

Handler Name: Planet Honda Handler Address: W Colfax

Handler City, State, Zip: **GOLDEN, CO 80401**

EPA ID: COD981545122 Contact Name: RONALD H REICHERT Contact Address: 15601 W COLFAX **GOLDEN, CO 80401** Contact City, State, Zip: Contact Telephone: 303-279-7707

Contact Fax: Not reported Not reported Contact Email: Contact Title: Not reported EPA Region: 80 Land Type: Private

Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator

Non-Notifier: Not reported Biennial Report Cycle: Not reported Accessibility: Not reported

Active Site Indicator: Handler Activities State District Owner: Not reported State District: Not reported Mailing Address: W COLFAX

Mailing City, State, Zip: **GOLDEN, CO 80401**

Owner Name: Carmac Inc Other Owner Type: Operator Name: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

PLANET HONDA (Continued)

1000386690

EDR ID Number

Operator Type: Not reported
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No

Small Quantity On-Site Burner Exemption: No

Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control:

Off-Site Waste Receipt:

Universal Waste Indicator:

Universal Waste Destination Facility:

No
Federal Universal Waste:

Active Site State-Reg Handler:

No

Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: N

Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: No

Non-TSDFs Where RCRA CA has Been Imposed Universe: No Corrective Action Priority Ranking: No NCAPS ranking

Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No

Unaddressed Significant Non-Complier Universe: No Addressed Significant Non-Complier Universe: No

No

Significant Non-Complier With a Compliance Schedule Universe: Financial Assurance Required: Not reported

Handler Date of Last Change:

Recognized Trader-Importer:

Recognized Trader-Exporter:

No
Importer of Spent Lead Acid Batteries:

Exporter of Spent Lead Acid Batteries:

No
Recycler Activity Without Storage:

No

Manifest Broker: No Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001

Waste Description: Ignitable Waste

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: CARMAC INC

Legal Status: Other

Date Became Current: Not reported
Date Ended Current: Not reported

Owner/Operator Address: 15601 W COLFAX AVE
Owner/Operator City,State,Zip: GOLDEN, CO 80401
Owner/Operator Telephone: 303-232-2200

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

PLANET HONDA (Continued)

1000386690

Owner/Operator Telephone Ext: Not reported Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Historic Generators:

19990726 Receive Date: PLANET HONDA Handler Name:

Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: Nο Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Has the Facility Received Notices of Violations: Found Violation:

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported

Disposition Status Date: Not reported Disposition Status: Not reported Disposition Status Description: Not reported Consent/Final Order Sequence Number: Not reported Consent/Final Order Respondent Name: Not reported

Enforcement Type: Not reported

Consent/Final Order Lead Agency:

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

PLANET HONDA (Continued)

1000386690

EDR ID Number

Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 19990526
Evaluation Responsible Agency: State

Found Violation: No

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: COJWI
Evaluation Responsible Sub-Organization: S
Actual Return to Compliance Date: Not reported
Scheduled Compliance Date: Not reported

Date of Request:

Date Response Received:

Request Agency:

Former Citation:

Not reported

Not reported

Not reported

Not reported

SHWF:

Location ID: JFR122 Facility ID: JFR122

Name: PLANET HYUNDAI

Address: 15601 W COLFAX AVENUE

City, State, Zip: GOLDEN, CO 80401

Activity Type: Generator of Motor Vehicle and Trailer Waste Tires

Contact Organization: Not reported Contact Address: Not reported Contact City, State, Zip: Not reported Contact Phone: Not reported **Activity Status:** Not reported Facility Status: Not reported Commercial Status: False Government Facility Status: N/A Title: Not reported Post Closure Unit: False Post Closure Ended: False

Closure Units: False
Clean Closed Units: False
Latitude: 39.729858
Longitude: -105.175003

LUST:

Name: PLANET HONDA
Address: 15601 W COLFAX AVE
City, State, Zip: GOLDEN, CO 80401

 Facility Id:
 3677

 Status:
 Closed

 Event ID:
 9822

Confirmed Release: 07/01/2005

Contact Name: Technical Assistance Line

Contact Phone: 303-318-8547
Contact Email: Not reported
Latitude Degrees: 39.730433
Longitude Degrees: -105.175506

Direction Distance

Elevation Site Database(s) EPA ID Number

PLANET HONDA (Continued)

1000386690

EDR ID Number

Click here for COSTIS:

LTANKS:

Facility ID: 3677

Name: PLANET HYUNDAI
Address: 15601 W COLFAX AVE
City,State,Zip: GOLDEN, CO 80401

 NFA Type:
 Tier I

 Status:
 Closed

 Event ID:
 9822

 Release Date:
 07/01/2005

 Closed Date:
 12/09/2005

 Contact:
 Tina Sandoval

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Line - connections
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-009440

URL: https://socgov18.force.com/s/release/a183h000003KXiE

UST:

Tank Tag: 3677-1 Substance: RUL

Name: PLANET HYUNDAI
Address: 15601 W COLFAX AVE
City,State,Zip: GOLDEN 80401

City,State,Zip: GOLDE Tank Tag: 3677-1 Substance: RUL

Facility ID: 3677

Owner Name: Golden Automotive Group Holdings LLC

Owner Address: 15601 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Non-Retail

Facility Category: Commercial/Industrial

Capacity: 2550
Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 10/01/1986

 Tank Type:
 UST

 Latitude:
 39.730433

 Longitude:
 -105.175506

Tank Material: FRP: Fiberglass Reinforced Plastic

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Piping Wall Type: None

Overfill Prevention: AL: External Aud/Vis Alarm

Tank ID: a1J3h000001jiB7 Account Name: ACCT-02620

Tank Tag: 3677-2 Substance: USEDOIL

Direction Distance

Elevation Site Database(s) EPA ID Number

PLANET HONDA (Continued)

1000386690

EDR ID Number

Name: PLANET HYUNDAI
Address: 15601 W COLFAX AVE
City,State,Zip: GOLDEN 80401

Tank Tag: 3677-2 Substance: USEDOIL Facility ID: 3677

Owner Name: Golden Automotive Group Holdings LLC
Owner Address: 15601 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Non-Retail

Facility Category: Commercial/Industrial

Capacity: 1000
Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 10/01/1986

 Tank Type:
 UST

 Latitude:
 39.730433

 Longitude:
 -105.175506

Tank Material: FRP: Fiberglass Reinforced Plastic

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Piping Wall Type: None

Overfill Prevention: NA: Not Required Tank ID: a1J3h000001jiB8
Account Name: ACCT-02620

US AIRS MINOR:

Envid: 1000386690

Region Code: 08

Programmatic ID: AIR CO000000805900333

Facility Registry ID: 110009560698

D and B Number: Not reported Primary SIC Code: 7538 NAICS Code: 811111

Default Air Classification Code: MIN
Facility Type of Ownership Code: NON
Air CMS Category Code: Not reported
HPV Status: Not reported

AIRS:

Name: CLASSIC HONDA INC Address: 15601 W COLFAX AVE

City, State, Zip: WEST PLEASANT VIEW, CO 80401

County/Plant ID: 059-0333

Contact Name: RONALD REICHERT Contact Telephone: (303)279-7707

SIC Primary: 7538 NAICS Primary: 811111

Facility Status: Permanently Closed

Latitude: 394348.71 Longitude: 1051037.72

Direction Distance

Elevation Site Database(s) EPA ID Number

PLANET HONDA (Continued)

1000386690

EDR ID Number

Poll:

Site ID: 059-0333

Full Pollutant Name: VOLATILE ORGANIC COMPOUNDS

Site-wide Estimated Emissions: 0

Site-wide Estimated Emissions Units: TY

Unit:

Site ID: 059-0333
Permit Number: Not reported
Unique Emission Unit ID: 001

Emission Unit Description: SAFETY KLEEN DEGREASER.CN

E17 HI PERFORMANCE CAR WASH LTANKS S125420150
East 15610 S GOLDEN RD N/A

East 15610 S GOLDEN RD 1/4-1/2 GOLDEN, CO 80401

0.351 mi.

1852 ft. Site 1 of 3 in cluster E

Relative: LTANKS:

Lower Facility ID: 11864

Actual:Name:HI PERFORMANCE CAR WASH5789 ft.Address:15610 S GOLDEN RD

City,State,Zip: GOLDEN, CO 80401

NFA Type: Pre-RBCA
Status: Closed
Event ID: 2945
Release Date: Not reported
Closed Date: 12/28/1990
Contact: Larry Delin
Phone: (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-006654

URL: https://socgov18.force.com/s/release/a183h000003KWzl

18 SERVICE STATION LTANKS \$121703828
NW 16650 S GOLDEN RD N/A

1/4-1/2 GOLDEN, CO 80401

0.351 mi. 1854 ft.

Relative: LTANKS:

Higher Facility ID: 12184

 Actual:
 Name:
 SERVICE STATION

 5831 ft.
 Address:
 16650 S GOLDEN RD

 City,State,Zip:
 GOLDEN, CO 80401

 NFA Type:
 Pre-RBCA

 Status:
 Closed

 Event ID:
 4913

 Release Date:
 08/26/1992

 Closed Date:
 08/28/1995

Contact: Cindy Silva-Burbach

Direction Distance

Distance Elevation Site EDR ID Number

EDR ID Number

EPA ID Number

SERVICE STATION (Continued)

S121703828

Phone: (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-010494

URL: https://socgov18.force.com/s/release/a183h000003KXzE

19 PLEASANT VIEW PCE SEMS-ARCHI

East NEAR 10TH AND LOVELAND STREET

SEMS-ARCHIVE 1001404265

N/A

1/4-1/2 GOLDEN, CO 80401

0.363 mi. 1916 ft.

Relative: SEMS Archive:

 Lower
 Site ID:
 0801690

 Actual:
 EPA ID:
 COSFN0801690

 5799 ft.
 Name:
 PLEASANT VIEW PCE

Address: NEAR 10TH AND LOVELAND STREET

Address 2: Not reported
City,State,Zip: GOLDEN, CO 80401
Cong District: Not reported

FIPS Code: 08059 FF: N

NPL: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

 Region:
 08

 Site ID:
 0801690

 EPA ID:
 COSFN0801690

 Site Name:
 PLEASANT VIEW PCE

 NPL:
 N

 FF:
 N

 OU:
 00

 Action Code:
 ES

 Action Name:
 ESI

 SEQ:
 1

Start Date: 2001-08-30 04:00:00 Finish Date: 2002-05-09 04:00:00

L

Qual:

Current Action Lead: St Perf

 Region:
 08

 Site ID:
 0801690

 EPA ID:
 COSFN0801690

 Site Name:
 PLEASANT VIEW PCE

 NPL:
 N

 FF:
 N

 OU:
 00

 Action Code:
 RV

 Action Name:
 RMVL

 SEQ:
 1

Start Date: 1999-04-22 04:00:00 Finish Date: 1999-05-28 04:00:00

Qual: S

Current Action Lead: EPA Perf

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

PLEASANT VIEW PCE (Continued)

1001404265

Region: 80 Site ID: 0801690 EPA ID: COSFN0801690 Site Name: PLEASANT VIEW PCE

NPL: FF: Ν OU: 00 Action Code: РΑ Action Name: PΑ SEQ:

Start Date: Not reported Finish Date: 1999-02-16 05:00:00

Qual: Н

Current Action Lead: St Perf

Region: 80 Site ID: 0801690 EPA ID: COSFN0801690 Site Name: PLEASANT VIEW PCE

NPL: Ν FF: Ν OU: 00 Action Code: DS Action Name: **DISCVRY**

SEQ:

Start Date: 1998-11-20 05:00:00 Finish Date: 1998-11-20 05:00:00 Qual: Not reported Current Action Lead: **EPA Perf**

Region: 80 Site ID: 0801690 EPA ID: COSFN0801690 Site Name: PLEASANT VIEW PCE

NPL: Ν FF: Ν OU: 00 Action Code: SI Action Name: SI SEQ: 1

Start Date: 1999-02-16 05:00:00 Finish Date: 1999-12-23 05:00:00

Qual: Н

Current Action Lead: St Perf

Region: 80 Site ID: 0801690 EPA ID: COSFN0801690 PLEASANT VIEW PCE Site Name:

NPL: Ν FF: Ν OU: 00 Action Code: ٧S

Action Name: ARCH SITE SEQ:

Start Date: Not reported 2004-03-05 05:00:00 Finish Date:

Direction Distance

Distance Elevation Site EDR ID Number

EDR ID Number

EPA ID Number

PLEASANT VIEW PCE (Continued)

1001404265

Qual: Not reported

Current Action Lead: EPA Perf In-Hse

E20 CSP - GOLDEN #49611 UST U003240512
East 1096 MCINTYRE ST LTANKS N/A

1/4-1/2 GOLDEN, CO 80401

0.376 mi.

1987 ft. Site 2 of 3 in cluster E

Relative: LTANKS: Lower Facility ID:

 Actual:
 Name:
 CSP - GOLDEN #49611

 5784 ft.
 Address:
 1096 MCINTYRE ST

 City,State,Zip:
 GOLDEN, CO 80401

 NFA Type:
 Tier II

 Status:
 Closed

 Event ID:
 8134

 Release Date:
 11/29/1995

 Closed Date:
 04/14/2008

 Contact:
 Mike Kwiecinski

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

2660

Release Source: Historical contamination

Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-002447

URL: https://socgov18.force.com/s/release/a183h000003KVtR

UST:

Tank Tag: 2660-2 Substance: DSL

Name: CSP - GOLDEN #49611
Address: 1096 MCINTYRE ST
City,State,Zip: GOLDEN 80401

 Tank Tag:
 2660-2

 Substance:
 DSL

 Facility ID:
 2660

Owner Name: Colorado State Patrol

Owner Address: 4201 E Arkansas Ave, Denver, CO 80222

Owner City: Denver
Owner State: CO
Owner Zip: 80222
Facility Type: Non-Retail

Facility Category: State/Local Government

Capacity: 4000
Date Closed: 11/01/1995
Tank Status: Permanently Closed
Date Tank Installed: 05/06/1976

Tank Type: UST Latitude: 39.733845 Longitude: -105.174866

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: Galvanized Steel

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

CSP - GOLDEN #49611 (Continued)

U003240512

Piping Wall Type: None Overfill Prevention: Not reported a1J3h000001juCi Tank ID: Account Name: ACCT-04093

2660-1 Tank Tag: **GSLN** Substance:

CSP - GOLDEN #49611 Name: Address: 1096 MCINTYRE ST City,State,Zip: **GOLDEN 80401**

Tank Tag: 2660-1 **GSLN** Substance: Facility ID: 2660

Owner Name: Colorado State Patrol

Owner Address: 4201 E Arkansas Ave, Denver, CO 80222

Owner City: Denver CO Owner State: 80222 Owner Zip: Facility Type: Non-Retail

State/Local Government Facility Category:

Capacity: 10000 Date Closed: 11/01/1995 Tank Status: Permanently Closed

Date Tank Installed: 05/01/1976

UST Tank Type: Latitude: 39.733845 Longitude: -105.174866 Tank Material: Unknown Tank Wall Type: Not reported Piping Type: UG: Underground Piping System: Not reported Piping Material: Bare Steel Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001juCh ACCT-04093 Account Name:

CSP - CAMP GEORGE WEST E21

East 1096 MCINTYRE ST 1/4-1/2 **GOLDEN, CO 80401**

0.376 mi.

1987 ft. Site 3 of 3 in cluster E

LUST: Relative: Lower Name:

CSP - CAMP GEORGE WEST Address: 1096 MCINTYRE ST Actual: City,State,Zip: **GOLDEN, CO 80401** 5784 ft.

Facility Id: 2660 Status: Closed Event ID: 8134

11/29/1995 Confirmed Release: Contact Name: Mike Kwiecinski Contact Phone: 303-318-8512 Contact Email: Not reported Latitude Degrees: 39.733845 Longitude Degrees: -105.174866 LUST S118892437

N/A

Direction Distance

Elevation Site Database(s) EPA ID Number

CSP - CAMP GEORGE WEST (Continued)

S118892437

EDR ID Number

Click here for COSTIS:

22 880-890 MCINTYRE ST VCP S116165678 ESE 880-890 MCINTYRE ST N/A

1/4-1/2 GOLDEN, CO 80403

Site Number:

0.414 mi. 2187 ft.

Relative: VCP:

 Higher
 Name:
 880-890 MCINTYRE ST

 Actual:
 Address:
 880-890 MCINTYRE ST

 5818 ft.
 City,State,Zip:
 GOLDEN, CO 80403

Application Type:

Actual Review Date:

Application Status:

File Number:

Project Active:

NAD

11/20/2013

Not reported

RV 131022-1

inactive

 Rem Start Due Date:
 01/01/1900

 Rem Comp Due Date:
 01/01/1900

621

 Actual Cost:
 \$0.00

 Rebate:
 \$0.00

 Tax Credit:
 \$0.00

 Acreage:
 1

 Jobs:
 12

Other Issues and Comments: Not reported

Received Date: 10/22/2013
Review Due Date: 12/06/2013

Extension: 0

Land Use - Zoning: COMMERCIAL

Media Sediment: Not reported Media Soil: Not reported Media Ground Water: PCE

Media Surface Water: Not reported

BAJWA BROTHERS LLC UST U003748769

ESE 15495 W COLFAX AVE 1/4-1/2 GOLDEN, CO 80401

0.476 mi. 2513 ft.

23

Relative: LUST:

 Lower
 Name:
 SINCLAIR 5014

 Actual:
 Address:
 15495 W COLFAX AVE

 5813 ft.
 City,State,Zip:
 GOLDEN, CO 80401

 Facility Id:
 8240

 Status:
 Closed

 Event ID:
 1711

Confirmed Release: 11/29/1991

Contact Name: Technical Assistance Line

Contact Phone: 303-318-8547
Contact Email: Not reported
Latitude Degrees: 39.730509
Longitude Degrees: -105.173294

LUST

LTANKS

N/A

Direction Distance

Elevation Site Database(s) EPA ID Number

BAJWA BROTHERS LLC (Continued)

U003748769

EDR ID Number

Click here for COSTIS:

LTANKS:

Facility ID: 8240

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City, State, Zip: GOLDEN, CO 80401

 NFA Type:
 Tier II

 Status:
 Closed

 Event ID:
 1711

 Release Date:
 11/29/1991

 Closed Date:
 07/29/2004

 Contact:
 John Gould

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-010834

URL: https://socgov18.force.com/s/release/a183h000003KY4i

UST:

Tank Tag: 8240-7 Substance: PUL

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

Tank Tag: 8240-7 Substance: PUL Facility ID: 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 8000
Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 01/08/1993

 Tank Type:
 UST

 Latitude:
 39.730509

 Longitude:
 -105.173294

Tank Material: FRP: Fiberglass Reinforced Plastic

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Piping Wall Type: Double-Walled
Overfill Prevention: FV: Fill Tube Valve
Tank ID: a1J3h000001jnYA
Account Name: ACCT-05284

Tank Tag: 8240-6 Substance: RUL

Direction Distance

Elevation Site Database(s) EPA ID Number

BAJWA BROTHERS LLC (Continued)

U003748769

EDR ID Number

Name: BAJWA BROTHERS LLC Address: 15495 W COLFAX AVE

City,State,Zip: GOLDEN 80401

 Tank Tag:
 8240-6

 Substance:
 RUL

 Facility ID:
 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 10000
Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 01/08/1993

 Tank Type:
 UST

 Latitude:
 39.730509

 Longitude:
 -105.173294

Tank Material: FRP: Fiberglass Reinforced Plastic

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Piping Wall Type: Double-Walled
Overfill Prevention: BF: Ball Float Valve
Tank ID: a1J3h000001jnY9
Account Name: ACCT-05284

Tank Tag: 8240-8 Substance: DSL

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

City,State,Zip: GOLDEN
Tank Tag: 8240-8
Substance: DSI

Substance: DSL Facility ID: 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 8000

Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 01/08/1993

 Tank Type:
 UST

 Latitude:
 39.730509

 Longitude:
 -105.173294

Tank Material: FRP: Fiberglass Reinforced Plastic

Tank Wall Type: Not reported
Piping Type: UG: Underground
Piping System: Not reported

Piping Material: FRP: Fiberglass Reinforced Plastic

Direction Distance

Elevation Site Database(s) EPA ID Number

BAJWA BROTHERS LLC (Continued)

U003748769

EDR ID Number

Piping Wall Type: Double-Walled
Overfill Prevention: BF: Ball Float Valve
Tank ID: a1J3h000001jnYB
Account Name: ACCT-05284

Tank Tag: 8240-1 Substance: GSLN

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

 Tank Tag:
 8240-1

 Substance:
 GSLN

 Facility ID:
 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 5000

Date Closed: 10/07/1993
Tank Status: Permanently Closed
Date Tank Installed: 04/04/1968

Tank Type: UST Latitude: 39.730509 Longitude: -105.173294

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None
Overfill Prevention: Not reported
Tank ID: a1J3h000001jnY4
Account Name: ACCT-05284

Tank Tag: 8240-2 Substance: GSLN

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

 Tank Tag:
 8240-2

 Substance:
 GSLN

 Facility ID:
 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 5000
Date Closed: 10/07/1993
Tank Status: Permanently Closed
Date Tank Installed: 04/04/1968

Tank Type: UST

Direction Distance

Elevation Site Database(s) EPA ID Number

BAJWA BROTHERS LLC (Continued)

U003748769

EDR ID Number

Latitude: 39.730509 Longitude: -105.173294

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None
Overfill Prevention: Not reported
Tank ID: a1J3h000001jnY5
Account Name: ACCT-05284

Tank Tag: 8240-3 Substance: GSLN

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

 Tank Tag:
 8240-3

 Substance:
 GSLN

 Facility ID:
 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401
Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 5000
Date Closed: 10/07/1993
Tank Status: Permanently Closed
Date Tank Installed: 04/04/1968

 Tank Type:
 UST

 Latitude:
 39.730509

 Longitude:
 -105.173294

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None
Overfill Prevention: Not reported
Tank ID: a1J3h000001jnY6
Account Name: ACCT-05284

Tank Tag: 8240-4 Substance: GSLN

Name: BAJWA BROTHERS LLC
Address: 15495 W COLFAX AVE
City,State,Zip: GOLDEN 80401

Tank Tag: 8240-4
Substance: GSLN
Facility ID: 8240

Owner Name: Bajwa Brothers LLC

Owner Address: 15495 W Colfax Ave, Golden, CO 80401

Owner City: Golden
Owner State: CO
Owner Zip: 80401

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

BAJWA BROTHERS LLC (Continued)

U003748769

Facility Type: Retail

Facility Category: Retail Gas Station

Capacity: 5000 Date Closed: 10/07/1993 Permanently Closed Tank Status: 04/04/1968 Date Tank Installed:

UST Tank Type: Latitude: 39.730509 Longitude: -105.173294

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None Overfill Prevention: Not reported a1J3h000001inY7 Tank ID: Account Name: ACCT-05284

Tank Tag: 8240-5 Substance: **USEDOIL**

BAJWA BROTHERS LLC Name: Address: 15495 W COLFAX AVE City,State,Zip: **GOLDEN 80401**

Tank Tag: 8240-5 Substance: **USEDOIL** Facility ID: 8240

Owner Name: Bajwa Brothers LLC

15495 W Colfax Ave, Golden, CO 80401 Owner Address:

Owner City: Golden Owner State: CO Owner Zip: 80401 Facility Type: Retail

Facility Category: Retail Gas Station

560 Capacity: Date Closed: Not reported Tank Status: Permanently Closed Date Tank Installed: 04/04/1968

UST Tank Type: 39.730509 Latitude: Longitude: -105.173294

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None Overfill Prevention: Not reported a1J3h000001jnY8 Tank ID: ACCT-05284 Account Name:

Direction Distance

Elevation Site Database(s) EPA ID Number

24 U-HAUL MOVING & STORAGE OF GOLDEN UST U003550229 ESE 15500 W COLFAX AVE LUST N/A

1/4-1/2 GOLDEN, CO 80401 0.480 mi. LTANKS AST **EDR ID Number**

2537 ft.

Relative: LTANKS: Higher Facility ID: 1017

Actual: U-HAUL MOVING & STORAGE OF GOLDEN

5822 ft.

Address: 15500 W COLFAX AVE City,State,Zip: GOLDEN, CO 80401

 NFA Type:
 Pre-RBCA

 Status:
 Closed

 Event ID:
 4723

 Release Date:
 10/21/1991

 Closed Date:
 05/23/1996

 Contact:
 Ed Larock

 Phone:
 (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported
Release Cause: Not reported
Reimbursement Total: Not reported
Release Number: REL-012054

URL: https://socgov18.force.com/s/release/a183h000003KYOO

LUST:

Name: U-HAUL CO OF COLORADO INC

Address: 15500 W COLFAX AVE City, State, Zip: GOLDEN, CO 80401

 Facility Id:
 1017

 Status:
 Closed

 Event ID:
 4723

Confirmed Release: 10/21/1991

Contact Name: Technical Assistance Line

Contact Phone: 303-318-8547
Contact Email: Not reported
Latitude Degrees: 39.729673
Longitude Degrees: -105.173454

Click here for COSTIS:

UST:

Tank Tag: 1017-2 Substance: USEDOIL

Name: U-HAUL MOVING & STORAGE OF GOLDEN

Address: 15500 W COLFAX AVE City,State,Zip: GOLDEN 80401 Tank Tag: 1017-2

Tank Tag: 1017-2 Substance: USEDOIL Facility ID: 1017

Owner Name: U-Haul International Inc

Owner Address: PO Box 21505, Phoenix, AZ 85036

Owner City: Phoenix
Owner State: AZ
Owner Zip: 85036
Facility Type: Non-Retail
Facility Category: LPG Only

Capacity: 560

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

U-HAUL MOVING & STORAGE OF GOLDEN (Continued)

U003550229

Date Closed: 12/31/1992

Tank Status: Permanently Closed Date Tank Installed: Not reported

Tank Type: UST Latitude: 39.729673 Longitude: -105.173454

Tank Material: Asphalt Coated or Bare Steel

Tank Wall Type: Not reported Piping Type: UG: Underground Piping System: Not reported

Piping Material: Galvanized Steel

Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001js3L Account Name: ACCT-11415

Tank Tag: 1017-1 **GSLN** Substance:

Name: U-HAUL MOVING & STORAGE OF GOLDEN

15500 W COLFAX AVE Address: City,State,Zip: **GOLDEN 80401**

Tank Tag: 1017-1 Substance: **GSLN** Facility ID: 1017

Owner Name: U-Haul International Inc

Owner Address: PO Box 21505, Phoenix, AZ 85036

Owner City: Phoenix Owner State: ΑZ 85036 Owner Zip: Facility Type: Non-Retail Facility Category: LPG Only

Capacity: 2000 Date Closed: 10/01/1992 Permanently Closed Tank Status: Not reported Date Tank Installed:

UST Tank Type: Latitude: 39.729673 Longitude: -105.173454

Asphalt Coated or Bare Steel Tank Material:

Tank Wall Type: Not reported Piping Type: Other Piping System: Not reported Piping Material: Unknown Piping Wall Type: None Overfill Prevention: Not reported Tank ID: a1J3h000001js3K

Account Name: ACCT-11415

AST:

U-HAUL MOVING & STORAGE OF GOLDEN Name:

Address: 15500 W COLFAX AVE

City,State,Zip: **GOLDEN 80401**

Substance: LPG Tank Tag: 1017-3 Facility ID: 1017

Owner Name: U-Haul International Inc

Owner Address: PO Box 21505, Phoenix, AZ 85036

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

U-HAUL MOVING & STORAGE OF GOLDEN (Continued)

U003550229

Owner City: Phoenix
Owner State: AZ
Owner Zip: 85036
Facility Type: Non-Retail
Facility Category: LPG Only

Capacity: 1000

Tank Status: Currently In Use 01/01/2007 Date Tank Installed: Date Closed: Not reported Tank Type: LPG-AG 39.729673 Latitude: -105.173454 Longitude: Not reported Tank Material: Tank Wall Type: Not reported Piping Type: Not reported Piping System: Not reported Piping Material: Not reported Piping Wall Type: Not reported Overfill Prevention: Not reported Tank ID: a1J3h000001js3M Account Name: ACCT-11415

25 PLEASANT VIEW PCE BROWNFIELDS S128811912
East 10TH AVENUE AND LOVELAND STREET N/A

1/4-1/2 GOLDEN, CO 80401

1/4-1/2 0.493 mi. 2603 ft.

Relative: BROWNFIELDS:

Lower Name: Pleasant View Pce

Actual: Address: 10th Avenue And Loveland Street

5789 ft.

City,State,Zip:

Land Use - Zoning:

Indoor Air:

Media Sediment:

Media Soil:

City,State,Zip:

GOLDEN, CO 80401

Not reported

Not reported

Not reported

Media Ground Water:
Media Surface Water:
Acreage:
Housing Created:
Latitude:
Latitude:
Assessor Parcel #:
Not reported
Not reported
Not reported
-105.172565
Not reported

Reviews By: 0

Application Type: 1306
Public View: True

Former Or Current Use: Not reported Planned Re-development: Not reported Other Narrative Info: \$11,734.00 Content Type: Application

Other Issues and Comments:

Legal Description:

Not reported

Not reported

Not reported

O1/01/2002

Project Status: Completed
Date of Completion: 12/31/2002
Applicant: Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

26 **SOUTH TABLE MOUNTAIN SITE** SPILLS S104303003 North **16173 DENVER WEST PKWY LTANKS** N/A

1/4-1/2 **GOLDEN, CO 80401**

0.498 mi. 2632 ft.

Relative: LTANKS: Higher 14560 Facility ID:

SOUTH TABLE MOUNTAIN SITE Name: Actual: 16173 DENVER WEST PKWY Address: 5842 ft.

GOLDEN, CO 80401 City,State,Zip: NFA Type: Administrative Closed Status:

Event ID: 6671 Not reported Release Date: Closed Date: Not reported Contact: Joe'l Lambe Phone: (303) 318-8547

Email: cdle_ops_public_record_center@state.co.us

Release Source: Not reported Release Cause: Not reported Reimbursement Total: Not reported Release Number: REL-010991

URL: https://socgov18.force.com/s/release/a183h000003KY7F

CO ERNS:

Not reported Name:

16173 DENVER WEST PKWY Address:

City, State, Zip: GOLDEN. CO 80401-

Lat/Long: 0/0 07/08/1998 Date Entered: Time Entered: 16:11 Date Reported: 1998-06-16 Reported Time: 14:15

JONES, JANET Report Taken By:

PRP EMail: Not reported NRC Number: Not reported

PRP Name: DEPARTMENT OF ENERGY

PRP Contact: MAUREEN JORDAN PRP Address: 1617 COLE BLVD

GOLDEN, CO 80401-PRP City,St,Zip:

JEFFERSON PRP County: 303-275-3248-PRP Phone: Phone Extension: Not reported PRP Fax: Not reported Mile Post: Not reported **Event Date:** 06/12/1998 1899-12-30 **Event Time:** Material Type: OIL

OILS, DIESEL Material1: Quantity1: 400

Unit1: Gallons Water Quantity: 0 Water Unit: Not reported

Material2: Not reported Quantity2:

Unit2:

Not reported Water Quantity2: Water Unit2: Not reported **EDR ID Number**

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

SOUTH TABLE MOUNTAIN SITE (Continued)

Not reported

0 Quantity3:

Material3:

Unit3: Not reported Water Quantity3: 0 Water unit3: Not reported Aboveground Tank Source:

Source Type: ABOVE GROUND STORAGE TANK

Cause: Unknown Medium: LAND

Waterway Affected: Not reported

Deaths: 0 Injuries: 0

Evacuation: Not reported

Evacuation Num:

Responders: Not reported Fixed Facility: False Land Impact: True Air Impact: False SurfWater Impact: False Grd Water Impact: False

Action: BACKHOE SHOULD ARRIVE AT 8 AM TOMORROW TO DIG OUT CONTAMINATED SOIL

(AS MUCH AS POSSIBLE W/OUT COMPROMISING STRUCTURE.)

Additional Info: Not reported

Cause Info: UNKNOWN

SPILL IS NOT CONTAINED. DIESEL HAS SATURATED THE SOIL & ONTO THE Comments:

CONCRETE PADWHERE THE EMERGENCY GEN

Notified: Not reported

Responders: PLAN TO USE A VAPOR RECOVERY SYSTEM IF OIL IS FOUND BENEATH PAD.

27 **MOUNTAIN CHEM INC** South 16035 W 4TH AVE 1/2-1 **GOLDEN, CO 80401**

0.744 mi. 3930 ft.

RCRA-TSDF N/A **SEMS-ARCHIVE ECHO RAATS** RCRA NonGen / NLR **FINDS**

Relative: Higher

SEMS Archive: Actual: 5953 ft.

Site ID: 0800106 EPA ID: COD040713562 Name: MOUNTAIN CHEM INC Address: 16035 W 4TH AVE Address 2: Not reported City, State, Zip: **GOLDEN, CO 80401**

Cong District: 02 FIPS Code: 08059 FF: Ν

NPL: Not on the NPL

Non NPL Status: Deferred to RCRA (Subtitle C)

SEMS Archive Detail:

80 Region: Site ID: 0800106 EPA ID: COD040713562 Site Name: MOUNTAIN CHEM INC

NPL: Ν FF: Ν OU: 00 CORRACTS

1000321940

S104303003

Direction Distance

Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Action Code: PΑ Action Name: PΑ SEQ: 1

Start Date: Not reported 1984-12-01 06:00:00 Finish Date:

Qual:

St Perf

Current Action Lead:

Region: 80 Site ID: 0800106 EPA ID: COD040713562 MOUNTAIN CHEM INC Site Name:

NPL: Ν FF: Ν OU: 00 Action Code: PΑ РΑ Action Name: SEQ: 2

Start Date: Not reported 1992-07-15 04:00:00 Finish Date:

D

Qual:

Current Action Lead: **EPA Perf**

Region: 80 Site ID: 0800106 EPA ID: COD040713562 MOUNTAIN CHEM INC Site Name:

NPL: FF: Ν OU: 00 Action Code: DS Action Name: **DISCVRY**

SEQ:

Start Date: 1980-08-01 04:00:00 1980-08-01 04:00:00 Finish Date: Not reported Qual: Current Action Lead: EPA Perf

Region: 80 Site ID: 0800106 EPA ID: COD040713562 Site Name: MOUNTAIN CHEM INC

NPL: Ν FF: Ν OU: 00 Action Code: SI Action Name: SI SEQ:

Start Date: Not reported Finish Date: 1984-10-01 05:00:00

Qual: Ν

Current Action Lead: St Perf

Region: 80 Site ID: 0800106 EPA ID: COD040713562 Site Name: MOUNTAIN CHEM INC

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

NPL: FF: Ν OU: 00 Action Code: ٧S

Action Name: **ARCH SITE**

SEQ:

Start Date: Not reported 1996-10-10 04:00:00 Finish Date: Not reported Qual:

Current Action Lead: EPA Perf In-Hse

CORRACTS:

MOUNTAIN CHEMICALS INC Name:

Address: 16035 W 4TH AVE Address 2: Not reported EPA ID: COD040713562 Area Name: **ENTIRE FACILITY**

Corrective Action: RFA COMPLETED BY INSTITUTIONAL KNOWLEDGE

Actual Date: 19910603

Air Release Indicator: Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: MOUNTAIN CHEMICALS INC

Address: 16035 W 4TH AVE Address 2: Not reported EPA ID: COD040713562 Area Name: **ENTIRE FACILITY**

Corrective Action: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY

Actual Date: 19910603

Air Release Indicator: Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: MOUNTAIN CHEMICALS INC

16035 W 4TH AVE Address: Address 2: Not reported EPA ID: COD040713562 Area Name: **ENTIRE FACILITY**

Corrective Action: CA PRIORITIZATION-LOW CA PRIORITY

Actual Date: 19910603 Not reported Air Release Indicator: Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

MOUNTAIN CHEMICALS INC Name:

Address: 16035 W 4TH AVE Address 2: Not reported COD040713562 EPA ID: Area Name: **ENTIRE FACILITY**

INVESTIGATION IMPOSITION Corrective Action:

Actual Date: 19840522

Air Release Indicator: Not reported

Direction Distance

EDR ID Number Elevation Site **EPA ID Number** Database(s)

MOUNTAIN CHEM INC (Continued)

1000321940

Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: MOUNTAIN CHEMICALS INC

Address: 16035 W 4TH AVE Address 2: Not reported EPA ID: COD040713562 **ENTIRE FACILITY** Area Name:

STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO Corrective Action:

STABILIZATION

19910603 Actual Date: Air Release Indicator:

Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

MOUNTAIN CHEMICALS INC Name:

Address: 16035 W 4TH AVE Address 2: Not reported COD040713562 EPA ID: Area Name: **ENTIRE FACILITY**

Corrective Action: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS

DATE

Actual Date: 19910603

Air Release Indicator: Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

MOUNTAIN CHEMICALS INC Name:

Address: 16035 W 4TH AVE Address 2: Not reported EPA ID: COD040713562 **ENTIRE FACILITY** Area Name:

RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE Corrective Action:

Actual Date: 19910603 Air Release Indicator: Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: MOUNTAIN CHEMICALS INC

Address: 16035 W 4TH AVE Address 2: Not reported EPA ID: COD040713562 Area Name: **ENTIRE FACILITY**

Corrective Action: CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE

Actual Date: 19910603 Air Release Indicator: Not reported Groundwater Release Indicator: Not reported Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

RCRA TSDF:

Treatment Storage and Disposal Type: Storage, Treatment

Full Enforcement Universe: Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Corrective Action Workload Universe: No Not reported Permit Renewals Workload Universe:

Permit Workload Universe: Not reported Permit Progress Universe: Storage, Treatment Post-Closure Workload Universe: Not reported Not reported Closure Workload Universe: Operating TSDF Universe: Not reported

Commercial TSD Indicator: No

Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported Active Site Converter Treatment storage and Disposal Facility: Not reported Active Site State-Reg Treatment Storage and Disposal Facility: Not reported

TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No TSDFs Only Subject to CA under Discretionary Auth Universe: Yes

RCRA Listings:

20010731 Date Form Received by Agency: Handler Name: Mountain Chemicals Inc Handler Address: W 4th Ave

GOLDEN, CO 80401 Handler City, State, Zip:

EPA ID: COD040713562 Contact Name: Not reported Contact Address: Not reported Contact City, State, Zip: Not reported Contact Telephone: Not reported Contact Fax: Not reported Contact Email: Not reported Contact Title: Not reported

EPA Region: 80

Not reported Land Type:

Federal Waste Generator Description: Not a generator, verified

Non-Notifier: Not reported Biennial Report Cycle: Not reported Accessibility: Not reported Active Site Indicator: Not reported

State District Owner:

State District: R

Mailing Address: W 4TH AVE

Mailing City, State, Zip: **GOLDEN, CO 80401**

Owner Name: Not reported Not reported Owner Type: Operator Name: Not reported Operator Type: Not reported Short-Term Generator Activity: No Importer Activity: Nο Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No

Recycler Activity with Storage: No

Small Quantity On-Site Burner Exemption: No

Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control: No Off-Site Waste Receipt: No Universal Waste Indicator: No Universal Waste Destination Facility: No Federal Universal Waste: No Active Site State-Reg Handler:

Map ID MAP FINDINGS
Direction

Distance EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: N

Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: Yes

Non-TSDFs Where RCRA CA has Been Imposed Universe: No

Corrective Action Priority Ranking:

Environmental Control Indicator:

No
Institutional Control Indicator:

No
Human Exposure Controls Indicator:

Groundwater Controls Indicator:

Yes
Significant Non-Complier Universe:

No

Unaddressed Significant Non-Complier Universe: No Addressed Significant Non-Complier Universe: No

Significant Non-Complier With a Compliance Schedule Universe: No

Financial Assurance Required:
Handler Date of Last Change:
Recognized Trader-Importer:
No
Recognized Trader-Exporter:
No

Importer of Spent Lead Acid Batteries: No Exporter of Spent Lead Acid Batteries: No Recycler Activity Without Storage: No

Manifest Broker: No Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D000

Waste Description: Not Defined

Waste Code: D001

Waste Description: Ignitable Waste

Waste Code: F001

Waste Description: The Following Spent Halogenated Solvents Used In Degreasing:

Tetrachloroethylene, Trichlorethylene, Methylene Chloride, 1,1,1-Trichloroethane, Carbon Tetrachloride And Chlorinated

Fluorocarbons; All Spent Solvent Mixtures/Blends Used In Degreasing Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F002, F004, And F005; And Still Bottoms From The Recovery Of These

Spent Solvents And Spent Solvent Mixtures.

Waste Code: F002

Waste Description: The Following Spent Halogenated Solvents: Tetrachloroethylene,

Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, And 1,1,2,

Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F001, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And

Spent Solvent Mixtures.

Waste Code: F003

Map ID MAP FINDINGS
Direction

Distance Elevation Site EDR ID Number

EDR ID Number

EDR ID Number

EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

Waste Description: The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl

Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent

Mixtures.

Waste Code: F005

Waste Description: The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl

Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene,

2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of

These Spent Solvents And Spent Solvent Mixtures.

Waste Code: F017

Waste Description: Not Defined

Waste Code: K078

Waste Description: Not Defined

Waste Code: U002

Waste Description: 2-Propanone (I) (Or) Acetone (I)

Waste Code: U019

Waste Description: Benzene (I,T)

Waste Code: U031

Waste Description: 1-Butanol (I) (Or) N-Butyl Alcohol (I)

Waste Code: U037

Waste Description: Benzene, Chloro- (Or) Chlorobenzene

Waste Code: U044

Waste Description: Chloroform (Or) Methane, Trichloro-

Waste Code: U056

Waste Description: Benzene, Hexahydro- (I) (Or) Cyclohexane (I)

Waste Code: U077

Waste Description: Ethane, 1,2-Dichloro- (Or) Ethylene Dichloride

Waste Code: U108

Waste Description: 1,4-Diethyleneoxide (Or) 1,4-Dioxane

Waste Code: U112

Waste Description: Acetic Acid, Ethyl Ester (I) (Or) Ethyl Acetate (I)

Waste Code: U117

Waste Description: Ethane, 1,1'-Oxybis-(I) (Or) Ethyl Ether (I)

Waste Code: U122

Map ID MAP FINDINGS Direction

Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

Waste Description: Formaldehyde

U140 Waste Code:

Waste Description: 1-Propanol, 2-Methyl- (I,T) (Or) Isobutyl Alcohol (I,T)

Waste Code: U154

Waste Description: Methanol (I) (Or) Methyl Alcohol (I)

Waste Code: U159

Waste Description: 2-Butanone (I,T) (Or) Methyl Ethyl Ketone (Mek) (I,T)

Waste Code: U161

Waste Description: 4-Methyl-2-Pentanone (I) (Or) Methyl Isobutyl Ketone (I) (Or)

Pentanol, 4-Methyl-

Waste Code: U188

Phenol Waste Description:

Waste Code: U210

Waste Description: Ethene, Tetrachloro- (Or) Tetrachloroethylene

Waste Code: U213

Waste Description: Furan, Tetrahydro-(I) (Or) Tetrahydrofuran (I)

Waste Code: U220

Waste Description: Benzene, Methyl- (Or) Toluene

Waste Code: U228

Waste Description: Ethene, Trichloro- (Or) Trichloroethylene

U239 Waste Code:

Waste Description: Benzene, Dimethyl- (I,T) (Or) Xylene (I)

Handler - Owner Operator:

Owner/Operator Indicator: Operator

MOUNTAIN CHEMICALS INC Owner/Operator Name:

Legal Status: Private

Date Became Current: Not reported Date Ended Current: Not reported Owner/Operator Address: 16035 W 4TH AVE

Owner/Operator City, State, Zip: CO

Owner/Operator Telephone: 303-278-0323 Owner/Operator Telephone Ext: Not reported Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner Owner/Operator Name: LELAND F GOOD

Legal Status: Private

Date Became Current: Not reported Date Ended Current: Not reported

Owner/Operator Address: 13240 WILLOW LANE Owner/Operator City, State, Zip: **GOLDEN, CO 80401** Owner/Operator Telephone: 303-233-1473 Owner/Operator Telephone Ext: Not reported Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Historic Generators:

Receive Date: 20010731

MOUNTAIN CHEMICALS INC Handler Name:

Federal Waste Generator Description: Not a generator, verified

State District Owner:

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: No

Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No Yes

Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

Receive Date: 19800804

MOUNTAIN CHEMICALS INC Handler Name:

Federal Waste Generator Description: Large Quantity Generator

State District Owner: Co

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No

Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

Receive Date: 19801119

MOUNTAIN CHEMICALS INC Handler Name:

Federal Waste Generator Description: Not a generator, verified

State District Owner: Large Quantity Handler of Universal Waste:

Recognized Trader Importer: No Recognized Trader Exporter: No Spent Lead Acid Battery Importer: Spent Lead Acid Battery Exporter:

Current Record: Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions: NAICS Code: 32511

NAICS Description: PETROCHEMICAL MANUFACTURING

NAICS Code: 325188

NAICS Description: ALL OTHER BASIC INORGANIC CHEMICAL MANUFACTURING

No

No

No

Has the Facility Received Notices of Violations:

Found Violation:

Agency Which Determined Violation: **EPA**

Violation Short Description: TSD - Closure/Post-Closure

Date Violation was Determined: 19821105 Actual Return to Compliance Date: 19850826 Return to Compliance Qualifier: Unverifiable

Violation Responsible Agency: **EPA** Scheduled Compliance Date: 19850331

Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Enforcement Identifier: 001

19840522 Date of Enforcement Action: Enforcement Responsible Agency: **EPA** Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: No Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported **Disposition Status:** Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Not reported

Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: 50700

Proposed Amount: 50700
Final Monetary Amount: 50700
Paid Amount: Not reported
Final Count: 1

Final Amount: 50700

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Not reported Corrective Action Component: Not reported Appeal Initiated Date: Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Not reported
Not reported
Not reported
Not reported
Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Not reported Appeal Resolution Date: Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation:

Violation Short Description:

Date Violation was Determined:

Actual Return to Compliance Date:

Return to Compliance Qualifier:

Violation Responsible Agency:

Scheduled Compliance Date:

Not reported

Not reported

Not reported

Not reported

Not reported

Direction Distance Elevation

evation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number:
SEP Expenditure Amount:
SEP Scheduled Completion Date:
SEP Actual Date:
SEP Defaulted Date:
SEP Type:
Not reported
Not reported
Not reported
Not reported

SEP Type Description:
Proposed Amount:
Final Monetary Amount:
Paid Amount:
Paid Amount:
Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Not reported Corrective Action Component: Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported

Direction

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported Not reported SEP Defaulted Date: SEP Type: Not reported SEP Type Description: Not reported Not reported Proposed Amount: Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Not reported Appeal Resolution Date: Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: Yes

Agency Which Determined Violation:

Violation Short Description:

Date Violation was Determined:

Actual Return to Compliance Date:

Return to Compliance Qualifier:

EPA

TSD - General

19821105

19850826

Unverifiable

Violation Responsible Agency: EPA
Scheduled Compliance Date: 19850331

Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

SEP Sequence Number:

1000321940

EDR ID Number

Enforcement Identifier: 001

19840522 Date of Enforcement Action: Enforcement Responsible Agency: **EPA** Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: No Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported **Disposition Status:** Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: FINAL 3008(A) COMPLIANCE ORDER

Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: 50700 Final Monetary Amount: 50700 Paid Amount: Not reported

Final Count: 1 Final Amount: 50700

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Not reported Corrective Action Component: Not reported Appeal Initiated Date: Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Not reported
Not reported
Not reported
Not reported
Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Not reported Appeal Resolution Date: Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation:

Violation Short Description:

Date Violation was Determined:

Actual Return to Compliance Date:

Return to Compliance Qualifier:

Violation Responsible Agency:

Scheduled Compliance Date:

Not reported

Not reported

Not reported

Not reported

Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number:
SEP Expenditure Amount:
SEP Scheduled Completion Date:
SEP Actual Date:
SEP Defaulted Date:
SEP Type:
Not reported
Not reported
Not reported
Not reported

SEP Type Description:
Proposed Amount:
Final Monetary Amount:
Paid Amount:
Paid Amount:
Not reported

Found Violation: Yes

Agency Which Determined Violation:

Violation Short Description:

Date Violation was Determined:

Actual Return to Compliance Date:

Return to Compliance Qualifier:

EPA

TSD - General

19841220

19850117

Unverifiable

EPA Violation Responsible Agency: Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported Not reported SEP Defaulted Date: SEP Type: Not reported SEP Type Description: Not reported Not reported Proposed Amount: Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: Yes

Agency Which Determined Violation: **EPA**

Violation Short Description: TSD - Closure/Post-Closure

Date Violation was Determined: 19821105 Actual Return to Compliance Date: 19850826 Return to Compliance Qualifier: Unverifiable

EPA Violation Responsible Agency: Scheduled Compliance Date: Not reported

002 Enforcement Identifier:

Date of Enforcement Action: 19830228 Enforcement Responsible Agency: **EPA Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: No Appeal Initiated Date: Not reported Appeal Resolution Date:

Not reported Disposition Status Date: Not reported Disposition Status: Not reported Disposition Status Description: Not reported

Consent/Final Order Sequence Number: Not reported Consent/Final Order Respondent Name: Not reported Consent/Final Order Lead Agency: Not reported **Enforcement Type:** INITIAL 3008(A) COMPLIANCE Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: 50700 Final Monetary Amount: 50700 Paid Amount: Not reported Final Count:

50700 Final Amount:

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number:
SEP Expenditure Amount:
SEP Scheduled Completion Date:
SEP Actual Date:
SEP Defaulted Date:
SEP Type:
Not reported
Not reported
Not reported
Not reported

SEP Type Description:
Proposed Amount:
Not reported
Final Monetary Amount:
Paid Amount:
Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Not reported Corrective Action Component: Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Not reported Appeal Resolution Date: Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation:

Violation Short Description:

Date Violation was Determined:

Actual Return to Compliance Date:

Return to Compliance Qualifier:

Violation Responsible Agency:

Scheduled Compliance Date:

Not reported

Not reported

Not reported

Not reported

Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported Enforcement Docket Number: Not reported **Enforcement Attorney:** Not reported Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description: Not reported Consent/Final Order Sequence Number: Not reported Consent/Final Order Respondent Name: Not reported Consent/Final Order Lead Agency: Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported

SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 19821105 Evaluation Responsible Agency: **EPA**

Found Violation: Yes

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: Not reported **Evaluation Responsible Sub-Organization:** Not reported

Actual Return to Compliance Date: 19850826 19850331 Scheduled Compliance Date: Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19840827 Evaluation Responsible Agency: EPA Found Violation: No

Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION

Evaluation Responsible Person Identifier: Not reported **Evaluation Responsible Sub-Organization:** Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported

Not reported Request Agency: Former Citation: Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

Former Citation:

1000321940

EDR ID Number

Evaluation Date: 19890524 Evaluation Responsible Agency: State

Found Violation: No

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: CONRE Evaluation Responsible Sub-Organization: Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported

Evaluation Date: 20010731 Evaluation Responsible Agency: State

Found Violation: No

FOCUSED COMPLIANCE INSPECTION Evaluation Type Description:

Not reported

Evaluation Responsible Person Identifier: COKST Evaluation Responsible Sub-Organization: Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported

Former Citation: Not reported **Evaluation Date:** 19910531

Evaluation Responsible Agency: State Found Violation: No

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: CONRE Evaluation Responsible Sub-Organization: S Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Not reported Date of Request:

Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19850826 Evaluation Responsible Agency: State Found Violation: No

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: **COWAV** Evaluation Responsible Sub-Organization: S Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

19821105 **Evaluation Date:** Evaluation Responsible Agency: EPA Found Violation: Yes

COMPLIANCE EVALUATION INSPECTION **Evaluation Type Description:**

Evaluation Responsible Person Identifier: Not reported

Direction Distance

Elevation Site Database(s) **EPA ID Number**

Not reported

Not reported

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Evaluation Responsible Sub-Organization: Not reported

Actual Return to Compliance Date: 19850826 Scheduled Compliance Date: 19850331 Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

19850117 **Evaluation Date:** Evaluation Responsible Agency: EPA

Found Violation: Nο

COMPLIANCE SCHEDULE EVALUATION Evaluation Type Description:

Evaluation Responsible Person Identifier: Evaluation Responsible Sub-Organization: Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19850226 Evaluation Responsible Agency: State Found Violation: No

FINANCIAL RECORD REVIEW Evaluation Type Description:

Evaluation Responsible Person Identifier: **COWAV** Evaluation Responsible Sub-Organization: S Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Not reported Date of Request: Not reported Date Response Received: Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19860212 Evaluation Responsible Agency: State Found Violation: No

Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION

Evaluation Responsible Person Identifier: COJED Evaluation Responsible Sub-Organization: Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19841220 **Evaluation Responsible Agency:** EPA Found Violation: Yes

COMPLIANCE SCHEDULE EVALUATION Evaluation Type Description:

Evaluation Responsible Person Identifier: Not reported Evaluation Responsible Sub-Organization: Not reported

Actual Return to Compliance Date: 19850117 Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported

MAP FINDINGS Map ID Direction

Distance

Elevation Site **EPA ID Number** Database(s)

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19821105 Evaluation Responsible Agency: **EPA** Found Violation: Yes

COMPLIANCE EVALUATION INSPECTION Evaluation Type Description:

Evaluation Responsible Person Identifier: Not reported Evaluation Responsible Sub-Organization: Not reported

Actual Return to Compliance Date: 19850826 Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

19890825 **Evaluation Date:**

Evaluation Responsible Agency: EPA-Initiated Oversight/Observation/Training Actions

Found Violation:

FINANCIAL RECORD REVIEW Evaluation Type Description:

Evaluation Responsible Person Identifier: R8CL Evaluation Responsible Sub-Organization: Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Date of Request: Not reported Date Response Received: Not reported Not reported Request Agency: Former Citation: Not reported

Evaluation Date: 19860213 Evaluation Responsible Agency: EPA Found Violation: No

Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION

Evaluation Responsible Person Identifier: R8MD Evaluation Responsible Sub-Organization: Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported

Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19850826

Evaluation Responsible Agency: EPA-Initiated Oversight/Observation/Training Actions

Found Violation: No

COMPLIANCE EVALUATION INSPECTION Evaluation Type Description:

Evaluation Responsible Person Identifier: Not reported Evaluation Responsible Sub-Organization: Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 19880907 Evaluation Responsible Agency: State Map ID MAP FINDINGS Direction

Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

MOUNTAIN CHEM INC (Continued)

1000321940

Found Violation: No

COMPLIANCE EVALUATION INSPECTION Evaluation Type Description:

Evaluation Responsible Person Identifier: COJKI Evaluation Responsible Sub-Organization: Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported

Request Agency: Not reported Former Citation: Not reported

RAATS: Entry No:

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Direction Distance Elevation

ration Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Issue Date:

Not reported

Final Date:

02/25/1983

Status:

Complaint Issued

Additional:

Not reported

Action ID: 606 Action: 3008 (A) Not reported Violation No: 1 265.171 Viol No Cited: Total No Cited: Not reported Reg Type: CFR 9,900.00 Prop. Penalty: Final Penalty: .00

Total Prop. Penalty: 50,200.00 Comments: Not reported

Entry No:

COD040713562 Facility ID: Not reported Type: Docket No: RCRA VIII 83-8 Region: 80 Issue Date: Not reported Final Date: 02/25/1983 Status: Complaint Issued Additional: Not reported Action ID: 606 3008 (A) Action: Violation No: Not reported Viol No Cited: 2 265.173 Total No Cited: Not reported

Prop. Penalty: *
Final Penalty: .00

Reg Type:

Total Prop. Penalty: 50,200.00 Comments: Not reported

CFR

Entry No: 1

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Issue Date: Not reported Final Date: 02/25/1983 Status: Complaint Issued Additional: Not reported Action ID: 606 Action: 3008 (A) Not reported Violation No: Viol No Cited: 3 265.35 Not reported Total No Cited: Reg Type: CFR 13,500.00 Prop. Penalty:

Final Penalty: .00

Total Prop. Penalty: 50,200.00

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Comments: Not reported

Entry No:

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Issue Date: Not reported
Final Date: 02/25/1983
Status: Complaint Issued
Additional: Not reported

Action ID: 606 3008 (A) Action: Violation No: Not reported 4 265.176 Viol No Cited: Total No Cited: Not reported **CFR** Reg Type: Prop. Penalty: 4,300.00 Final Penalty: .00

Total Prop. Penalty: 50,200.00 Comments: Not reported

Entry No:

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Issue Date: Not reported
Final Date: 02/25/1983
Status: Complaint Issued
Additional: Not reported

Action ID: 606
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 5 265.198
Total No Cited: Not reported
Reg Type: CFR

Prop. Penalty: *
Final Penalty: .00

Total Prop. Penalty: 50,200.00 Comments: Not reported

Entry No: 1

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Reg Type:

Issue Date: Not reported 02/25/1983 Final Date: Status: Complaint Issued Additional: Not reported Action ID: 606 3008 (A) Action: Not reported Violation No: 6 265.13(A)(1) Viol No Cited: Total No Cited: Not reported

CFR

Direction Distance

Elevation Site Database(s) EPA ID Number

MOUNTAIN CHEM INC (Continued)

1000321940

EDR ID Number

Prop. Penalty: 22,500.00 Final Penalty: .00

Total Prop. Penalty: 50,200.00 Comments: Not reported

Entry No:

Facility ID: COD040713562
Type: Not reported
Docket No: RCRA VIII 83-8

Region: 08

Issue Date: Not reported
Final Date: 02/25/1983
Status: Complaint Issued
Additional: Not reported

Action ID: 606
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 7 265.147
Total No Cited: Not reported
Reg Type: CFR

Prop. Penalty: *
Final Penalty: .00

Total Prop. Penalty: 50,200.00 Comments: Not reported

FINDS:

Registry ID: 110002965827

Click Here for FRS Facility Detail Report:

 ${\bf Environmental\ Interest/Information\ System:}$

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many

types of information about generators, transporters, treaters,

storers, and disposers of hazardous waste.

MN-TEMPO is the Minnesota Pollution Control Agency's (MPCA) permitting, compliance, and enforcement information management system, which facilitates the issuance of permits and manages compliance.

ECHO:

Envid: 1000321940 Registry ID: 110002965827

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002965827

Name: MOUNTAIN CHEMICALS INC

Address: 16035 W 4TH AVE City,State,Zip: GOLDEN, CO 80401

Direction Distance

Elevation Site Database(s) EPA ID Number

28 STEVINSON TOYOTA WEST INC ECHO 1000433288

East 15000 W. COLFAX AVE. RCRA NonGen / NLR N/A

1/2-1 GOLDEN, CO 80401 CORRACTS
0.766 mi.
4042 ft.
AST

Relative: CORRACTS:

Lower Name: STEVINSON CHEVROLET WEST INC

Actual: Address: 15000 W COLFAX AVE

5785 ft. Address 2: Not reported EPA ID: COD059257311

Area Name: COD059257311

Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION IMPOSITION

Actual Date: 20011207

Air Release Indicator: Not reported
Groundwater Release Indicator: Y

Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE

Address 2: Not reported
EPA ID: COD059257311
Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY

Actual Date: 20020102

Air Release Indicator:
Groundwater Release Indicator:

Soil Release Indicator:

Not reported

Y

Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE

Address 2: Not reported EPA ID: COD059257311 Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION SUPPLEMENTAL INFORMATION RECEIVED

Actual Date: 20020118

Air Release Indicator: Not reported

Groundwater Release Indicator: Y

Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE
Address 2: Not reported

EPA ID: COD059257311
Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION SUPPLEMENTAL INFO DEEMED SATISFACT

Actual Date: 20020122

Air Release Indicator:

Groundwater Release Indicator:

Soil Release Indicator:

Not reported

Y

Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE

Address 2: Not reported EPA ID: COD059257311

EDR ID Number

Direction Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION REPORT RECEIVED

Actual Date: 20011203
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE

Address 2: Not reported
EPA ID: COD059257311
Area Name: ENTIRE FACILITY

Corrective Action: INVESTIGATION COMPLETE

Actual Date: 20020122
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE
Address 2: Not reported
EPA ID: COD059257311
Area Name: ENTIRE FACILITY

Corrective Action: CA PROCESS IS TERMINATED

Actual Date: 20020122
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Not reported

Surface Water Release Indicator: Not reported

AST:

Name: STEVINSON CHEVROLET WEST INC

Address: 15000 W COLFAX AVE City,State,Zip: LAKEWOOD 80401

Substance: LPG
Tank Tag: 1715-6
Facility ID: 1715

Owner Name: Stevinson Auto

Owner Address: 1726 Cole Blvd Ste 300, Lakewood, CO 80401

Owner City: Lakewood
Owner State: CO
Owner Zip: 80401
Facility Type: Non-Retail

Facility Category: Commercial/Industrial

Capacity: 1000

Permanently Closed Tank Status: Date Tank Installed: 09/20/1996 Date Closed: 02/02/2009 Tank Type: LPG Latitude: 39.730949 -105.16725 Longitude: Tank Material: Not reported Tank Wall Type: Not reported

Piping Type: Not reported Piping System: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Piping Material: Not reported Piping Wall Type: Not reported Overfill Prevention: Not reported Tank ID: a1J3h000001jr5h Account Name: ACCT-10700

RCRA Listings:

Date Form Received by Agency: 20090506
Handler Name: Stevinson Chevrolet West Inc
Handler Address: W Colfax Ave

Handler City, State, Zip: GOLDEN, CO 80401

EPA ID: COD059257311
Contact Name: PATTY FORD
Contact Address: W COLFAX AVE
Contact City, State, Zip: GOLDEN, CO 80401
Contact Telephone: 303-232-2006

Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 08

EPA Region: 08 Land Type: Private

Federal Waste Generator Description: Not a generator, verified

Non-Notifier:

Biennial Report Cycle:
Accessibility:
Active Site Indicator:
State District Owner:

Not reported

Mailing Address: W COLFAX AVE
Mailing City,State,Zip: GOLDEN, CO 80401

Owner Name: C.E. Stevinson

Owner Type: Private

Operator Name: Stevinson Toyota West Inc

Operator Type: Private

Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption:

Small Quantity On-Site Burner Exemption: No Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control:

Off-Site Waste Receipt:

Universal Waste Indicator:

Universal Waste Destination Facility:

No
Federal Universal Waste:

Active Site State-Reg Handler:

No

Federal Facility Indicator: Not reported Hazardous Secondary Material Indicator: N Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: No

Non-TSDFs Where RCRA CA has Been Imposed Universe: Yes Corrective Action Priority Ranking: No NCAPS ranking

Direction Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No

Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No

Financial Assurance Required:
Handler Date of Last Change:
Recognized Trader-Importer:
Recognized Trader-Exporter:
No
Importer of Spent Lead Acid Batteries:
Recognized Trader-Exporter:
No
Recognized Trader-Exporter:
No
Importer of Spent Lead Acid Batteries:
Recycler Activity Without Storage:
No

Manifest Broker: No Sub-Part P Indicator: No

Hazardous Waste Summary:

Waste Code: D001

Waste Description: Ignitable Waste

Waste Code: F002

Waste Description: The Following Spent Halogenated Solvents: Tetrachloroethylene,

Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Ortho-Dichlorobenzene, Trichlorofluoromethane, And 1,1,2,

Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Halogenated Solvents Or Those Solvents Listed In F001, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And

Spent Solvent Mixtures.

Waste Code: F004

Waste Description: The Following Spent Nonhalogenated Solvents: Cresols, Cresylic Acid,

And Nitrobenzene; And The Still Bottoms From The Recovery Of These Solvents; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And

Spent Solvent Mixtures.

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: C.E. STEVINSON

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address: DATA NOT REQUESTED

Owner/Operator City, State, Zip: DATA NOT REQUESTED, CO 99999

Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Owner/Operator Indicator: Owner

Owner/Operator Name: AUTOMOTIVE SERVICES INC

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address:

Owner/Operator City, State, Zip:
Owner/Operator Telephone:
Owner/Operator Telephone Ext:
Owner/Operator Fax:
Owner/Operator Fax:
Owner/Operator Email:

1546 COLE BLVD STE 100
GOLDEN, CO 80401
303-234-0818
Not reported
Not reported
Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: C.E. STEVINSON

Legal Status: Private

Date Became Current: Not reported Date Ended Current: Not reported

Owner/Operator Address: DATA NOT REQUESTED

Owner/Operator City, State, Zip: DATA NOT REQUESTED, CO 99999

Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

Owner/Operator Name: AUTOMOTIVE SERVICES INC

Legal Status: Private

Date Became Current: Not reported
Date Ended Current: Not reported

Owner/Operator Address: 1546 COLE BLVD STE 100
Owner/Operator City, State, Zip: GOLDEN, CO 80401
Owner/Operator Telephone: 303-234-0818
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

Owner/Operator Name: AUTOMOTIVE SERVICES INC

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address:
Owner/Operator City, State, Zip:
Owner/Operator Telephone:
Owner/Operator Telephone Ext:
Owner/Operator Fax:
Owner/Operator Fax:
Owner/Operator Email:

1546 COLE BLVD STE 100
GOLDEN, CO 80401
303-234-0818
Not reported
Not reported
Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: C.E. STEVINSON

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address: DATA NOT REQUESTED

Owner/Operator City, State, Zip: DATA NOT REQUESTED, CO 99999

Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator

Owner/Operator Name: STEVINSON TOYOTA WEST INC

Legal Status: Private

Date Became Current: 20010101
Date Ended Current: Not reported

Owner/Operator Address: 15000 W COLFAX AVE
Owner/Operator City,State,Zip: GOLDEN, CO 80401
Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator

Owner/Operator Name: STEVINSON TOYOTA WEST INC

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address: DATA NOT REQUESTED

Owner/Operator City, State, Zip: DATA NOT REQUESTED, CO 99999

Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: C.E. STEVINSON

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address: DATA NOT REQUESTED

Owner/Operator City, State, Zip: DATA NOT REQUESTED, CO 99999

Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner

Owner/Operator Name: AUTOMOTIVE SERVICES INC

Legal Status: Private

Date Became Current: 18000202
Date Ended Current: Not reported

Owner/Operator Address:
Owner/Operator City,State,Zip:
Owner/Operator Telephone:
Owner/Operator Telephone Ext:
Owner/Operator Fax:
Owner/Operator Fax:
Owner/Operator Email:

1546 COLE BLVD STE 100
GOLDEN, CO 80401
303-234-0818
Not reported
Not reported
Not reported

Owner/Operator Indicator: Operator

Owner/Operator Name: AUTOMOTIVE SERVICES INC

Legal Status: Private

Date Became Current: 20010101
Date Ended Current: Not reported

Owner/Operator Address: 1546 COLE BLVD STE 100

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

STEVINSON TOYOTA WEST INC (Continued)

1000433288

Owner/Operator City, State, Zip: **GOLDEN, CO 80401** Owner/Operator Telephone: 303-234-0818 Owner/Operator Telephone Ext: Not reported Owner/Operator Fax: Not reported Owner/Operator Email: Not reported

Historic Generators:

20000106 Receive Date:

Handler Name: STEVINSON TOYOTA WEST INC

Federal Waste Generator Description: Small Quantity Generator

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

Receive Date: 20060414

Handler Name: STEVINSON TOYOTA WEST INC

Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: Nο Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No

Current Record: No

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

Receive Date: 20070129

STEVINSON CHEVROLET WEST INC Handler Name:

Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: No Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No

Current Record:

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

Receive Date: 20090506

STEVINSON CHEVROLET WEST INC Handler Name: Federal Waste Generator Description: Not a generator, verified

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer: Recognized Trader Exporter: No Spent Lead Acid Battery Importer: No Spent Lead Acid Battery Exporter: No

Current Record:

Non Storage Recycler Activity: Not reported

Distance

Elevation Site Database(s) EPA ID Number

STEVINSON TOYOTA WEST INC (Continued)

1000433288

EDR ID Number

Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions: NAICS Code: 81111

NAICS Description: AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE

Has the Facility Received Notices of Violations:

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported Not reported Enforcement Attorney: Corrective Action Component: Not reported Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported Not reported SEP Expenditure Amount: SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Not reported Final Monetary Amount: Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Not reported Date of Enforcement Action: Enforcement Responsible Agency: Not reported

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

STEVINSON TOYOTA WEST INC (Continued)

1000433288

Not reported **Enforcement Docket Number:** Enforcement Attorney: Not reported Not reported Corrective Action Component: Appeal Initiated Date: Not reported Appeal Resolution Date: Not reported Disposition Status Date: Not reported Disposition Status: Not reported

Disposition Status Description: Not reported Consent/Final Order Sequence Number: Not reported Consent/Final Order Respondent Name: Not reported Consent/Final Order Lead Agency: Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported SEP Expenditure Amount: Not reported SEP Scheduled Completion Date: Not reported SEP Actual Date: Not reported SEP Defaulted Date: Not reported SEP Type: Not reported SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 20020122 Evaluation Responsible Agency: State

Found Violation: No

Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION

Evaluation Responsible Person Identifier: COCBR **Evaluation Responsible Sub-Organization:** Not reported Actual Return to Compliance Date: Not reported Scheduled Compliance Date: Not reported

Not reported Date of Request: Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

Evaluation Date: 20011211 Evaluation Responsible Agency: State Found Violation: No

FOCUSED COMPLIANCE INSPECTION Evaluation Type Description:

COCBR Evaluation Responsible Person Identifier: Evaluation Responsible Sub-Organization: Not reported Actual Return to Compliance Date: Not reported

Scheduled Compliance Date: Not reported Date of Request: Not reported Date Response Received: Not reported Request Agency: Not reported Former Citation: Not reported

FINDS:

Direction Distance

EDR ID Number Elevation Site **EPA ID Number** Database(s)

STEVINSON TOYOTA WEST INC (Continued)

1000433288

Registry ID: 110002967326

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many

types of information about generators, transporters, treaters,

storers, and disposers of hazardous waste.

ECHO:

1000433288 Envid: Registry ID: 110002967326

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002967326

STEVINSON TOYOTA WEST INC Name:

15000 W. COLFAX AVE. Address: **GOLDEN, CO 80401** City,State,Zip:

29 **AWESOME AUTOMOTIVE** CORRACTS 1001217823 WNW 17285 S GOLDEN RD **FINDS** N/A 1/2-1 **GOLDEN, CO 80401 ECHO** RCRA NonGen / NLR

0.859 mi. 4535 ft.

CORRACTS: Relative:

Higher Name: AWESOME AUTOMOTIVE Address: 17285 S GOLDEN RD Actual: Address 2: Not reported 5842 ft.

EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

Corrective Action: AREA OF CONCERN

Actual Date: 19980608

Air Release Indicator: Not reported Groundwater Release Indicator: Soil Release Indicator:

Surface Water Release Indicator: Not reported

AWESOME AUTOMOTIVE Name: Address: 17285 S GOLDEN RD

Address 2: Not reported EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

Corrective Action: NOTICE OF CONTAMINATION

Actual Date: 19980608 Air Release Indicator: Not reported Groundwater Release Indicator: Soil Release Indicator: Υ

Surface Water Release Indicator: Not reported

Name: AWESOME AUTOMOTIVE Address: 17285 S GOLDEN RD Address 2: Not reported

EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT Corrective Action:

NECESSARY

Actual Date: 19980610

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

AWESOME AUTOMOTIVE (Continued)

1001217823

Air Release Indicator: Not reported Groundwater Release Indicator:

Soil Release Indicator:

Surface Water Release Indicator: Not reported

AWESOME AUTOMOTIVE Name: Address: 17285 S GOLDEN RD

Address 2: Not reported EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

INVESTIGATION IMPOSITION Corrective Action:

Actual Date: 19980608 Air Release Indicator: Not reported Groundwater Release Indicator: Soil Release Indicator:

Surface Water Release Indicator: Not reported

AWESOME AUTOMOTIVE Name: Address: 17285 S GOLDEN RD

Address 2: Not reported EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

Corrective Action: REFERRED TO A NON-RCRA AUTHORITY-OTHER

Actual Date: 19980610 Air Release Indicator: Not reported Groundwater Release Indicator: Υ

Soil Release Indicator:

Surface Water Release Indicator: Not reported

AWESOME AUTOMOTIVE Name: Address: 17285 S GOLDEN RD

Address 2: Not reported EPA ID: COR000010710 Area Name: **ENTIRE FACILITY**

CA PROCESS IS TERMINATED Corrective Action:

Actual Date: 19980610 Air Release Indicator: Not reported Groundwater Release Indicator: Soil Release Indicator: Υ

Surface Water Release Indicator: Not reported

RCRA Listings:

Date Form Received by Agency: 19980609 Handler Name: Awesome Automotive Handler Address: S Golden Rd **GOLDEN, CO 80401** Handler City, State, Zip:

EPA ID: COR000010710

TED DATA NOT REQUES Contact Name: S GOLDEN RD Contact Address: Contact City, State, Zip: **GOLDEN, CO 80401** Not reported

Contact Telephone: Contact Fax: Not reported Contact Email: Not reported Contact Title: Not reported EPA Region: 08

Land Type: Not reported

Federal Waste Generator Description: Not a generator, verified

Direction Distance

Elevation Site Database(s) EPA ID Number

AWESOME AUTOMOTIVE (Continued)

1001217823

EDR ID Number

Non-Notifier: X

Biennial Report Cycle:

Accessibility:

Active Site Indicator:

State District Owner:

State District:

Not reported

Not reported

Not reported

Not reported

Mailing Address: S GOLDEN RD
Mailing City,State,Zip: GOLDEN, CO 80401
Owner Name: Data Not Requested

Owner Type: Private Operator Name: Not reported Operator Type: Not reported Short-Term Generator Activity: No Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No

Recycler Activity with Storage: No

Small Quantity On-Site Burner Exemption: No

Smelting Melting and Refining Furnace Exemption: No

Underground Injection Control: No Off-Site Waste Receipt: No

Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No

Active Site State-Reg Handler: --Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator:

Sub-Part K Indicator: Not reported

2018 GPRA Permit Baseline: Not on the Baseline 2018 GPRA Renewals Baseline: Not on the Baseline

202 GPRA Corrective Action Baseline: No Subject to Corrective Action Universe: No

Non-TSDFs Where RCRA CA has Been Imposed Universe: Yes Corrective Action Priority Ranking: No NCAPS ranking

Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe:

Addressed Significant Non-Complier Universe: No Significant Non-Complier With a Compliance Schedule Universe: No

No

Significant Non-Complier With a Compliance Schedule Universe: No

No

Financial Assurance Required:
Handler Date of Last Change:
Recognized Trader-Importer:
Recognized Trader-Exporter:
No
Importer of Spent Lead Acid Batteries:
No
Exporter of Spent Lead Acid Batteries:
No

Recycler Activity Without Storage:

Manifest Broker:

Sub-Part P Indicator:

No

Handler - Owner Operator:

Owner/Operator Indicator: Owner

Owner/Operator Name: DATA NOT REQUESTED

Distance

Elevation Site Database(s) EPA ID Number

AWESOME AUTOMOTIVE (Continued)

1001217823

EDR ID Number

Legal Status: Private

Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 9999

Owner/Operator City,State,Zip: 99999 99999-9999
Owner/Operator Telephone: 999-999-9999
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 19980609

Handler Name: AWESOME AUTOMOTIVE

Federal Waste Generator Description: Not a generator, verified

State District Owner: Not reported

Large Quantity Handler of Universal Waste: No

Recognized Trader Importer:

Recognized Trader Exporter:

No
Spent Lead Acid Battery Importer:

No
Spent Lead Acid Battery Exporter:

No

Current Record: Yes

Non Storage Recycler Activity: Not reported Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Has the Facility Received Notices of Violations:

Found Violation: No

Agency Which Determined Violation: Not reported Violation Short Description: Not reported Date Violation was Determined: Not reported Actual Return to Compliance Date: Not reported Return to Compliance Qualifier: Not reported Violation Responsible Agency: Not reported Scheduled Compliance Date: Not reported Enforcement Identifier: Not reported Date of Enforcement Action: Not reported Enforcement Responsible Agency: Not reported **Enforcement Docket Number:** Not reported **Enforcement Attorney:** Not reported Not reported

Corrective Action Component:

Appeal Initiated Date:

Appeal Resolution Date:

Disposition Status Date:

Disposition Status:

Not reported

Not reported

Not reported

Not reported

Not reported

Disposition Status Description:

Consent/Final Order Sequence Number:

Consent/Final Order Respondent Name:

Consent/Final Order Lead Agency:

Not reported

Not reported

Not reported

Enforcement Type: Not reported

Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported

SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported

Direction Distance

Elevation Site Database(s) EPA ID Number

AWESOME AUTOMOTIVE (Continued)

1001217823

EDR ID Number

SEP Actual Date: Not reported Not reported SEP Defaulted Date: Not reported SEP Type: SEP Type Description: Not reported Proposed Amount: Not reported Final Monetary Amount: Not reported Paid Amount: Not reported Final Count: Not reported Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 19980610 Evaluation Responsible Agency: State

Found Violation: No

Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION

Evaluation Responsible Person Identifier:

Evaluation Responsible Sub-Organization:

S

Actual Return to Compliance Date:

Scheduled Compliance Date:

Not reported

Date of Request:

Not reported

Date of Request:

Date Response Received:

Request Agency:

Former Citation:

Not reported

Not reported

Not reported

Not reported

FINDS:

Registry ID: 110002999621

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many

 $types\ of\ information\ about\ generators,\ transporters,\ treaters,$

storers, and disposers of hazardous waste.

ECHO:

Envid: 1001217823 Registry ID: 110002999621

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002999621

Name: AWESOME AUTOMOTIVE
Address: 17285 S. GOLDEN ROAD
City, State, Zip: GOLDEN, CO 80401

Count: 0 records. ORPHAN SUMMARY

City EDR ID Site Name Site Address Zip Database(s)

NO SITES FOUND

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/25/2024 Date Data Arrived at EDR: 10/01/2024

Date Made Active in Reports: 10/23/2024

Number of Days to Update: 22

Source: EPA Telephone: N/A

Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Quarterly

NPL Site Boundaries

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 **EPA Region 8**

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/25/2024 Date Data Arrived at EDR: 10/01/2024

Date Made Active in Reports: 10/23/2024

Number of Days to Update: 22

Source: EPA Telephone: N/A

Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Quarterly

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/25/2024 Date Data Arrived at EDR: 10/01/2024 Date Made Active in Reports: 10/23/2024

Number of Days to Update: 22

Source: EPA Telephone: N/A

Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/25/2024 Date Data Arrived at EDR: 10/01/2024 Date Made Active in Reports: 10/23/2024

Number of Days to Update: 22

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 01/20/2025 Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 09/25/2024 Date Data Arrived at EDR: 10/01/2024 Date Made Active in Reports: 10/23/2024

Number of Days to Update: 22

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 01/20/2025 Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/03/2024 Date Data Arrived at EDR: 06/07/2024 Date Made Active in Reports: 06/20/2024

Number of Days to Update: 13

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/03/2024 Date Data Arrived at EDR: 06/07/2024 Date Made Active in Reports: 06/20/2024

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 303-312-6149 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024 Date Data Arrived at EDR: 06/07/2024 Date Made Active in Reports: 06/20/2024

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 303-312-6149 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/03/2024 Date Data Arrived at EDR: 06/07/2024 Date Made Active in Reports: 06/20/2024

Number of Days to Update: 13

Source: Environmental Protection Agency Telephone: 303-312-6149

Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation
and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database
includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste
as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate
less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Lindato: 13

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 303-312-6149 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/24/2024 Date Data Arrived at EDR: 08/08/2024 Date Made Active in Reports: 08/15/2024

Number of Days to Update: 7

Source: Environmental Protection Agency Telephone: 703-603-0695

Last EDR Contact: 08/08/2024

Next Scheduled EDR Contact: 12/02/2024 Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/24/2024 Date Data Arrived at EDR: 08/08/2024 Date Made Active in Reports: 08/15/2024

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 08/08/2024

Next Scheduled EDR Contact: 12/02/2024 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/11/2024 Date Data Arrived at EDR: 06/17/2024 Date Made Active in Reports: 09/04/2024

Number of Days to Update: 79

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: Department of Public Health & Environment

Telephone: 303-692-3300 Last EDR Contact: 08/06/2024

Next Scheduled EDR Contact: 11/18/2024

Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/15/2024 Date Data Arrived at EDR: 05/16/2024 Date Made Active in Reports: 08/12/2024

Number of Days to Update: 88

Source: Department of Public Health & Environment

Telephone: 303-692-3300 Last EDR Contact: 08/08/2024

Next Scheduled EDR Contact: 11/18/2024 Data Release Frequency: Varies

SHWF: Solid Waste Information System Listing

A listing from the Solid Waste Information System, which is used to help administer the various programs of our solid waste and materials management program. It includes a wide variety of types of facilities and sites, and includes information obtained over several decades and numerous legacy data systems.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/25/2024 Date Made Active in Reports: 08/07/2024

Number of Days to Update: 13

Source: Department of Public Health & Environment

Telephone: 303-692-6349 Last EDR Contact: 10/24/2024

Next Scheduled EDR Contact: 02/10/2025

Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/01/2018 Date Data Arrived at EDR: 03/07/2018 Date Made Active in Reports: 04/03/2018

Number of Days to Update: 27

Source: Department of Labor and Employment, Oil Inspection Section

Telephone: 303-318-8521 Last EDR Contact: 03/07/2018

Next Scheduled EDR Contact: 06/18/2018 Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

A listing of leaking aboveground storage tank sites. This list is no longer maintained. For current Leaking AST

information, please see LTANKS.

Date of Government Version: 03/01/2018 Date Data Arrived at EDR: 03/07/2018 Date Made Active in Reports: 04/03/2018

Number of Days to Update: 27

Source: Department of Labor & Employment

Telephone: 303-318-8525 Last EDR Contact: 05/31/2018

Next Scheduled EDR Contact: 09/10/2018

Data Release Frequency: No Update Planned

LTANKS: Petroleum Release Events Listing

Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

Date of Government Version: 05/01/2024 Date Data Arrived at EDR: 05/29/2024 Date Made Active in Reports: 08/19/2024

Number of Days to Update: 82

Source: Department of Labor & Employment

Telephone: 303-318-8525 Last EDR Contact: 08/22/2024

Next Scheduled EDR Contact: 12/09/2024 Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA, Region 5 Telephone: 312-886-7439 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: Environmental Protection Agency Telephone: 415-972-3372

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 10/16/2024

Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/23/2024 Date Data Arrived at EDR: 05/24/2024 Date Made Active in Reports: 05/28/2024

Number of Days to Update: 4

Source: Department of Labor and Employment, Oil Inspection Section

Telephone: 303-318-8521 Last EDR Contact: 08/20/2024

Next Scheduled EDR Contact: 12/09/2024 Data Release Frequency: Quarterly

AST: Aboveground Tank List

Aboveground storage tank locations.

Date of Government Version: 05/23/2024 Date Data Arrived at EDR: 05/24/2024 Date Made Active in Reports: 05/28/2024

Number of Days to Update: 4

Source: Department of Labor and Employment, Oil Inspection Section

Telephone: 303-318-8521 Last EDR Contact: 08/20/2024

Next Scheduled EDR Contact: 12/09/2024 Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 07/29/2024 Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024 Date Data Arrived at EDR: 05/30/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 90

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Environmental Real Covenants List

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 07/18/2024 Date Data Arrived at EDR: 07/19/2024 Date Made Active in Reports: 10/08/2024

Number of Days to Update: 81

Source: Department of Public Health & Environment

Telephone: 303-692-3331 Last EDR Contact: 10/17/2024

Next Scheduled EDR Contact: 02/03/2025 Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015 Date Data Arrived at EDR: 09/29/2015 Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 09/10/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Varies

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report

The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/02/2024 Date Made Active in Reports: 09/25/2024

Number of Days to Update: 85

Source: Department of Public Health and Environmental

Telephone: 303-692-3331 Last EDR Contact: 10/01/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 07/08/2021

Next Scheduled EDR Contact: 07/20/2009 Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites Listing

Brownfields Sites Listing

Date of Government Version: 07/15/2024 Date Data Arrived at EDR: 07/16/2024 Date Made Active in Reports: 09/27/2024

Number of Days to Update: 73

Source: Department of Public Health & Environment

Telephone: 303-692-3331 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025

Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2024 Date Data Arrived at EDR: 06/11/2024 Date Made Active in Reports: 09/04/2024

Number of Days to Update: 85

Source: Environmental Protection Agency

Telephone: 202-566-2777 Last EDR Contact: 09/11/2024

Next Scheduled EDR Contact: 12/23/2024 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HISTORICAL LANDFILL: Historical Landfill List Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993 Date Data Arrived at EDR: 04/24/1994 Date Made Active in Reports: 05/30/1994

Number of Days to Update: 36

Source: Department of Public Health & Environment

Telephone: 303-692-3300 Last EDR Contact: 09/05/1996 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 703-308-8245 Last EDR Contact: 10/17/2024

Next Scheduled EDR Contact: 02/03/2025

Data Release Frequency: Varies

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014 Date Data Arrived at EDR: 08/06/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service

Telephone: 301-443-1452 Last EDR Contact: 10/10/2024

Next Scheduled EDR Contact: 02/03/2025 Data Release Frequency: Varies

DENVER CO HIST FILL: Denver City & County Historic Fill Areas

This dataset denotes the approximate locations of historical fill areas within the City and County of Denver (CCoD) and with within approximately three-quarters of a mile of the CCoD boundaries. The data is of a general nature and obtained from historic and current documents that may not be accurate or precise.

Date of Government Version: 05/22/2024 Date Data Arrived at EDR: 07/02/2024 Date Made Active in Reports: 09/24/2024

Number of Days to Update: 84

Source: City & County of Denver Telephone: 720-913-5237 Last EDR Contact: 10/03/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

CDL: Meth Lab Locations

Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 06/06/2024 Date Data Arrived at EDR: 06/27/2024 Date Made Active in Reports: 09/20/2024

Number of Days to Update: 85

Source: Department of Public Health and Environment

Telephone: 303-692-3023 Last EDR Contact: 09/18/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024 Date Data Arrived at EDR: 08/19/2024 Date Made Active in Reports: 10/09/2024

Number of Days to Update: 51

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 08/19/2024

Next Scheduled EDR Contact: 12/02/2024 Data Release Frequency: Quarterly

Records of Emergency Release Reports

SPILLS 2: Spills

A listing of spills reported to the Oil & Gas Conservation Commission

Date of Government Version: 06/17/2024 Date Data Arrived at EDR: 06/18/2024 Date Made Active in Reports: 09/10/2024

Number of Days to Update: 84

Source: Oil & Gas Conservation Commission

Telephone: 303-894-2100 Last EDR Contact: 09/19/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

CO ERNS: Spills Database State reported spills.

Date of Government Version: 06/06/2024 Date Data Arrived at EDR: 06/27/2024 Date Made Active in Reports: 09/20/2024

Number of Days to Update: 85

Source: Department of Public Health and Environmental

Telephone: 303-692-2000 Last EDR Contact: 09/18/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/03/2024 Date Data Arrived at EDR: 06/07/2024 Date Made Active in Reports: 06/20/2024

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 303-312-6149 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019

Number of Days to Update: 574

Source: U.S. Geological Survey Telephone: 888-275-8747 Last EDR Contact: 10/03/2024

Next Scheduled EDR Contact: 01/13/2025

Data Release Frequency: N/A

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020 Date Data Arrived at EDR: 06/14/2022 Date Made Active in Reports: 03/24/2023

Number of Days to Update: 283

Source: EPA

Telephone: 202-260-5521 Last EDR Contact: 10/03/2024

Next Scheduled EDR Contact: 12/23/2024 Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022 Date Data Arrived at EDR: 11/13/2023 Date Made Active in Reports: 02/07/2024

Number of Days to Update: 86

Source: EPA

Telephone: 202-566-0250 Last EDR Contact: 09/25/2024

Next Scheduled EDR Contact: 01/06/2025 Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 08/27/2024 Date Data Arrived at EDR: 09/03/2024 Date Made Active in Reports: 09/19/2024

Number of Days to Update: 16

Source: EPA

Telephone: 703-416-0223 Last EDR Contact: 11/01/2024

Next Scheduled EDR Contact: 12/09/2024 Data Release Frequency: Annually

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995

Number of Days to Update: 35

Source: EPA

Telephone: 202-564-4104 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023 Date Data Arrived at EDR: 10/03/2023 Date Made Active in Reports: 10/19/2023

Number of Days to Update: 16

Source: EPA

Telephone: 202-564-6023 Last EDR Contact: 10/01/2024

Next Scheduled EDR Contact: 02/10/2025 Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 05/23/2024 Date Data Arrived at EDR: 07/02/2024 Date Made Active in Reports: 09/26/2024

Number of Days to Update: 86

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016 Date Data Arrived at EDR: 11/23/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 79

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 09/25/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Quarterly

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021 Date Data Arrived at EDR: 03/09/2023 Date Made Active in Reports: 03/20/2023

Number of Days to Update: 11

Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014 Date Data Arrived at EDR: 07/14/2015 Date Made Active in Reports: 01/10/2017

Number of Days to Update: 546

Source: USGS

Telephone: 202-208-3710 Last EDR Contact: 10/01/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023 Date Data Arrived at EDR: 03/03/2023 Date Made Active in Reports: 06/09/2023

Number of Days to Update: 98

Source: Department of Energy Telephone: 202-586-3559 Last EDR Contact: 10/24/2024

Next Scheduled EDR Contact: 02/10/2025 Data Release Frequency: Varies

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016 Date Data Arrived at EDR: 10/26/2016 Date Made Active in Reports: 02/03/2017

Number of Days to Update: 100

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 09/26/2017

Next Scheduled EDR Contact: 01/08/2018 Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016 Date Data Arrived at EDR: 10/26/2016 Date Made Active in Reports: 02/03/2017

Number of Days to Update: 100

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 09/26/2017

Next Scheduled EDR Contact: 01/08/2018 Data Release Frequency: Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022 Date Data Arrived at EDR: 11/22/2022 Date Made Active in Reports: 02/28/2023

Number of Days to Update: 98

Source: USGS

Telephone: 703-648-6533 Last EDR Contact: 08/22/2024

Next Scheduled EDR Contact: 12/02/2024 Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/13/2024 Date Data Arrived at EDR: 06/14/2024 Date Made Active in Reports: 09/04/2024

Number of Days to Update: 82

Source: Department of Interior Telephone: 202-208-2609 Last EDR Contact: 09/10/2024

Next Scheduled EDR Contact: 12/16/2024 Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/13/2024 Date Data Arrived at EDR: 08/20/2024 Date Made Active in Reports: 08/28/2024

Number of Days to Update: 8

Source: EPA

Telephone: (303) 312-6312 Last EDR Contact: 08/20/2024

Next Scheduled EDR Contact: 12/09/2024 Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/23/2024 Date Data Arrived at EDR: 06/28/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 14

Source: Environmental Protection Agency

Telephone: 202-564-2280 Last EDR Contact: 10/01/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023 Date Data Arrived at EDR: 09/13/2023 Date Made Active in Reports: 12/11/2023

Number of Days to Update: 89

Source: Department of Defense Telephone: 703-704-1564 Last EDR Contact: 10/03/2024

Next Scheduled EDR Contact: 01/20/2025 Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021 Date Data Arrived at EDR: 05/21/2021 Date Made Active in Reports: 08/11/2021

Number of Days to Update: 82

Source: Environmental Protection Agency

Telephone: 202-564-0527 Last EDR Contact: 08/13/2024

Next Scheduled EDR Contact: 12/02/2024 Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2024 Date Data Arrived at EDR: 08/13/2024 Date Made Active in Reports: 10/09/2024

Number of Days to Update: 57

Source: EPA

Telephone: 800-385-6164 Last EDR Contact: 08/13/2024

Next Scheduled EDR Contact: 11/26/2024 Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 703-603-8895 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-566-0250 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025

Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020 Date Data Arrived at EDR: 03/17/2021 Date Made Active in Reports: 11/08/2022

Number of Days to Update: 601

Source: Department of Health & Human Services

Telephone: 202-741-5770 Last EDR Contact: 10/17/2024

Next Scheduled EDR Contact: 02/03/2025 Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023 Date Data Arrived at EDR: 04/05/2024 Date Made Active in Reports: 06/06/2024

Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute

Telephone: N/A

Last EDR Contact: 09/05/2024

Next Scheduled EDR Contact: 12/16/2024 Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025

Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025

Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-272-0167 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/01/2024 Date Made Active in Reports: 07/12/2024

Number of Days to Update: 11

Source: Environmental Protection Agency

Telephone: 202-267-2675 Last EDR Contact: 10/02/2024

Next Scheduled EDR Contact: 01/13/2025

Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities

Date of Government Version: 12/16/2016 Date Data Arrived at EDR: 01/06/2017 Date Made Active in Reports: 03/10/2017

Number of Days to Update: 63

Source: EPA, Office of Water Telephone: 202-564-2496 Last EDR Contact: 09/25/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014 Date Data Arrived at EDR: 02/05/2015 Date Made Active in Reports: 03/06/2015

Number of Days to Update: 29

Source: EPA

Telephone: 202-564-2497 Last EDR Contact: 09/25/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024 Date Data Arrived at EDR: 10/16/2024 Date Made Active in Reports: 10/23/2024

Number of Days to Update: 7

Source: Environmental Protection Agency

Telephone: 202-564-4700 Last EDR Contact: 10/16/2024

Next Scheduled EDR Contact: 01/27/2025 Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023 Date Data Arrived at EDR: 10/31/2023 Date Made Active in Reports: 01/18/2024

Number of Days to Update: 79

Source: Environmental Protecton Agency

Telephone: 202-564-0394 Last EDR Contact: 08/08/2024

Next Scheduled EDR Contact: 11/18/2024 Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023 Date Data Arrived at EDR: 10/04/2023 Date Made Active in Reports: 01/18/2024

Number of Days to Update: 106

Source: Environmental Protection Agency

Telephone: 202-564-0394 Last EDR Contact: 08/08/2024

Next Scheduled EDR Contact: 11/18/2024

Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 07/24/2023 Date Data Arrived at EDR: 04/18/2024 Date Made Active in Reports: 06/06/2024

Number of Days to Update: 49

Source: Environmental Protection Agency

Telephone: 833-501-6826 Last EDR Contact: 09/17/2024

Next Scheduled EDR Contact: 12/30/2024 Data Release Frequency: Varies

PFAS: PFAS Information Listing

A list of entities that have tested groundwater and have found PFAS chemicals, specifically PFOA and PFOS, levels above the health advisory. Potential sources of these chemicals include military bases, fire stations or training centers, landfills, industrial sites, car racetracks, and ski resorts.

Date of Government Version: 04/30/2024 Date Data Arrived at EDR: 05/02/2024 Date Made Active in Reports: 07/24/2024

Number of Days to Update: 83

Source: Department of Public Health & Environment

Telephone: 303-692-3605 Last EDR Contact: 10/15/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

AQUEOUS FOAM: Class B Firefighting Foam Contaminating PFAS Listing

Class B foams put out fires caused by flammable liquids like gasoline, oil, and jet fuel. They may contain PFAS chemicals. Anyone using or storing Class B firefighting foam containing these chemicals must register through the Certificate of Registration Program.303-692-38

Date of Government Version: 07/01/2024 Date Data Arrived at EDR: 07/02/2024 Date Made Active in Reports: 09/24/2024

Number of Days to Update: 84

Source: Department of Public Health & Environment

Telephone: 303-692-3605 Last EDR Contact: 10/01/2024

Next Scheduled EDR Contact: 01/13/2025 Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing

A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 05/23/2024 Date Data Arrived at EDR: 05/23/2024 Date Made Active in Reports: 08/20/2024

Number of Days to Update: 89

Source: Department of Public Health & Environment

Telephone: 303-692-3213 Last EDR Contact: 08/20/2024

Next Scheduled EDR Contact: 12/09/2024

Data Release Frequency: Varies

METHANE SITE: Methane Site Investigations - Jefferson County 1980

The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste

Date of Government Version: 12/31/1980 Date Data Arrived at EDR: 02/13/1995 Date Made Active in Reports: 04/04/1995

Number of Days to Update: 50

Source: Jefferson County Health Department

Telephone: 303-239-7175 Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

METHANE INVESTIG: Methane Gas & Swamp Findings

The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

Date of Government Version: 03/15/1979 Date Data Arrived at EDR: 02/13/1995 Date Made Active in Reports: 04/04/1995

Number of Days to Update: 50

Source: Department of Health Telephone: 303-640-3335 Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities.

Date of Government Version: 05/23/2024 Date Data Arrived at EDR: 05/23/2024 Date Made Active in Reports: 08/19/2024

Number of Days to Update: 88

Source: Department of Public Health & Environment

Telephone: 303-692-3213 Last EDR Contact: 08/20/2024

Next Scheduled EDR Contact: 12/09/2024

Data Release Frequency: Varies

LEAD: Lead Abatement Permit Listing Lead inspection

> Date of Government Version: 11/10/2023 Date Data Arrived at EDR: 04/26/2024 Date Made Active in Reports: 07/22/2024

Number of Days to Update: 87

Source: Department of Publich Health & Environment

Telephone: 303-692-2000 Last EDR Contact: 10/24/2024

Next Scheduled EDR Contact: 02/10/2025 Data Release Frequency: Varies

MINES: Permitted Mines Listing

This dataset represents permitted mines in the State of Colorado

Date of Government Version: 07/08/2024 Date Data Arrived at EDR: 07/09/2024 Date Made Active in Reports: 09/27/2024

Number of Days to Update: 80

Source: Division of Reclamation Mining and safety

Telephone: 303-866-3567 Last EDR Contact: 10/04/2024

Next Scheduled EDR Contact: 01/20/2025 Data Release Frequency: Semi-Annually

UIC: Underground Injection Control

A list of underground injection wells and their locations.

Date of Government Version: 02/05/2024 Date Data Arrived at EDR: 02/06/2024 Date Made Active in Reports: 02/27/2024

Number of Days to Update: 21

Source: Oil & Gas Conservation Commission

Telephone: 303-894-2100 Last EDR Contact: 10/30/2024

Next Scheduled EDR Contact: 02/17/2025

Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Telephone: N/A Last EDR Contact: 06/01/2012

Source: Department of Public Health & Environment

Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

COUNTY RECORDS

ADAMS COUNTY:

LF ADAMS: Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978 Date Data Arrived at EDR: 02/16/1995 Date Made Active in Reports: 04/04/1995 Number of Days to Update: 47

Source: Tri-County Health Department

Telephone: 303-761-1340 Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

ARAPAHOE COUNTY:

LF ARAPAHOE: A Survey of Landfills in Arapahoe County

A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978 Date Data Arrived at EDR: 02/16/1995 Date Made Active in Reports: 04/04/1995

Data Arrived at EDR: 02/16/1995 Telephone: 303-761-1340

Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Source: Tri-County Health Department

Data Release Frequency: No Update Planned

BOULDER COUNTY:

LF BOULDER: Old Landfill Sites Landfill sites in Boulder county.

Number of Days to Update: 47

Date of Government Version: 05/01/1986 Date Data Arrived at EDR: 11/14/1995 Date Made Active in Reports: 12/07/1995

Number of Days to Update: 23

Source: Boulder County Health Department

Telephone: 303-441-1182 Last EDR Contact: 01/30/1998 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

DENVER COUNTY:

LF DENVER: Landfills in Denver County

Landfill sites in the city and county of Denver.

Date of Government Version: 06/23/2017 Date Data Arrived at EDR: 06/23/2017 Date Made Active in Reports: 09/06/2017 Number of Days to Update: 75 Source: City and County of Denver Telephone: 720-913-4839 Last EDR Contact: 09/11/2024

Next Scheduled EDR Contact: 12/23/2024 Data Release Frequency: No Update Planned

LF DENVER CO METHANE: Investigation of Methane Gas Hazards

The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981 Date Data Arrived at EDR: 01/29/2013 Date Made Active in Reports: 03/08/2013 Number of Days to Update: 38 Source: City and County of Denver Department of Environmental Health Telephone: 720-865-5522

Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

DOUGLAS COUNTY:

LF DOUGLAS: Douglas County Landfill Key Landfill sites in Douglas county.

Date of Government Version: 06/12/1991 Date Data Arrived at EDR: 02/16/1995 Date Made Active in Reports: 04/04/1995

Number of Days to Update: 47

Source: Tri-County Health Department

Telephone: 303-761-1340 Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

PUEBLO COUNTY:

LF PUEBLO: Designated Disposal & Landfill Sites

Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990 Date Data Arrived at EDR: 11/16/1995 Date Made Active in Reports: 12/07/1995

Number of Days to Update: 21

Source: Pueblo City-County Health Department

Telephone: 719-583-4300 Last EDR Contact: 11/13/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

TRI COUNTY:

LF TRI: Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)

Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983 Date Data Arrived at EDR: 02/16/1995 Date Made Active in Reports: 04/04/1995

Number of Days to Update: 47

Source: Tri-County Health Department

Telephone: 303-761-1340 Last EDR Contact: 01/27/1995 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

WELD COUNTY:

LF WELD: Solid Waste Facilities in Weld County Solid Waste Facilities in Weld County.

Date of Government Version: 01/16/2018 Date Data Arrived at EDR: 02/09/2018 Date Made Active in Reports: 02/23/2018

Number of Days to Update: 14

Source: Weld County Department of Public Health

Telephone: 970-304-6415 Last EDR Contact: 10/31/2024

Next Scheduled EDR Contact: 02/10/2025 Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/05/2024 Date Data Arrived at EDR: 08/06/2024 Date Made Active in Reports: 10/25/2024

Number of Days to Update: 80

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375 Last EDR Contact: 08/06/2024

Next Scheduled EDR Contact: 11/18/2024 Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019 Date Data Arrived at EDR: 11/30/2023 Date Made Active in Reports: 12/01/2023

Number of Days to Update: 1

Source: Department of Environmental Conservation

Telephone: 518-402-8651 Last EDR Contact: 10/24/2024

Next Scheduled EDR Contact: 02/03/2025 Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018 Date Data Arrived at EDR: 07/19/2019 Date Made Active in Reports: 09/10/2019

Number of Days to Update: 53

Source: Department of Environmental Protection

Telephone: 717-783-8990 Last EDR Contact: 10/03/2024

Next Scheduled EDR Contact: 01/20/2025 Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018 Date Data Arrived at EDR: 06/19/2019 Date Made Active in Reports: 09/03/2019

Number of Days to Update: 76

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 08/28/2024

Next Scheduled EDR Contact: 12/16/2024 Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Listing

Source: Department of Human Services

Telephone: 303-866-5958

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data

Source: Division of Wildlife Telephone: 970-416-3360

Current USGS 7.5 Minute Topographic Map Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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