The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

Dawson Trails
Castle Rock, CO

CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
(800) 332-9540
www.**core**.coop

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From Our Business Development Director

We are honored to provide you with an overview of CORE Electric Cooperative!

CORE Electric Cooperative is a not-for-profit, member-owned utility. We are the largest cooperative and the second-largest electric utility in the state of Colorado. We proudly serve electricity to 5,000 square miles around the Denver Metro region with service in 11 counties. CORE is ready to serve your client with available load capacity, a healthy and growing renewable energy mix, available verified real estate sites, and competitive rates.

We recognize that large-load users take time to ramp up operations. As a nonregulated utility, CORE can work with members and prospective members to design development rate options or make consideration to system improvement investments. Unlike other utilities in Colorado that must file applications to the Colorado Public Utilities Commission, potentially taking years, we can do this with approval from our Board of Directors, which can be accomplished in rapid time.

CORE has a history of strong credit and operational excellence. CORE recently received an “AA-” credit rating from Fitch Ratings with a “Stable” outlook. “AA-” is in the highest public rating tier achieved for electric distribution cooperatives rated by Fitch Ratings.

CORE is leading an energy transformation that will increase renewable options for our members. The energy mix information provided in this notebook shows this transition, which is rate neutral meaning CORE will not increase rates, to make our renewable commitments a reality for our members. Our partnership with Invenergy, starting in 2026, will provide CORE with over 1.2 terawatt-hours of renewable energy per year, which includes approximately 400 MW of new solar and wind energy projects and 100 MW of battery storage, backed up by over 300 MW of existing reliable natural gas resources. These agreements pave the way for CORE’s future as the cleanest, most reliable, electric company in Colorado, and signal CORE’s transformation to a fully independent electric utility with control of its power supply future.

CORE can also work with members on battery storage options. In locations where a large load requires resiliency, CORE will collaborate with members to define an investment and deployment program that mutually benefits the member and the utility.

We look forward to working with you and providing your client with The Energy to Thrive!

Sincerely,

Robert Osborn, Esq.
Director of Business Development
rosborn@core.coop

SITE OVERVIEW AND CONTACT INFORMATION

Site Name	Dawson Trails
Site Address	Northwest and Southwest Corner of Territorial Road and I25 West Frontage Road
Site Contact (Owner / Broker)	Larry Jacobson/Blake Amen, Westside Investments, 4100 E Mississippi Ave, Suite 500 Glendale, CO 80246 303.984-9800
Local City or Economic Development Contact	Frank Gray President / CEO of Castle Rock Economic Development Council 303.688.7488
CORE Electric Cooperative Contact	Robert Osborn, Esq., Director of Business Development rosborn@core.coop 720.733.5543

GENERAL SITE INFORMATION

Location	Castle Rock, CO
Owner	Dawson Trails I LLC for approximately 392 acres of the Project and Dawson Trails II LLC
Size	2,064 acres
Current & Previous Use	Vacant land, cattle ranch
Land use adjacent to site	Planned developments to the north, vacant land to the north, south and west, planned development to the east (across the interstate).
Zoning	Planned Development
Asking Price	Pricing $10/sf-$50+/sf dependent on location.
Highway Access	Adjacent to I-25, interchange is planned at site. Adjacent to US Highway 85. 18 miles to C-470.
Air Access	45 miles to DEN International Airport. 50 miles to COS (Colorado Springs) Airport. 20 miles to Centennial Airport.
Rail Access	No rail access. Commuter rail: 15 miles from RTD Skyridge Station.

DAVID HICKS LAMPERT

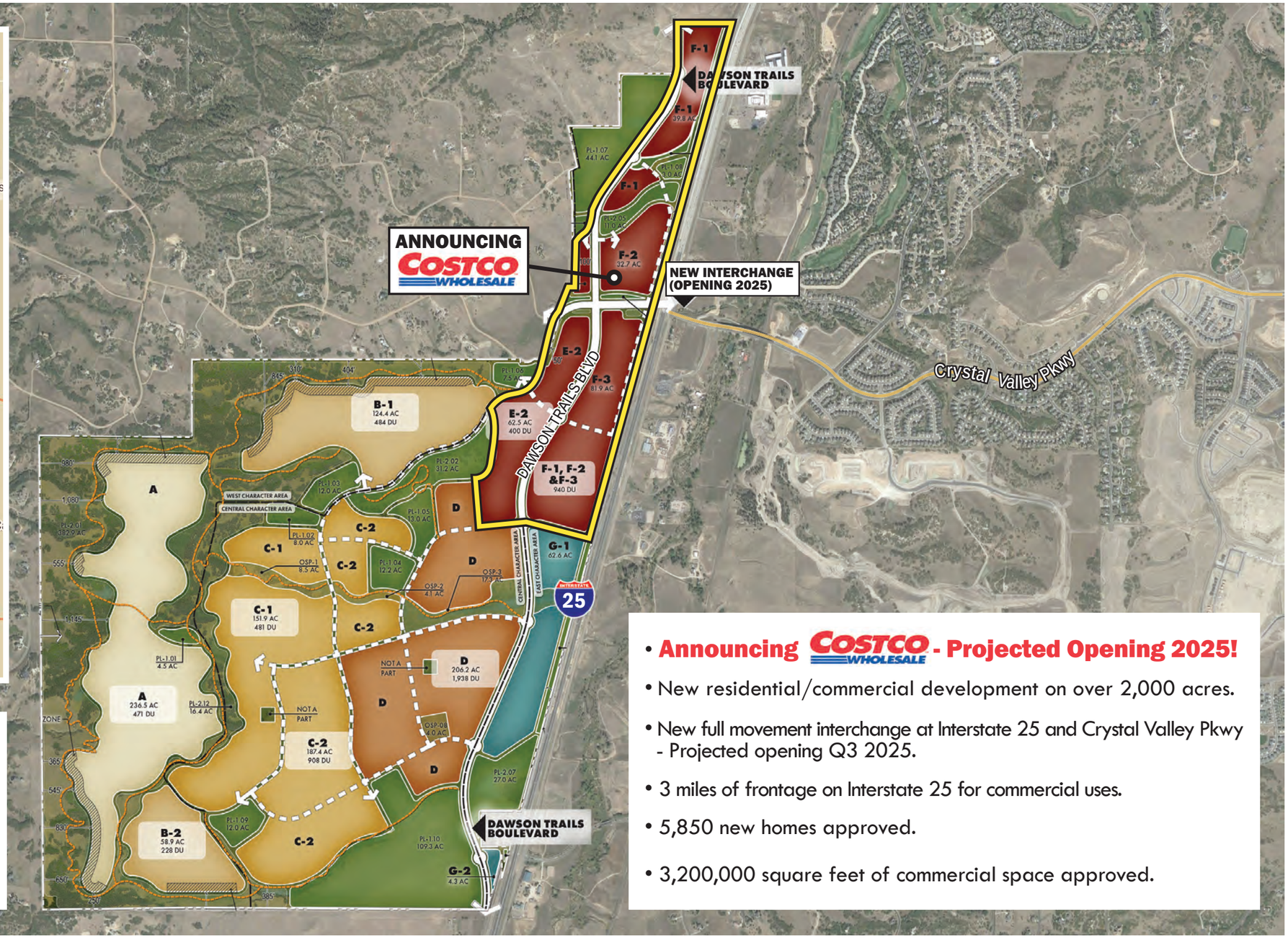
COMMERCIAL/RETAIL SITES AVAILABLE

DAWSON TRAILS

DAWSON TRAILS

INTERSTATE 25 & CRYSTAL VALLEY PARKWAY - CASTLE ROCK, CO

www.DawsonTrails.com



- **Announcing COSTCO WHOLESALE - Projected Opening 2025!**
- New residential/commercial development on over 2,000 acres.
- New full movement interchange at Interstate 25 and Crystal Valley Pkwy - Projected opening Q3 2025.
- 3 miles of frontage on Interstate 25 for commercial uses.
- 5,850 new homes approved.
- 3,200,000 square feet of commercial space approved.

Westside Property Investment Company, Inc.

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DAWSON
—TRAILS—
www.DawsonTrails.com

TRADE AREA DEMOGRAPHICS

	3 Miles
Population	19,726
Annual Growth (2010-2020)	4.9%
Average HH Income	$115,256
Businesses/Employees	1,363/8,371

	5 Miles
Population	65,973
Annual Growth (2010-2020)	5.1%
Average HH Income	$126,020
Businesses/Employees	2,941/18,714

	10 Miles
Population	110,370
Annual Growth (2010-2020)	3.7%
Average HH Income	$146,821
Businesses/Employees	4,879/28,962

Source: Applied Geographic Solutions, 2023 Estimates

TRAFFIC COUNTS

On I-25 south of Plum Creek Pkwy	75,000 Cars/day
On I-25 north of Plum Creek Pkwy	78,883 Cars/day
On Plum Creek Pkwy east of I-25	32,325 Cars/day

Source: CDOT 2023

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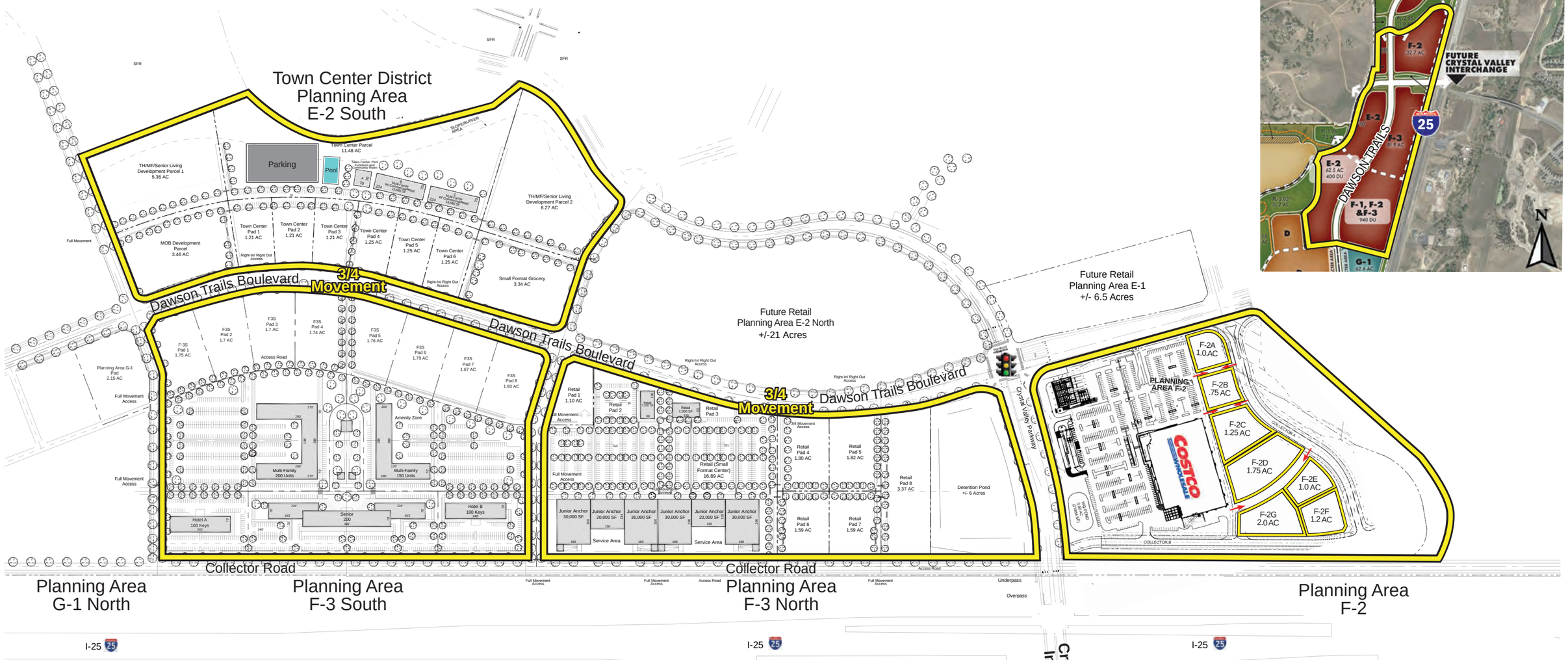
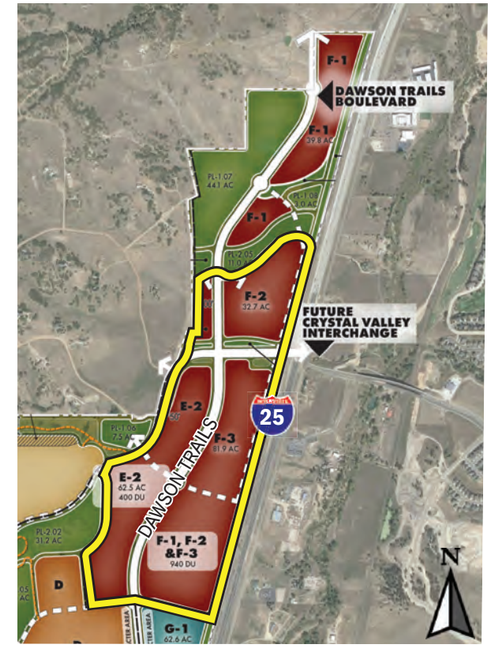
OVERALL PRELIMINARY SITE PLAN





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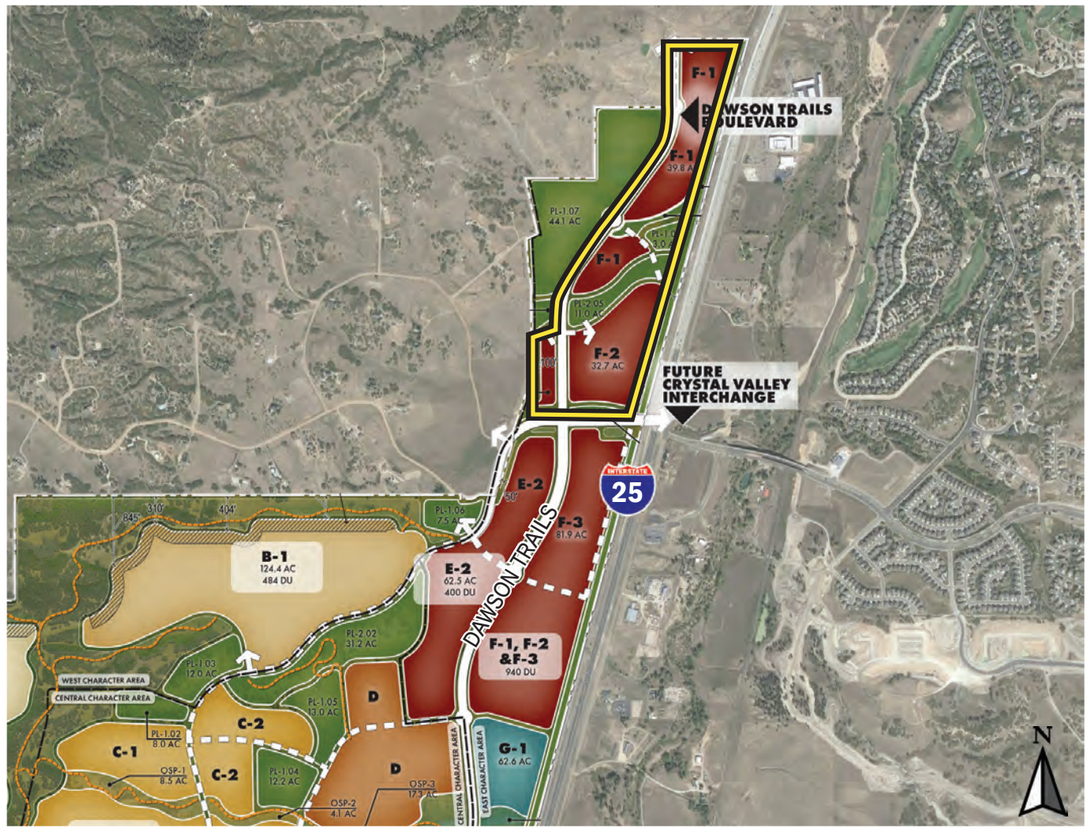
PLANNING AREAS E-1, F-1, & F-2 PRELIMINARY SITE PLAN



F-2A	1.0 AC	**AVAILABLE**
F-2B	.75 AC	**AVAILABLE**
F-2C	1.25 AC	**AVAILABLE**
F-2D	1.75 AC	**AVAILABLE**
F-2E	1.0 AC	**AVAILABLE**
F-2F	1.2 AC	**AVAILABLE**
F-2G	2.0 AC	**AVAILABLE**
E-1	6.5 AC	**Under Contract**

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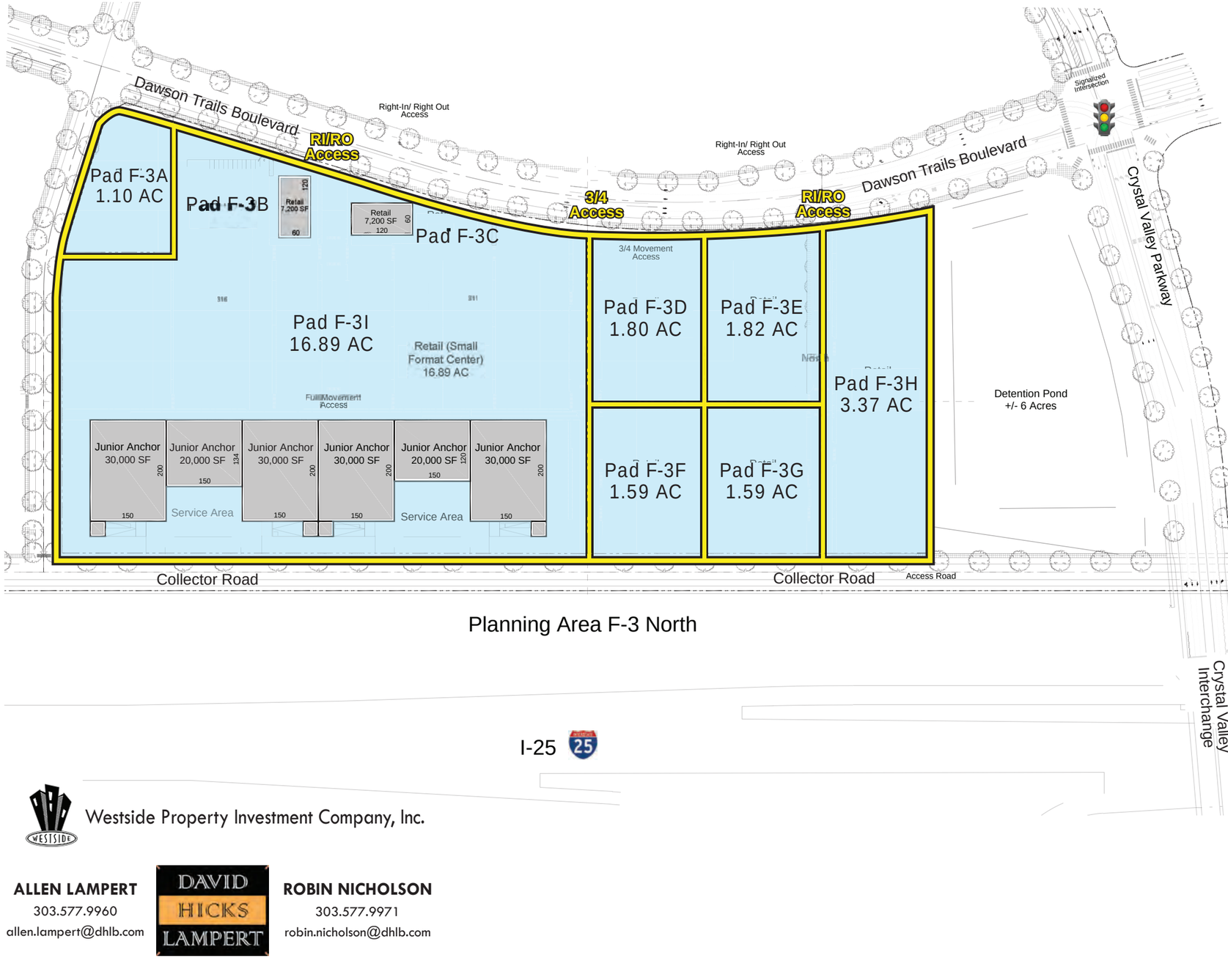
PLANNING AREA F-3 NORTH
PRELIMINARY SITE PLAN



Planning Area F-3 North

COSTCO WHOLESALE

Pad F-3A	1.10 AC	**AVAILABLE**
Pad F-3B & Pad F-3C (Part of Small Format Retail Center)		**AVAILABLE**
Pad F-3D	1.80 AC	**AVAILABLE**
Pad F-3E	1.82 AC	**AVAILABLE**
Pad F-3F	1.59 AC	**AVAILABLE**
Pad F-3G	1.59 AC	**AVAILABLE**
Pad F-3H	3.37 AC	**AVAILABLE**
Pad F-3I (Small Format Retail Center)	16.89 AC	**AVAILABLE**

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DAWSON TRAILS

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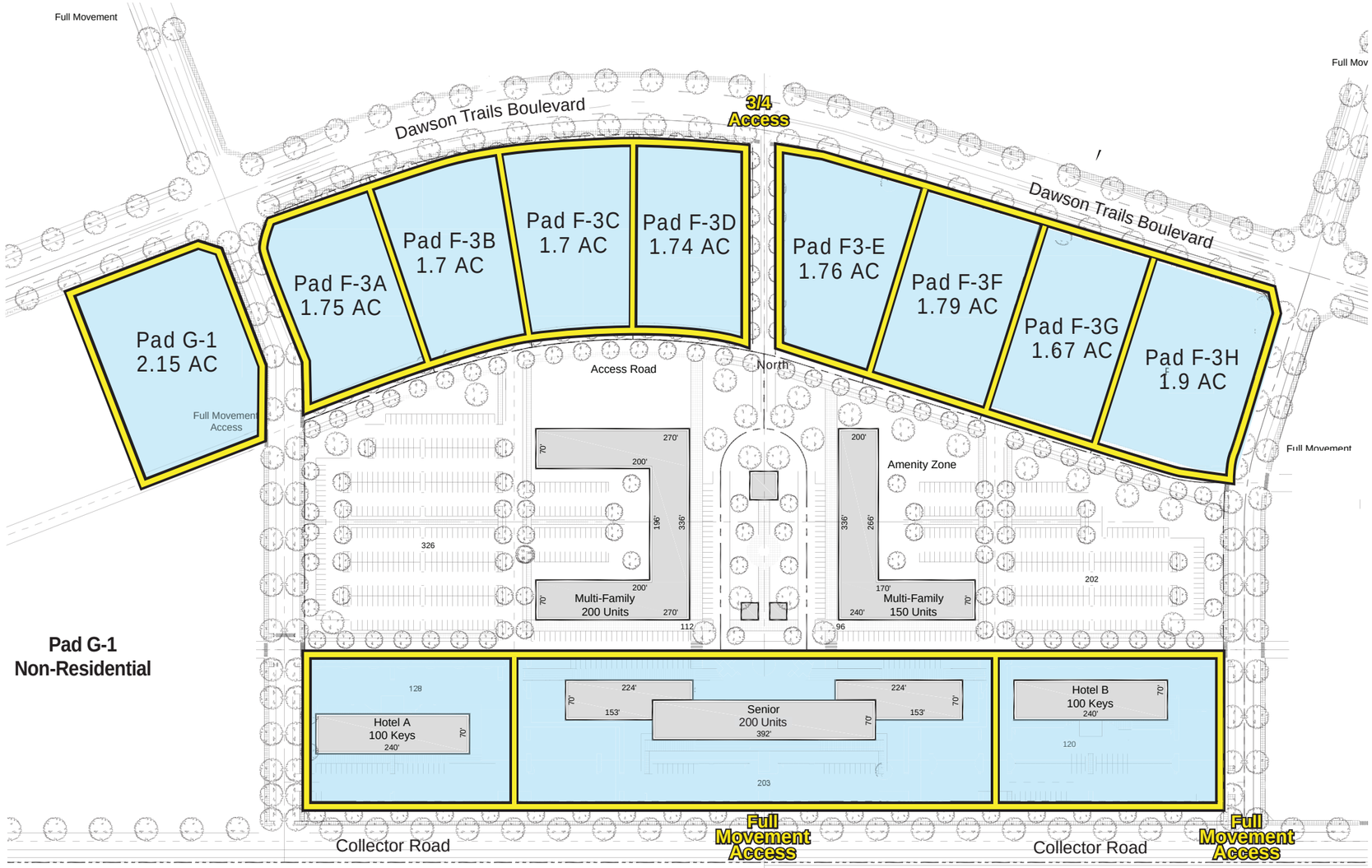
PLANNING AREA F-3 SOUTH
PRELIMINARY SITE PLAN



Pad F-3A	1.75 AC	**AVAILABLE**
Pad F-3B	1.70 AC	**AVAILABLE**
Pad F-3C	1.70 AC	**AVAILABLE**
Pad F-3D	1.74 AC	**AVAILABLE**
Pad F-3E	1.76 AC	**AVAILABLE**
Pad F-3F	1.79 AC	**AVAILABLE**
Pad F-3G	1.67 AC	**AVAILABLE**
Pad F-3H	1.9 AC	**AVAILABLE**
Pad G-1	2.15 AC	**AVAILABLE**
Hotel A	TBD	**AVAILABLE**
Hotel B	TBD	**AVAILABLE**
Senior Living	TBD	**AVAILABLE**

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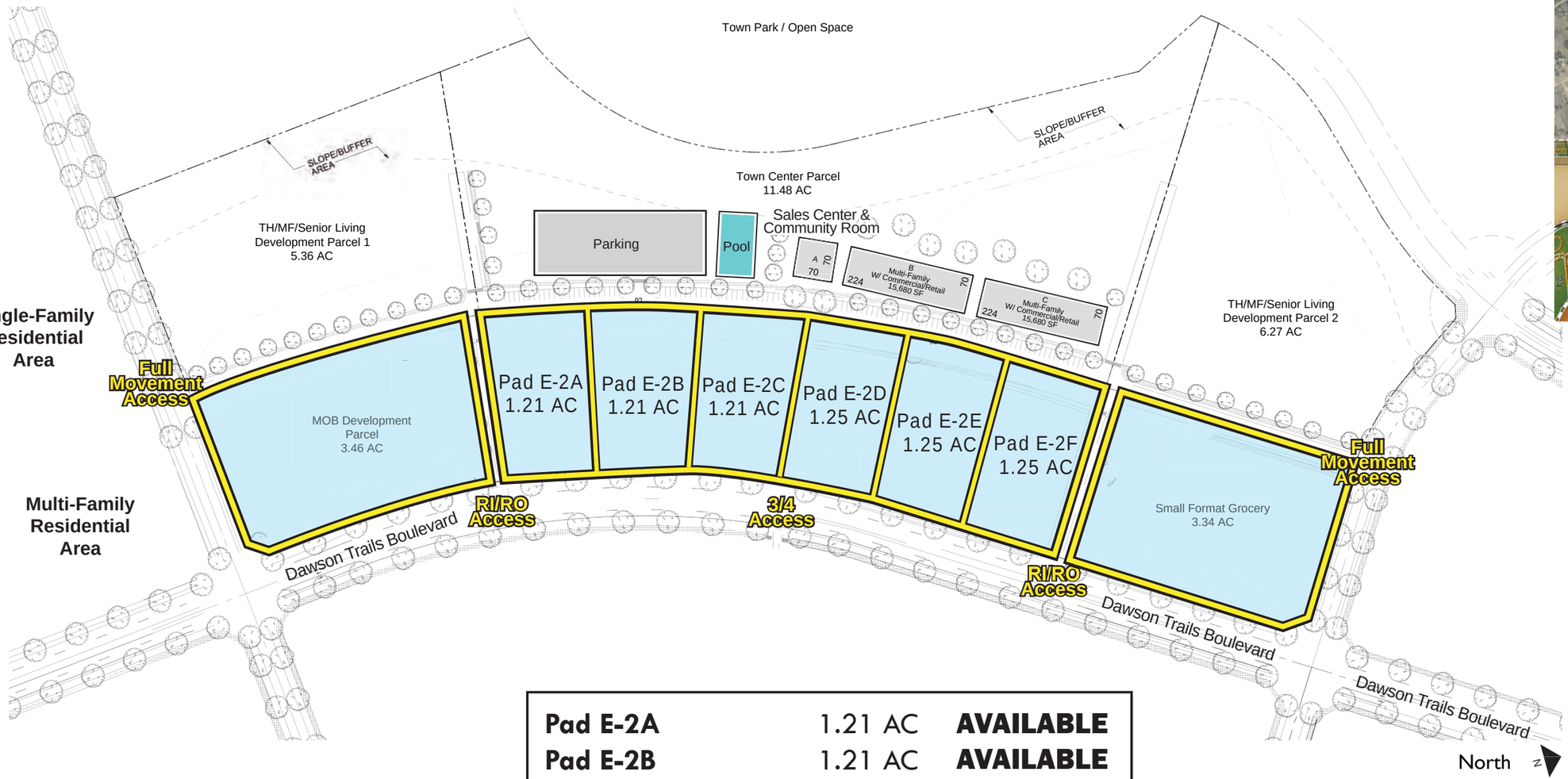
PLANNING AREA E-2 SOUTH
PRELIMINARY SITE PLAN



Pad E-2A	1.21 AC	**AVAILABLE**
Pad E-2B	1.21 AC	**AVAILABLE**
Pad E-2C	1.21 AC	**AVAILABLE**
Pad E-2D	1.25 AC	**AVAILABLE**
Pad E-2E	1.25 AC	**AVAILABLE**
Pad E-2F	1.25 AC	**AVAILABLE**
Small Format Grocery	3.34 AC	**AVAILABLE**
MOB Development	3.46 AC	**AVAILABLE**

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UTILITIES

Electric

Electric power provider contact name, address, phone	CORE Electric Cooperative. Robert Osborn, Esq., Director of Business Development 5496 N US Highway 85, Sedalia, CO 80135 rosborn@core.coop; 720.733.5543
Distance from the site to electric power service	Power on site; additional extensions can be made as necessary. Feeder (3036) on site at Territorial Road.
Electric service type and voltage serving the site	3-phase, underground.
Distance to and name of the substation(s) servicing the site	Wolfensberger substation, 3.1 miles to the north, planned upgrades for additional substations and capacity availability by 2024 and 2026.
Largest power demand that can currently be served at the site	25MW Immediate capacity available from Feeder 3036 at Territorial Road.
Dual feed service potential	Yes, in 2027.
Planned electric power system upgrades that would impact this site (substation capacity, line improvement, etc.)	Citadel Substation 1.5 miles, 25MW expected Dawson's Ridge substation will be on site 2027.

Natural Gas

Natural gas provider contact name, address, phone	Black Hills Energy. Kyle Sowder, kyle.sowder@blackhillscorp.com
Distance from the site to the natural gas line	On site
Provide size of the gas line serving the site (Ex: 2”)	Per prospect needs
Gas line service capacity for the line serving the site	6” gas mains
Gas service pressure for the line serving the site (PSI)	
Planned upgrades to the gas system that would impact this site	Developer expanding gas service throughout the site.

Kyle Sowder
Utility Construction Planner
Colorado Gas
Kyle.sowder@blackhillscorp.com

Black Hills Energy
1769 Park St.
Castle Rock, CO. 80109

08/11/2023

Re: Dawson Tails

To: Black Amen

This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service for Taylor Morrison of Colorado,Inc. Trumark Properties LLC. ACM Dawson Trails. . In the town of Castle Rock, Township 8 South, Range 67 West, in Section 28, County of Douglas County, State of Colorado. Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions, please feel free to contact me.

Sincerely,

Kyle Sowder
Utility Construction Planner
Colorado Gas
Kyle.sowder@blackhillscorp.com
Cell: 303-817-9026

Water

Water service provider contact name, address, phone	Castle Rock Water & Wastewater. Matthew Hayes, MHayes@crgov.com
Distance from the site to the water line	The developer is extending water into the development.
Briefly describe and provide a map or drawing indicating water service to the site	Two water mains will be extended into the site. One main will be installed from Plum Creek Pkwy and parallel I25 to the development. The other will be extended from the fire station on Crystal Valley.
Size of the water line that will serve the site	16" and 24"
Water line service capacity for the line that will serve the site	MDD = 4.55 MGD
Water service pressure for the line that will serve the site (PSI)	45-125 psi. This development will have three pressure zones.
Source of the municipal water?	Castle Rock's supplies (wells, surface water, and Wise)
Overall available capacity of the municipal water system?	22.3 MGD
Profile or chemical analysis of the municipal water serving the site	Water Quality Report | Castle Rock, CO - Official Website (crgov.com)
Head pressure at closest hydrant if applicable	TBD - Water distribution system in the development has not been completed.
Flow rate at nearest hydrant if applicable	TBD - Water distribution system in the development has not been completed.
Is the water system that will serve the site part of a looped system?	Yes, CR Water requires a looped system.
Planned water system upgrades that would impact this site	The developer is installing the water distribution system, pump station, and tanks required to serve the site. Additional improvements are identified the Town's Water Masterplan.
Ability to drill water wells on site, and if available, well capacity data	The developer has dedicated a well site to the Town.

2025 Water Quality Report

Copies of this Consumer Confident Report can be found at CRgov.com**/waterquality**

Esta es información importante sobre su agua. Si necesita que alguien lo traduzca, póngase en contacto con Castle Rock Water.

Town of Castle Rock
Public Water System ID: C00118010

The purpose of this report

Castle Rock Water's goal is to provide our customers with a safe and reliable supply of drinking water. The Water Quality Report or "Consumer Confidence Report" is produced annually to describe the overall quality of water from its raw collection and storage to the treated purity at your tap. This report is required by the Environmental Protection Agency (EPA) to summarize information regarding the water sources used, any detected contaminants, compliance and educational information.

Please contact Castle Rock Water at 720-733-6000 or email waterquality@CRgov.com with any questions about the quality or treatment of our water.

General Information About Drinking Water

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791 or by visiting epa.gov/ground-water-and-drinking-water.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at 1-800-426-4791.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- Microbial contaminants: viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants: salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides: may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- Radioactive contaminants: can be naturally occurring or be the result of oil and gas production and mining activities.

- Organic chemical contaminants: including synthetic and volatile organic chemicals which are byproducts of industrial processes and petroleum production and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amounts of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Our Water Sources and Water Treatment Plants

In 2024, approximately 70 percent of the Town's water was pumped from the Town's 63 deep groundwater wells. Castle Rock overlies the Denver Basin, a geologic formation with four principal aquifers into which our deep wells are drilled: the Dawson, Denver, Arapahoe, and the deepest of the four, the Laramie-Fox Hills. The remaining 30 percent came from renewable water resources which included 14 shallow alluvial wells, two surface water diversions, one along East Plum Creek and the other along Plum Creek in Sedalia, and imported Water Infrastructure and Supply Efficiency (WISE) water. See the table below for Castle Rock's sources.

Castle Rock utilizes five treatment plants to purify and distribute potable water. Having five facilities provides redundancy to ensure reliable service. During the winter with low demand, several plants may not be in use.

Water sources and types of water are important to help Castle Rock Water determine the appropriate level of treatment, and to design the correct type of treatment plant. The five Castle Rock Water treatment plants are listed here.

The plant that treats surface water uses flocculation, coagulation, sedimentation, biological activated carbon, membrane filtration, advanced oxidation, granular activated carbon filtration, and disinfection processes:

1. Plum Creek Water Purification Facility (PCWPF)

The plants that treat groundwater use greensand filtration, or anthracite and silica sand filtration, and disinfection processes:

2. Founders Water Treatment Plant (FWTP)
3. Meadows Water Treatment Plant (MWTP)
4. P.S. Miller Water Treatment Plant (PSMWTP)
5. Ray Waterman Regional Water Treatment Facility (RWRWTF)

All of our water sources are listed below including the type of supply, and the water plant that treats and distributes the supply.

SOURCE	WATER TYPE		WATER PLANT
Well CR20 Mikelson A1	Well	GW	FWTP
Well CR21 Mikelson Den1	Well	GW	FWTP
Well 22 Mikelson DA1	Well	GW	FWTP
Well 31R	Well	GW	FWTP
Well 33R Enderud	Well	GW	FWTP
Well 39 Weaver 1	Well	GW	FWTP
Well 41 Weaver 1	Well	GW	FWTP
Well 43 Weaver A2	Well	GW	FWTP
Well 44 Weaver LDA2	Well	GW	FWTP
Well 45 Weaver D2	Well	GW	FWTP
Well CR-226	Well	GW	FWTP
Well CR-227	Well	GW	FWTP
Well CR27R	Well	GW	MWTP
Well 28R Meadows A-2R	Well	GW	MWTP
Well CR47 Meadows D1	Well	GW	MWTP
Well 49 Meadows A8	Well	GW	MWTP
Well 50R	Well	GW	MWTP
Well CR51A Meadows D-7A	Well	GW	MWTP
Well CR67 Meadows A7 Arapahoe	Well	GW	MWTP
Well 82 A4	Well	GW	MWTP
Well CR 83	Well	GW	MWTP
Well CR 84 Meadows A7 Denver	Well	GW	MWTP
Well CR 86	Well	GW	MWTP
Well 148 Den4	Well	GW	MWTP
Well 149 Meadows D3	Well	GW	MWTP
Well 150 Meadows D2	Well	GW	MWTP
Well CR152 Meadows A7 Dawson	Well	GW	MWTP
Well 168 LDA4	Well	GW	MWTP
Well 170 Meadows DA6	Well	GW	MWTP
Well 174 Meadows D6	Well	GW	MWTP
Well 176 *Not used in treatment*	Well	GW	MWTP
Well 219 A13	Well	GW	MWTP
Well CR 220	Well	GW	MWTP
Well CR 221	Well	GW	MWTP
Well CR 222	Well	GW	MWTP
Well CR 223	Well	GW	MWTP
Well CR 224	Well	GW	MWTP

SOURCE	WATER TYPE		WATER PLANT
Well CR 225	Well	GW	MWTP
Well CR 231	Well	GW	MWTP
Well CR14R PC Miller East	Well	GW	PSMWTP
Well 15R	Well	GW	PSMWTP
Well 16R	Well	GW	PSMWTP
Well AL-1	Well	GW UDI Surface	PCWPF
Well AL-2	Well	GW UDI Surface	PCWPF
Well AL-8	Well	GW UDI Surface	PCWPF
Well AL-9	Well	GW UDI Surface	PCWPF
Well AL-16	Well	GW UDI Surface	PCWPF
Well AL-18	Well	GW UDI Surface	PCWPF
Well AL-20	Well	GW UDI Surface	PCWPF
Well 11R	Well	GW UDI Surface	PCWPF
Well 12R	Well	GWUDI Surface	PCWPF
Well 13R	Well	GW UDI Surface	PCWPF
Well 78 PC Alluvium	Well	GW UDI Surface	PCWPF
Well 79 PC Alluvium	Well	GW UDI Surface	PCWPF
Well 80 PC Alluvium	Well	GW UDI Surface	PCWPF
Well 81 PC Alluvium	Well	GW UDI Surface	PCWPF
Well CR204	Well	GW	PCWPF
Well CR 228	Well	GW	PCWPF
Well CR 229	Well	GW	PCWPF
Well CR 230	Well	GW	PCWPF
Well CR 234	Well	GW	PCWPF
Well CR 235	Well	GW	PCWPF
Well CR 236	Well	GW	PCWPF
Plum Creek Diversion No. 1	Intake	Surface	PCWPF
Plum Creek Diversion at Sedalia	Intake	Surface	PCWPF
Well 72R Castle Oaks 6 Denver	Well	GW	RWRWTF
Well 73R Castle Oaks 6 Arapahoe	Well	GW	RWRWTF
Well CR 101	Well	GW	RWRWTF
Well CR 105	Well	GW	RWRWTF
Well CR 110	Well	GW	RWRWTF
Well CR 111	Well	GW	RWRWTF
Well CR 117	Well	GW	RWRWTF
Well CR 118	Well	GW	RWRWTF
Well CR 123	Well	GW	RWRWTF

SOURCE	WATER TYPE		WATER PLANT
Well CR 124	Well	GW	RWRWTF
Well CR 217	Well	GW	RWRWTF
Well CR 218	Well	GW	RWRWTF
Well CR 232	Well	GW	RWRWTF
Well CR 233	Well	GW	RWRWTF
WISE Purchase from Parker WSD	CC	Surface	RWRWTF
Purchase Castle Pines Metro / CO0118005	CC	GW	DIST
Purchase The Pinery WSD / CO0118025	CC	GW	DIST

Abbreviation definitions

GW — Groundwater
GWUDI — Groundwater Under Direct Influence of Surface Water
CC — Consecutive Connection
DIST — Distribution System

Walker Reservoir Ribbon Cutting

The Walker Reservoir project is a significant step forward for water management in the South Metro area. By transitioning from deep groundwater sources to renewable surface water supplies, communities are not only improving their water security but also enhancing sustainability efforts. The collaboration among the Cherry Creek Project Water Authority and its partners—Castle Rock Water, Cottonwood Water and Sanitation District, Inverness Water and Sanitation District, and Pinery Water and Wastewater District—demonstrates the power of regional partnerships in optimizing resources and funding. (Partners pictured here, cutting a ceremonial ribbon for the completion of the Walker Reservoir.)

With a capacity of 650 acre-feet, this restricted-access reservoir will play a crucial role in storing excess water during times of abundance, ensuring that local supplies remain resilient. The reservoir is supplied from alluvial wells in the Cherry Creek watershed and a Denver Basin well to supplement augmentation. Walker Reservoir is expected to fill in 2025.

Devoted to Water Quality

Water quality is the core of our service. Last year, we collected more than 5,000 samples and conducted tests daily, monthly, quarterly, and annually within our treatment plants, at points throughout the system and at service locations. These tests are collected, not only for compliance with local, state and federal regulations, but reveals our commitment to ensuring our systems, processes and upgrades continue to provide water to our community that is as clean and safe as possible. Castle Rock Water takes pride in being recognized throughout the water industry for water quality, technological improvements and sustainability. To further our message of exceptional water quality, the state-of-the-art Plum Creek Water Purification Facility is open to the public for tours. Tour registration can be found at CRgov.com/**WaterTours.** (**NOTE:** Tours have been suspended while PCWPF is under expansion construction.)

Detected Contaminants

Castle Rock Water routinely monitors for contaminants in your drinking water according to state and federal laws. The following tables show all detections found in the period of January 1 to December 31, 2024 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are also reported here.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section, then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System

Disinfectant Name	Time Period	Results	Number of samples below level	Sample size	TT violation	MRDL
Chloramine	December 2024	Lowest period of samples meeting TT requirement: 100%	0	100	No	4.0 ppm

TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR***
If sample size is less than 40, no more than 1 sample is below 0.2 ppm
Typical Sources: Water additive used to control microbes

Disinfection Byproducts Sampled in the Distribution System

Contaminant Name	Year	Average	Range Low to High	Sample Size	Unit of Measure	MCL*	MCLG	MCL Violation	Typical Sources
Total Haloacetic Acids (HAA5)	2024	2.33	0 to 5.9	32	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2024	6.29	1.7 to 14.2	32	ppb	80	N/A	No	Byproduct of drinking water disinfection

Disinfection Byproducts Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low to High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Bromate	2024	3.91	0 to 40	11	ppb	10	0	No*	Byproduct of drinking water disinfection
Maximum Contaminant Level is calculated by a monthly, running annual average. The lone value of 40 ppb did not cause a MCL exceedance.									

Summary of Turbidity Sampled at the Entry Point to the Distribution System					
Contaminant Name	**Sample Date**	**Level Found**	**TT Requirement**	**TT Violation**	**Typical Sources**
Turbidity	Mar	Highest single measurement: 0.024 NTU	Maximum 0.5 NTU for any single measurement	No	Soil Runoff
Turbidity	Dec	Lowest monthly percentage of samples meeting TT requirement for our technology: 100%	In any month, at least 95% of samples must be less than 0.1 NTU	No	Soil Runoff

PARTNERSHIP FOR SAFE WATER

The Plum Creek Water Purification Facility (PCWPF) is one of the nation's most advanced water treatment plants, and Castle Rock Water is taking steps to optimize its performance even further. The facility has joined the Partnership for Safe Water, a voluntary program supported by six drinking water organizations and over 250 utilities. This program aims to enhance public health protection through prevention efforts beyond current regulations.

Being part of this partnership showcases Castle Rock Water's commitment to water quality and public health. The process involves four phases, and while it will take several years to complete, a key benefit is the opportunity to collaborate monthly with other Front Range water providers to discuss new technologies and solutions.

Phase I of our work in the partnership is complete, with the facility meeting all regulatory requirements for filtered surface water. Phase II is underway, focusing on collecting 12 months of performance data on turbidity and residuals. Phase III involves a comprehensive self-assessment to evaluate system performance and efficiency. Castle Rock Water aims for the Directors Award at this stage.

Phase IV, which is optional, recognizes top-performing plants with the President's Award for Excellence in Water Treatment. Participation in the program prepares Castle Rock Water for future regulatory changes while optimizing operations.

By joining this initiative, Castle Rock Water collaborates with key organizations like the American Water Works Association (AWWA), EPA, and Water Research Foundation (WRF), solidifying its role as a national leader in the water industry.

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant	**Year**	**Average**	**Range Low to High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Barium	2024	0.13	0.09 to 0.18	3	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2024	2	2 to 2	3	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2024	0.78	0.71 to 0.87	3	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2024	0.04	0 to 0.2	5	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrate-Nitrite	2024	0.2	0.2 to 0.2	1	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2024	1.33	0 to 4	3	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

Secondary Contaminants

Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**Secondary Standard**
Alkalinity ($CaCO_3$)	2024	96	72 to 116	61	ppm	N/A
Chloride	2024	53	9 to 156	64	ppm	250
Hardness ($CaCO_3$)	2024	121	67 to 239	64	ppm	N/A
pH	2024	7.9	6.9 to 8.7	64	SU	6.5 to 8.5
Sodium	2024	21.67	12.6 to 28.9	3	ppm	N/A
Sulfate	2024	76	11-239	49	ppm	250
Total Dissolved Solids (TDS)	2024	248	156 to 486	64	ppm	500
Total Iron	2024	0.01	0 to 0.05	64	ppm	0.3
Total Manganese	2024	0.01	0.001 to 0.03	64	ppm	0.05

Lead and Copper Sampled in the Distribution System									
Contaminant	**Time Period**	**Tap Sample Range Low-High**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	04/29/24 to 06/23/24	0.019 to 0.782	0.17	60	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	04/29/2024 to 06/23/2024	0 to 3	2	60	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Copper	10/14/2024 to 12/13/2024	0.005 to 0.841	0.17	102	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	10/14/2024 to 12/13/2024	0 to 41	2	102	ppb	15	1	No	Corrosion of household plumbing systems; Erosion of natural deposits

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant	**Year**	**Average**	**Range Low-High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Gross Alpha	2024	9.1	9.1 to 9.1	1	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2024	2.8	2.3 to 3.3	2	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2024	1	1 to 1	1	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2022	3.17	-2.09 to 6.62	3	pCi/L*	50	0	No	Decay of natural and man-made deposits
The MCL for Gross Beta Particle Activity is 4mrem/year. Since there is no simple conversion between mrem/year and pCi/L, EPA considers 50pCi/L to be the level of concern for Gross Beta Particle Activity.									

Cryptosporidium

Contaminant	Year	Number of Positives	Sample Size
Cryptosporidium	2024	1	11

Under the Surface Water Treatment Rule, water systems in Colorado that treat surface water, were required to participate in a short-term surface source water monitoring project in 2024. As such, Castle Rock Water collected 11 samples from our surface water source, with one positive result, indicating the presence of these organisms in surface water. Cryptosporidium is a microbial pathogen found in surface water throughout the United States. Although filtration removes cryptosporidium, the most commonly used filtration methods cannot guarantee 100 percent removal. Our surface water treatment facility utilizes multiple filtration processes (including microfiltration), advanced oxidation treatment, ultraviolet light disinfection, and chlorine disinfection treatment methods for the effective removal and inactivation of cryptosporidium during the treatment process. Current test methods do not allow us to determine if the organisms are dead or if they are capable of causing disease. Ingestion of cryptosporidium may cause cryptosporidiosis, an abdominal infection. Symptoms of infection include nausea, diarrhea, and abdominal cramps. Most healthy individuals can overcome the disease within a few weeks. However, immuno-compromised people are at greater risk of developing life-threatening illness. We encourage immuno-compromised individuals to consult their doctor regarding appropriate precautions to take to avoid infection. Cryptosporidium must be ingested to cause disease, and it may be spread through means other than drinking water.

Unregulated Contaminants

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. Castle Rock Water performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (epa.gov/dwucmr/national-contaminant-occurrence-database-ncod). Consumers can review UCMR results by accessing the NCOD. The sample collection requirements for the current UCMR 5 began in 2023 and will be completed in 2024. Contaminants that were detected during UCMR 5 sampling in 2024, and the corresponding analytical results are provided below.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure
Lithium	2024	24.4	N/A	1	ppb
PFPeA	2024	0.003	N/A	1	ppb

More information about the contaminants that were included in UCMR monitoring can be found at: drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/ground-water-and-drinking-water.

Violations, Significant Deficiencies and Formal Enforcement Actions

No violations, significant deficiencies or formal enforcement actions in 2024.

Lead Testing in Castle Rock

Castle Rock Water is required by State and Federal regulations to conduct periodic lead and copper testing. Samples are collected from indoor taps in designated single-family homes built between 1982 through 1987. These homes have been identified because they were built during the timeframe when lead-based solder was more widely used. Lead can enter the water through contact with plumbing pipes and fixtures containing lead within the home. It does this by leaching lead and copper from your private plumbing through the corrosion of pipes, solder, faucets and fittings. As part of our treatment process, Castle Rock Water treats the water to minimize, reduce, and eliminate, to the extent possible the potential for this corrosion to occur.

If residents have any concerns, or would like their home to be considered for lead testing, contact our Water Quality staff at 720-733-6000 or visit CRgov.com**/WaterQuality**. This test is performed at no cost to the homeowner.

Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing system. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at epa.gov/safewater/lead.

Service Line Inventory

New state and federal laws require Castle Rock Water to inventory all water service lines in our service area to classify the material. A service line is the underground pipe that carries water from the water main, likely in the street, into your home or building. If you would like to view a copy of our service line inventory or have questions about the material of your service line, contact our Water Quality staff at 720-733-6000 or visit CRgov.com**/WaterQualityReport**.

Image of Castle Rock Water staff with Vac Truck accessing and inspecting a service line for material classification.

Terms and Abbreviations

Maximum Contaminant Level (MCL) − The highest level of a contaminant allowed in drinking water.

Treatment Technique (TT) – A required process intended to reduce the level of a contaminant in drinking water.

Health-Based − A violation of either a MCL or TT.

Non-Health-Based − A violation that is not a MCL or TT.

Action Level (AL) − The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.

Maximum Residual Disinfectant Level (MRDL) − The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Contaminant Level Goal (MCLG) − The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level Goal (MRDLG) − The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Violation (No Abbreviation) − Failure to meet a Colorado Primary Drinking Water Regulation.

Formal Enforcement Action (No Abbreviation) − Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.

Variance and Exemptions (V/E) − Department permission not to meet a MCL or treatment technique under certain conditions.

Gross Alpha (No Abbreviation) – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.

Picocuries per liter (pCi/L) − Measure of the radioactivity in water.

Nephelometric Turbidity Unit (NTU) – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.

Compliance Value (No Abbreviation) – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).

Average (x-bar) − Typical value.

Range (R) − Lowest value to the highest value.

Sample Size (n) − Number or count of values (i.e. number of water samples collected and tested).

Parts per million = Milligrams per liter
(ppm = mg/L) − One part per million corresponds to one minute in two years or a single penny in $10,000.

Parts per billion = Micrograms per liter
(ppb = ug/L) − One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.

Not Applicable (N/A) – Does not apply or not available.

Level 1 Assessment – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in a water system.

Level 2 Assessment – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in a water system on multiple occasions.

Common Questions About Water

Is my water safe to drink?

Yes. Our water meets or surpasses all the regulatory standards set by the Colorado Department of Public Health and Environment and the U.S. Environment Protection Agency. We are required to conduct frequent and routine water quality testing to ensure your water stays safe.

Why is my water discolored?

If you see black or brown water coming from your hot water tap, the culprit may be your water heater. Most manufacturers suggest flushing your water heater at least once a year. This discoloration is due to sediment settling at the bottom of the tank which, over time, will build up. The sediment includes naturally occurring minerals in the water, such as manganese and iron which can cause discoloration of the tap water, or dark stains on laundry.

White or cloudy water may be due to air bubbles in the pipes that are released when water leaves the tap. It is not a health risk. Other causes of this type of discoloration may be due to the time of the year – during colder months water in outdoor pipes is colder and holds more oxygen than household pipes. When the cold water enters your home or building and begins to warm, the oxygen bubbles escape which can cause the water to look milky. Another cause may be maintenance or construction on the distribution system lines. This may allow air to enter the water pipes and cause the water to have a cloudy appearance.

Brown or yellow water from the first draw, may be the internal plumbing of your home or building. This may be the issue if you only see the discoloration for the first minute or two after your tap is turned on. If you see this discoloration constantly, it may be due to sediments in the water mains. Sediment can get stirred up if there is flushing or maintenance in the area and may cause a brown or yellow color. One way to figure out whether the discoloration is due to your indoor plumbing or from the water mains is to consult with your neighbors and see if they are having similar issues with their water quality.

Please contact us at 720-733-6000 or waterquality@CRgov.com with any questions.

Is the water in Castle Rock hard?

Castle Rock has moderately hard water. Hardness is caused by naturally occurring calcium and

magnesium ions in the water. White spots on glassware or other fixtures are caused by the calcium. This is not harmful. In fact, calcium and magnesium are found in many food products. For more information about hardness, visit CRgov.com/waterquality.

Why does my water taste/smell funny?

Your water may taste funny to you if you recently moved from an area containing very few naturally occurring minerals, or if you are accustomed to a certain type of source water. Occasionally, we receive reports from customers that their water smells like rotten eggs or sewage/septic. Often, these odors are caused by gases that are formed in the household drains and may not be directly related to your water supply. Bacteria that live on hair, food, soap and other organic matter can form gases and can produce unpleasant odors. Another cause of these odors may be your water heater. If your water heater has been turned off and not in use for a while, it can produce a septic or sulfuric smell.

Is there fluoride in my water?

Yes, there is naturally occurring fluoride in Castle Rock's water. Fluoride comes from the erosion of natural deposits. The fluoride level in Castle Rock has an average of 0.8 ppm with the Maximum Contaminant Level set at 4 ppm. Castle Rock does not add fluoride to the water supply.

Is there lead in my drinking water? If so, what is the Town of Castle Rock doing about it?

Lead can enter drinking water when plumbing materials that contain lead corrode. Castle Rock Water's distribution piping does not contain lead. However, corrosion can occur within the building or home when drinking water comes into contact with internal plumbing, solder, fixtures and faucets (brass) and fittings that contain lead. We are required to regularly conduct lead and copper testing to ensure proper treatment that prevents corrosion of plumbing materials in homes and buildings. Since testing began in 1992, Castle Rock Water has only found one case in which private plumbing corroded to the point where the fixture needed to be replaced.

If you would like to have your home tested for lead, please contact us at waterquality@CRgov.com or 720-733-6000.

Where can I get my water tested?

Castle Rock Water can run certain simple tests in the field or our lab, specifically relating to odor, taste and plumbing questions related to water quality. For more extensive testing, please contact CDPHE at https://cdphe.colorado.gov/laboratory-services/water-testing

Construction on Castle Rock Reservoir #2 began in 2023. The 790-acre-foot reservoir will store renewable water supplies.

Wastewater

Wastewater service provider contact name, address, phone	Castle Rock Water & Wastewater. Matthew Hayes, MHayes@crgov.com
Distance from the site to the wastewater line	2 miles
Size of the sewer line that will serve the site	24”
Line capacity for the sewer line that will serve the site (E.g., MGD/day)	ADD = 1.5 MGD
Overall available capacity of the municipal wastewater system	6.4 MGD
Pre-treatment that may or will be required at the site	Grease interceptors on appropriate businesses.
Planned sewer system upgrades that would impact this site	The developer is replacing a sewer interceptor that parallels I-25.

Storm Water

Storm water authority contact name, address, phone	Castle Rock Water & Wastewater. Matthew Hayes, MHayes@crgov.com
System capacity	100-year events
Shared on-site system overall system capacity and capabilities	TBD
Future site owner's on-site storm water management responsibilities	Castle Rock Water will maintain the system.
Current Stormwater permits for site and/or description of required permits	Drainage requirements for the development are currently in design.

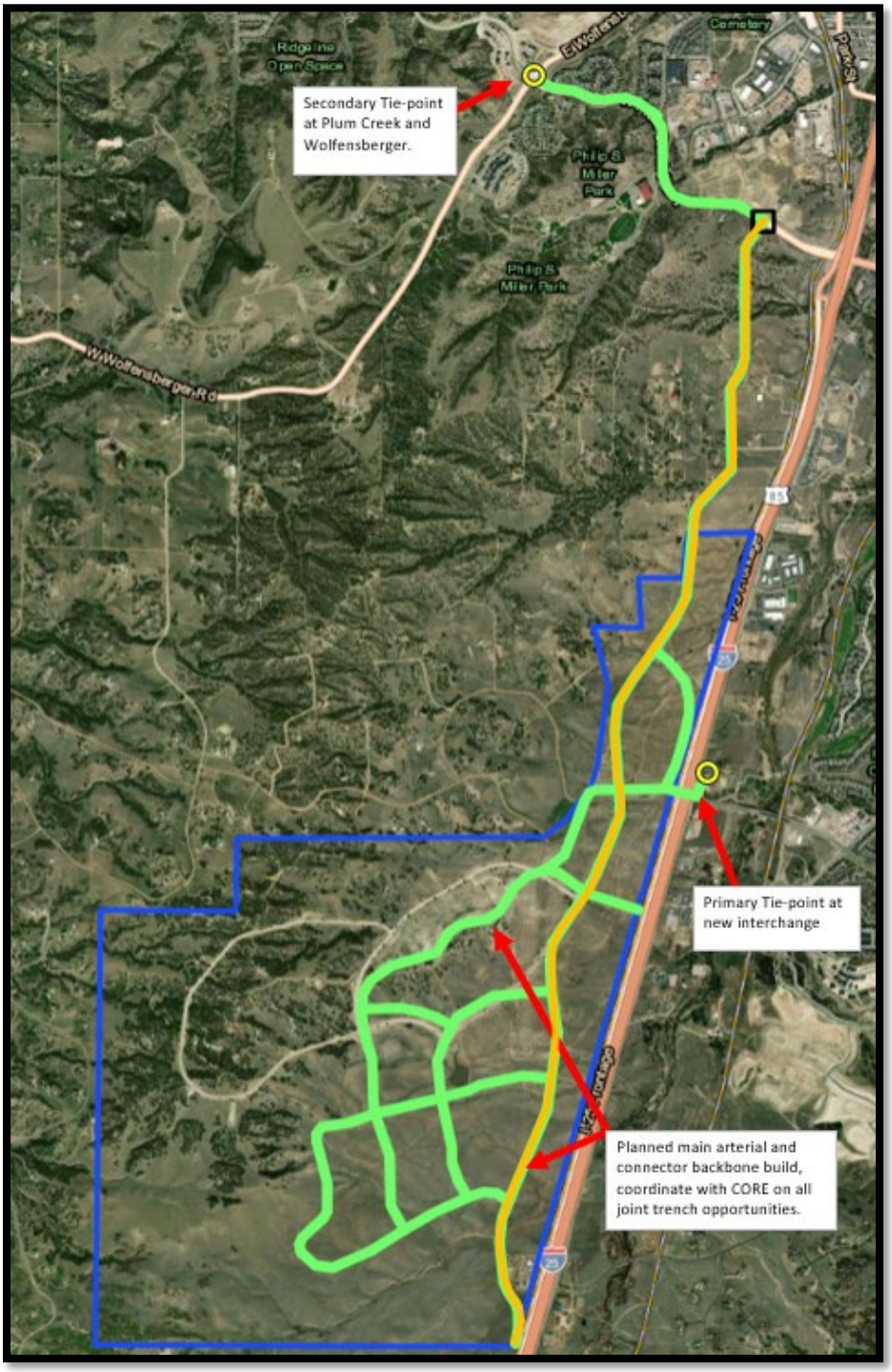
Telecom and Broadband

Fiber, Telecom, Broadband provider(s) contact information	Comcast. Scot Delanoy. Scot.Delanoy@comcast.net 720.202.4734
Delivery medium(s) for the service lines	Comcast: Our primary backbone will be composed of fiber. Our primary architecture will be EPON or FTTH/FTTU for Dawson Trails residential and commercial. We will deploy coax nodes to support coax/HFC where required/needed. A dense fiber network throughout will ensure Dawson Trails is future proofed to support high-bandwidth requirements, and ensure scalability to support all residential, commercial, office, and industrial developments. Our method to deploy our infrastructure will be underground via joint trench, solo trench and new bore construction where applicable. EPON pedestals and fiber vaults will be placed strategically throughout the development, typically at platted lot lines or every 1,000-1,500 ft for vaults.
Current line capacities for telecom and broadband services that would serve the site	488-count fiber capacity at our proposed primary tie-point into development. 48-count at secondary tie-point.
Downstream and upstream data bandwidth	1G-100G
Number of communications towers within one mile of site	Four (4)
Planned fiber/telecom/broadband upgrades that would impact this site (Ex: bandwidth capacity, additional service providers, etc.)	All main infrastructure is proposed underground. Venue wifi available to support large wifi deployment for outdoor city centers, plazas, amphitheaters, stadiums, parks, etc. (Deep Blue – deepbluecommunications.com) Comcast expects headend upgrades will be necessary to support 100G, redundancy/diversity at secondary tie-point.

Scot Delanoy

COMCAST

Sr. Business Development Representative
Phone: 720-202-4734
Email: Scot_Delanoy@comcast.com

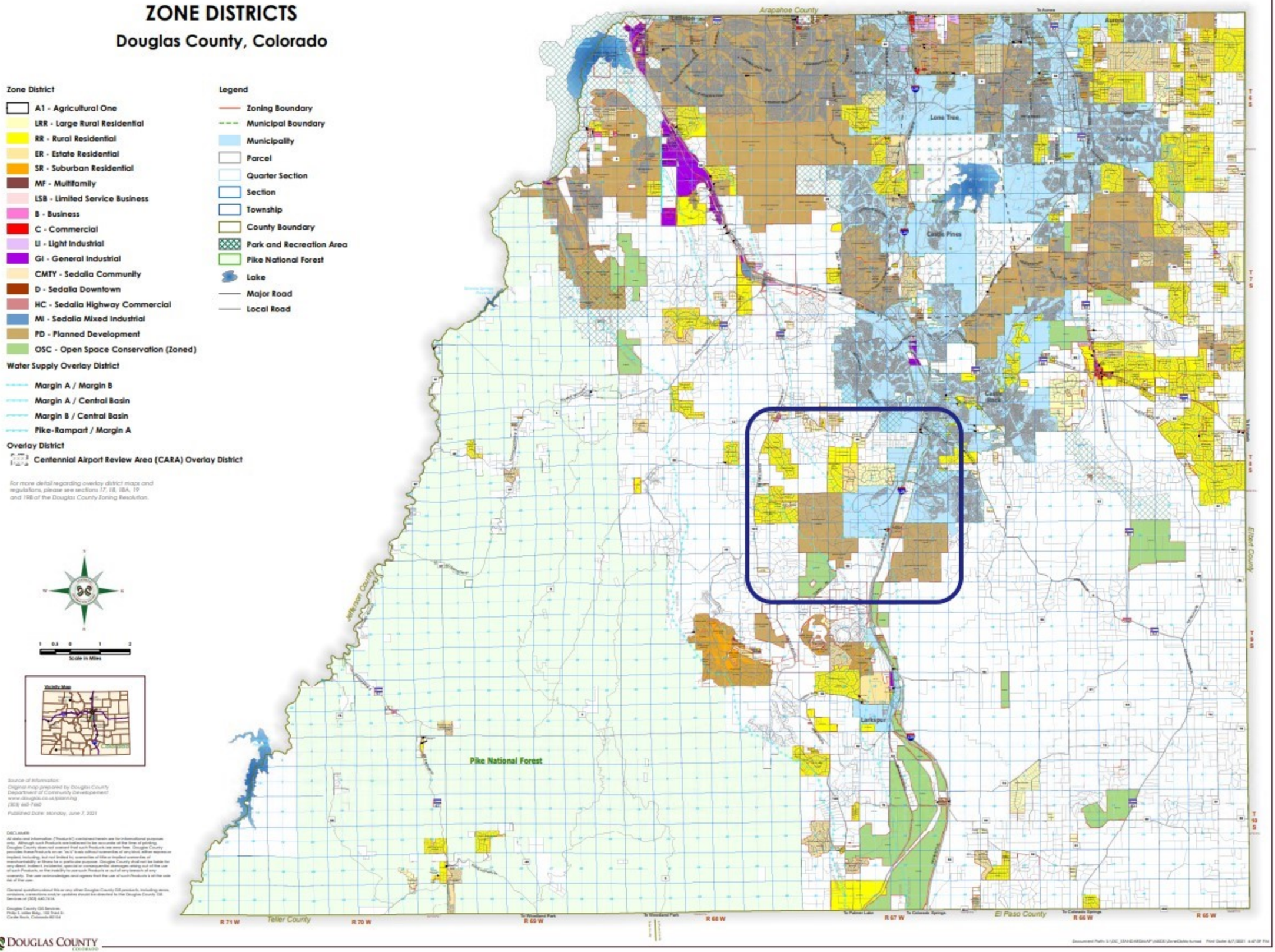


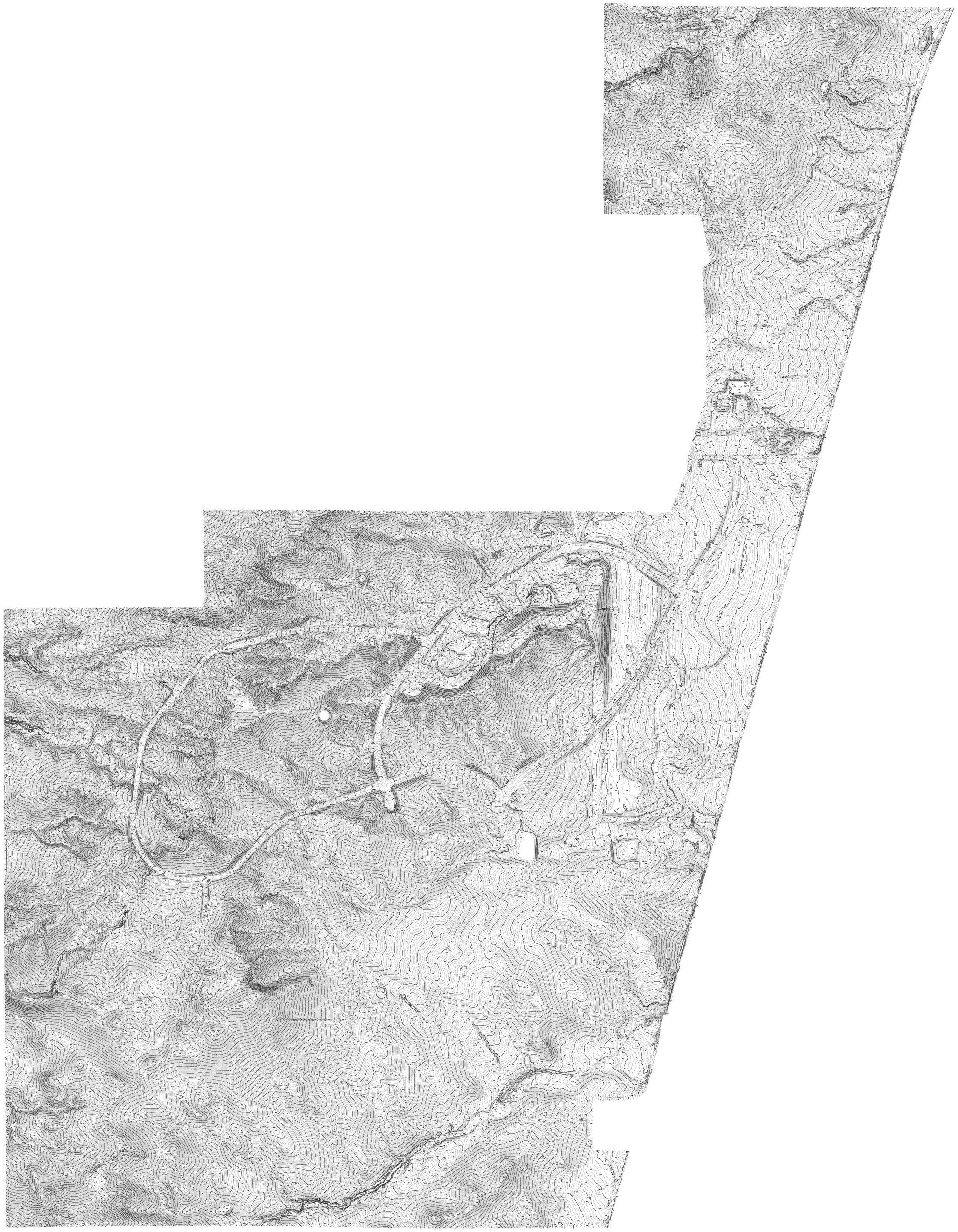
MAPS

CASTLE PINES
CASTLE ROCK
25
85
83
86
The Property

ZONE DISTRICTS

Douglas County, Colorado





CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

DAWSON TRAILS

TOPO

DATE: 09/10/21
CREATED BY: JRF
JOB NO. 20-224
SHEET 1

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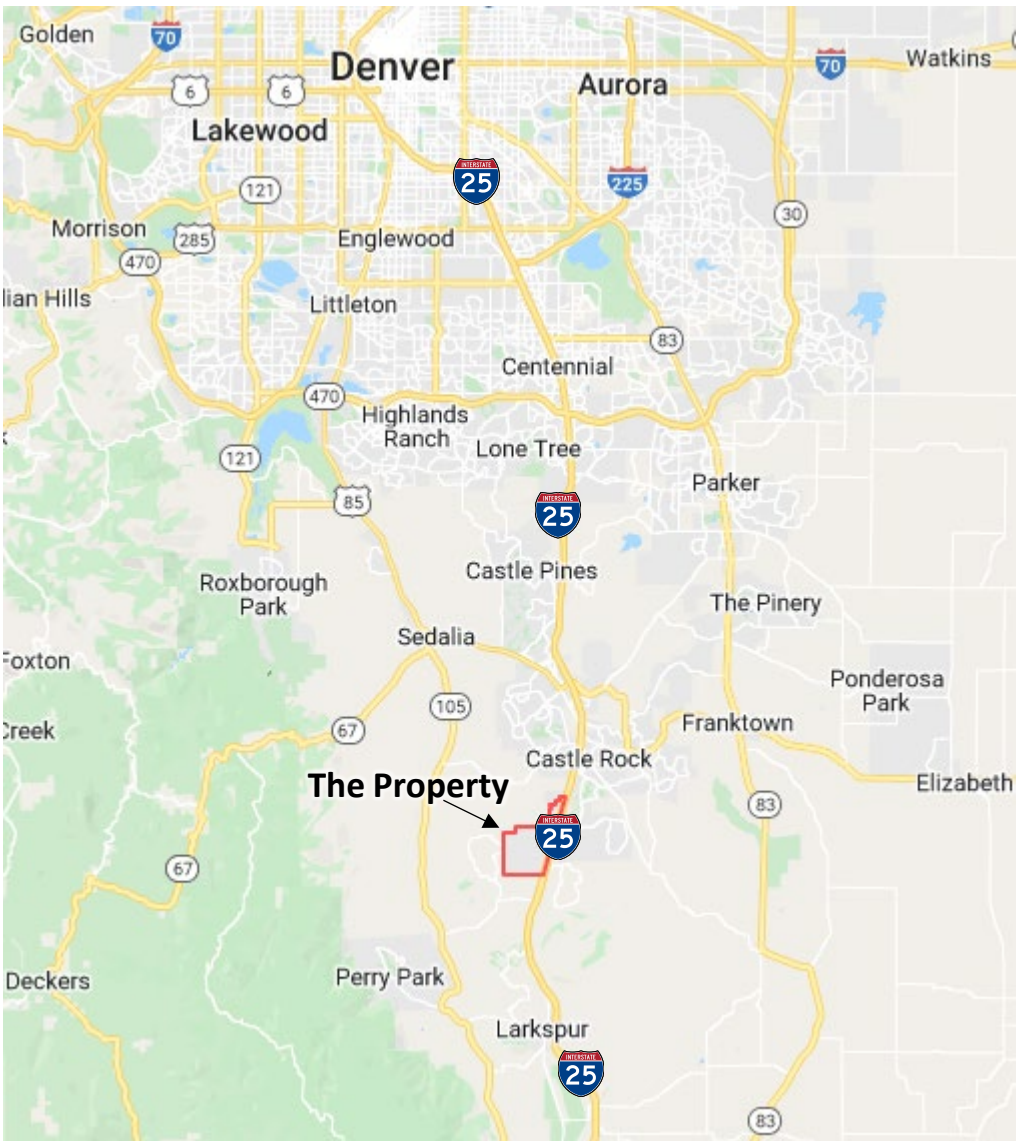
Golden
Denver
Aurora
Watkins
Lakewood
Morrison
Englewood
Littleton
Centennial
Highlands Ranch
Lone Tree
Parker
Castle Pines
Roxborough Park
The Pinery
Sedalia
Ponderosa Park
Franktown
Castle Rock
Elizabeth
The Property
Deckers
Perry Park
Larkspur

DOCUMENTATION: ANALYSES AND STUDIES

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued By:

Fidelity National Title Insurance Company

Policy Number:

158-F01662-22

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Fidelity National Title Company
4643 S Ulster Street, Suite 1150
Denver, CO 80237

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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NOTICE CONCERNING FRAUDULENT INSURANCE ACTS

(This Notice is Permanently Affixed Hereto)

It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the department of regulatory agencies.

C. R. S. A. § 10-1-128 (6)(a).

SCHEDULE A

Name and Address of Title Insurance Company: **Teri Hess**
Fidelity National Title Company
4643 S Ulster Street, Suite 1150
Denver, CO 80237

Address Reference: Vacant Land, Castle Rock, CO 80109

Date of Policy	Amount of Insurance
October 6, 2022 at 08:45 AM	$50,125,000.00

1. Name of Insured:

   ACM Dawson Trails VIII JV LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   ACM Dawson Trails VIII JV LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL I:
A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28, TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 3,679.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,622.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 01' 14" E, 1,329.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89° 33' 12" W, 3,964.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE S00° 20' 09" W, 1,322.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N88° 45' 07" W ALONG THE NORTH LINE OF SAID SECTION 29, 1,235.23 FEET; THENCE S00° 26' 48" W, 1,646.43 FEET; THENCE S89° 33' 12" E, 5,230.49 FEET TO THE POINT OF BEGINNING.

PARCEL II:
A TRACT OF LAND SITUATED IN SECTIONS 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,790.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,888.70 FEET; THENCE N89° 33' 12" W, 5,230.49 FEET; THENCE N00° 26' 48" E, 1,646.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE N88° 45' 07" W ALONG SAID NORTH LINE, 1,425.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE S00° 17' 04" E ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3,540.21 FEET; THENCE S89° 25' 27" E, 6,638.28 FEET TO THE POINT OF BEGINNING.

PARCEL III:
A TRACT OF LAND SITUATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 01' 14" E ALONG THE SAID WEST LINE, 694.66 FEET TO THE NORTHWEST CORNER OF THE

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EXHIBIT "A"

Legal Description

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89° 33' 12" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, 1,321.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89° 05' 55" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 404.36 FEET TO THE WEST RIGHT -OF-WAY LINE OF TWIN OAKS ROAD; THENCE S08° 39' 20" E ALONG SAID WEST RIGHT-OF-WAY LINE, 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88° 20' 40" E ALONG SAID SOUTH LINE, 109.25 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28° 36' 44", 122.69 FEET TO A POINT OF TANGENT; THENCE N59° 43' 56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT, 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89° 05' 55" E ALONG SAID NORTH LINE, 174.23 FEET; THENCE S84° 52' 53" E, 454.17 FEET; THENCE S00° 00'00" E, 732.15 FEET; THENCE N87° 46' 08" W, 2,602.15 FEET TO THE POINT OF BEGINNING.

PARCEL IV:
A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 OF SAID TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET; THENCE S87° 46' 08" E, 2602.15 FEET TO THE POINT OF BEGINNING; THENCE N00° 00' 00" E, 732.15 FEET; THENCE S84 ° 52' 53" E, 1,170.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15° 40' 13" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 691.58 FEET; THENCE N87° 46' 08" W, 979.68 FEET TO THE POINT OF BEGINNING.

PARCEL V:
A TRACT OF LAND SITUATED IN SECTION IN 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P. M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 634.75 FEET; THENCE S87° 46' 08" E, 661.89 FEET; THENCE S00° 01' 53" E, 615.23 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE N 89° 27' 33" W ALONG SAID SOUTH LINE, 661.99 FEET TO THE POINT OF BEGINNING.

PARCEL VI:
A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID

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EXHIBIT "A"

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SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID SECTION 28 TO BEAR S89° 27' 33" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N00° 01' 53" W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; 615.23 FEET; THENCE S87° 46' 08" E, 822.12 FEET; THENCE S00°00' 00" W, 615.21 FEET; THENCE N 87° 46' 08" W, 821.79 FEET TO THE POINT OF BEGINNING.

PARCEL VII:
A TRACT OF LAND SITUATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89° 25' 27" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,346.16 FEET; THENCE S89° 25' 27" E, 2,298.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE S15° 40' 13" W ALONG SAID WESTERLY RIGHT-OF-WAY, 1,396.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89° 09' 28" W ALONG SAID SOUTH LINE, 583.39 FEET TO THE POINT OF BEGINNING.

PARCEL VIII:
A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 527.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,262.69 FEET; THENCE N89° 25' 27" W, 2,621.17 FEET; THENCE S00° 22' 51" E, 1,262.69 FEET; THENCE S89° 25' 27' E, 2,621.17 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 92-168:
A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE N0° 01' 53" W, A DISTANCE OF 1,330.51 FEET TO THE NORTHWEST CORNER OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21; THENCE S89° 33' 12" E, A DISTANCE OF 660.77 FEET TO THE

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NORTHEAST CORNER OF SAID E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21; THENCE S89° 05' 55"E ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, A DISTANCE OF 404.36 FEET TO THE WEST RIGHT OF WAY LINE OF TWIN OAKS ROAD; THENCE S01° 39' 20" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88° 20' 40" E ALONG SAID SOUTH LINE A DISTANCE OF 109.25 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID SOUTH LINE A DISTANCE OF 122.69 FEET, SAID CURVE HAS A RADIUS OF 245.68 FEET AND A CENTRAL ANGLE OF 28° 36' 44" TO A POINT OF TANGENT; THENCE N59° 43' 56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT A DISTANCE OF 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SW 1 /4 OF THE SW 1 /4 OF SAID SECTION 22; THENCE S89° 05' 55" E ALONG SAID NORTH LINE A DISTANCE OF 174.23 FEET; THENCE N17° 39' 12" E A DISTANCE OF 139.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID TERRITORIAL ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 110.68 FEET, SAID CURVE HAS A RADIUS OF 198.98 FEET AND A CENTRAL ANGLE OF 31° 52' 17" TO A POINT OF TANGENT; THENCE N17° 39' 12" E ALONG SAID EASTERLY LINE AND ALONG SAID TANGENT A DISTANCE OF 534.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S89° 56'39" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,599.18 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15° 40' 13" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5,928.97 FEET; THENCE N89° 25' 27" W A DISTANCE OF 2,386.46 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF THE E 1/2 OF AFORESAID SECTION 28; THENCE N00° 22' 51" W ALONG SAID WEST LINE A DISTANCE OF 3,647.06 FEET TO THE NORTHWEST CORNER OF SAID E 1/2 OF THE E 1/2 OF SECTION 28; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 661.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED IN PARTIAL RELEASES RECORDED APRIL 2, 1987 IN BOOK 710 AT PAGE 990 ; JANUARY 11, 1989 IN BOOK 836 AT PAGE 256; FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 868; APRIL 19, 1989 IN BOOK 842 AT PAGE 868 AND APRIL 19, 1989 IN BOOK 850 AT PAGE 310;

AND FURTHER EXCEPTING THE FOLLOWING:
A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. THENCE S87° 46' 08" E, 821.79 FEET;
2. THENCE N00° 00' 00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87°46' 08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF

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EXHIBIT "A"

Legal Description

DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S32° 50' 19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00' 00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53° 49' 56" W ALONG SAID TANGENT 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 06°40' 18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00° 22' 51" W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL 92-165:
A TRACT OF LAND SITUATED IN SECTIONS 27, 28, 29, 32, 33 AND 34, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST 1/4 TO BEAR SOUTH 89° 43' 58" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89° 43' 58" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,333.83 FEET; THENCE NORTH 00° 16' 02" WEST A DISTANCE OF 3,197.58 FEET; THENCE SOUTH 89° 25' 27" EAST A DISTANCE OF 7,428.30 FEET TO THE WEST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15° 40' 13" WEST ALONG SAID WEST LINE A DISTANCE OF 1,576.96 FEET; THENCE NORTH 89° 59' 02" WEST A DISTANCE OF 678.73 FEET; THENCE SOUTH 0° 41' 47" WEST A DISTANCE OF 600.54 FEET; THENCE SOUTH 89° 16' 50" EAST A DISTANCE OF 515.85 FEET TO THE WEST LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15° 40' 13" WEST ALONG SAID WEST LINE A DISTANCE OF 548.06 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 33; THENCE NORTH 0°20' 06" EAST ALONG SAID EAST LINE A DISTANCE OF 453.74 FEET; THENCE SOUTH 15° 40' 13" WEST A DISTANCE OF 1024.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33; THENCE NORTH 89° 13' 07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 5,061.35 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE RECORDED NOVEMBER 2, 1988 IN BOOK 823 AT PAGE 735;

AND EXCEPT FOR PARTIAL RELEASES RECORDED JULY 13, 1992 IN BOOK 1070 AT PAGE 1 AND DESCRIBED AS:
A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, 32, 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR S89° 43' 58" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S89° 43' 58" W ALONG SAID SOUTH LINE, 1,333.83 FEET; THENCE N00° 16' 02" W,

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EXHIBIT "A"
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1,834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 16' 02" W, 1,362.76 FEET; THENCE S89° 25' 27" E, 1,362.80 FEET; THENCE S00° 16' 02" E, 1,362.76 FEET; THENCE N89° 25' 27" W, 1,362.80 FEET TO THE POINT OF BEGINNING.

PARCEL 75A:
A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89° 27' 3S" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:
1. THENCE S87° 46' 06" E, 821.79 FEET;
2. THENCE N00° 00' 00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87° 46' 08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:
1. THENCE S32° 50' 19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21°00' 00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53° 49' 56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, & CENTRAL ANGLE OF 06°40' 18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00° 23' 51" W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

PARCEL IX:
LOT 4, TWIN OAKS SUBDIVISION,

AND A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 22 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22 TO BEAR S 00°03'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE ALONG THE BOUNDARY OF "TWIN OAKS" FOR THE FOLLOWING FIVE COURSES
1. THENCE S 00°03'00"W A DISTANCE OF 1330.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;

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EXHIBIT "A"

Legal Description

2. THENCE N 89°07'05"W A DISTANCE OF 1316.36 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
3. THENCE S 00°01'04"E A DISTANCE OF 1329.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
4. THENCE N 89°04'58"W ALONG THE EAST WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 65.07 FEET;
5. THENCE S 17°39'12"W A DISTANCE OF 557.81 FEET TO THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD;

THENCE S 89°56'39"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1628.60 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE N 15°41'15"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 3278.09 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N 89°05'32"W ALONG SAID NORTH LINE A DISTANCE OF 963.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PARTIALLY RELEASED BY INSTRUMENT RECORDED JULY 26, 1988 IN BOOK 805 AT PAGE 225 AND BY INSTRUMENT RECORDED MARCH 9. 1989 IN BOOK 844 AT PAGE 402 AND EXCEPT THAT PART CONVEYED IN DEED RECORDED MARCH 30, 1995 IN BOOK 1254 AT PAGE 1513.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS THE FOLLOWING PARCELS OF LAND:

EXCEPT THAT PARCEL OF LAND DESCRIBED AS RW-18 IN THAT DEED RECORDED AT RECEPTION NO. 2021056802;

AND EXCEPT THOSE PARCELS OF LAND DESCRIBED AS PARCELS B, C & D IN THAT DEED RECORDED AT RECEPTION NO. 202105921, SAID DOUGLAS COUNTY RECORDS;

AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A TRACT OR PARCEL OF LAND NO. RW-20 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. 17638 CONTAINING 8,259 SQ. FT. (0.190 ACRES), MORE OR LESS, BEING PART OF TRACT A OF DAWSON RIDGE FILING A, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4 IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N. 49°50'55" E., A DISTANCE OF 1,964.79 FEET TO THE WEST LINE OF SAID TRACT A, SAID POINT ALSO BEING THE TRUE POINT OF
BEGINNING;
1. THENCE, ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 21°44'56", A DISTANCE OF 656.69 FEET, (A CHORD BEARING OF N. 10°32'52" E., A DISTANCE OF 652.76 FEET);

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EXHIBIT "A"
Legal Description

2. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 114.23 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 86°19'08", A DISTANCE OF 46.71 FEET, (A CHORD BEARING OF N. 47°10'54" W., A DISTANCE OF 42.41 FEET);
4. THENCE, CONTINUING ALONG SAID WEST LINE, N. 00°17'07" W., A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TERRITORIAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF DAWSON RIDGE BOULEVARD;
5. THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 86°47'35", A DISTANCE OF 62.11 FEET, (A CHORD BEARING S. 46°55'52" E., A DISTANCE OF 56.34 FEET);
6. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S. 00°17'07" E., A DISTANCE OF 114.52 FEET;
7. THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 21°39'02", A DISTANCE OF 657.50 FEET, (A CHORD BEARING S. 10°29'54" W., A DISTANCE OF 653.59 FEET);
8. THENCE N. 85°14'11" W., A DISTANCE OF 10.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 22, (BEING A 2.5” ALUMINUM CAP STAMPED “LS 6935 1988”) AND THE WEST 1/4 CORNER OF SECTION 22 BEING A SET 2.5” ALUMINUM CAP STAMPED “WOOLPERT T8S-R67W 1/4 S21 S22 PLS 38486 2018”) AS BEING N. 02°26’33” W.

AND LESS AND EXCEPT THAT RETAINED RIGHT- OF-WAY OVER A PORTION OF DAWSON RIDGE BOULEVARD AS DESCRIBED IN ORDINANCE NO. 2021-020 RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404.

AND LESS AND EXCEPT THOSE RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK DESCRIBED IN THOSE DEEDS RECORDED AT RECEPTION NO. 2022020177 AND 2022020178, SAID DOUGLAS COUNTY RECORDS.

PREPARED BY JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. INTENTIONALLY DELETED.

2. INTENTIONALLY DELETED.

3. INTENTIONALLY DELETED.

4. INTENTIONALLY DELETED.

5. INTENTIONALLY DELETED.

6. All taxes and assessments for the year 2022 and subsequent years, a lien but not yet due or payable.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.

8. INTENTIONALLY DELETED.

9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 10, 1899 IN BOOK X AT PAGE 514, (AFFECTS THE W 1/2 E 1/2 OF SECTION 29) AND RECORDED APRIL 25, 1898 IN BOOK 12 AT PAGE 85. (AFFECTS THE S 1/2 S 1/2 OF SECTION 21).

10. EASEMENTS AND RIGHTS OF WAY IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS GRANTED BY INSTRUMENT RECORDED SEPTEMBER 18, 1923 IN BOOK 72 AT PAGE 452 (AFFECTS SECTION 34) AND ON SEPTEMBER 18, 1923 IN BOOK 72 AT PAGE 453 (AFFECTS SECTIONS 22 AND 27 AND OTHER PROPERTY).

11. EASEMENTS AND RIGHTS OF WAY IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS GRANTED BY INSTRUMENTS RECORDED JULY 5, 1951 IN BOOK 103 AT PAGE 264 (AFFECTS THE NE 1/4 OF SECTION 33, THE NW 1/4 OF SECTION 34 AND THE SW 1/4 SW 1/4 OF SECTION 27) ON AUGUST 31,1951 IN BOOK 103, PAGE 324 (AFFECTS S 1/2 N 1/2 AND SW 1/4 OF SECTION 27) ON JULY 5, 1951 IN BOOK 103 AT PAGE 265 (AFFECTS SE 1/4 NE 1/4 OF SECTION 33).

12. INTENTIONALLY DELETED.

13. EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR COMMUNICATION LINE FACILITIES AS CONTAINED IN INSTRUMENT RECORDED JULY 24, 1968 IN BOOK 185 AT PAGE 232.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

14. EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR UNDERGROUND FACILITIES AS CONTAINED IN INSTRUMENT RECORDED JANUARY 28, 1974 IN BOOK 258 AT PAGE 530.

15. EASEMENT AND RIGHT-OF-WAY FOR USE AS A ROADWAY PERMITTING VEHICULAR INGRESS AND EGRESS, AS GRANTED TO ERNEST H. LOWELL AND MILDRED G. LOWELL BY TECHTRACK, LTD., A COLORADO LIMITED PARTNERSHIP, IN THE INSTRUMENT RECORDED JUNE 7, 1983 IN BOOK 477 AT PAGE 866.

16. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS CONTAINED, IN WATER AGREEMENT BETWEEN MSP INVESTMENT CO., A COLORADO GENERAL PARTNERSHIP, UNIQUE MOBILITY, INC., A COLORADO CORPORATION AND TECHTRACK LTD., A COLORADO LIMITED PARTNERSHIP, DATED JULY 15, 1983 AND RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 382. MODIFIED BY AGREEMENT FOR DEVELOPMENT OF WATER RIGHTS BY AND BETWEEN MSP INVESTMENT CO. AND BELLAMAH COMMUNITY DEVELOPMENT RECORDED AUGUST 28, 1989 IN BOOK 869 AT PAGE 939 AND BY AGREEMENT FOR DEVELOPMENT OF WATER RIGHTS BY AND BETWEEN MSP INVESTMENT CO. AND BELLAMAH COMMUNITY DEVELOPMENT RECORDED AUGUST 28, 1989 IN BOOK 869 AT PAGE 992.

17. ANY AND ALL WELLS AND WELL RIGHTS, DITCHES AND DITCH RIGHTS, RESERVOIRS AND RESERVOIRS RIGHTS, AS EVIDENCED BY INSTRUMENTS RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 312, AND IN INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 355; INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 367; INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 382 AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 384, AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 413, AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 425; AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 396.

18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS CONTAINED IN DECLARATION, OF PROTECTIVE COVENANTS RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 340.

19. INTENTIONALLY DELETED.

20. THE EFFECT OF THE CASTLE ROCK RANCH P.UD. PRELIMINARY PLAN AS DISCLOSED BY INSTRUMENT RECORDED DECEMBER 18, 1984 AS RECEPTION NO. 343350.

21. INTENTIONALLY DELETED.

22. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS (IF ANY) WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE AND ANY AND ALL SUPPLEMENTS, AMENDMENTS AND ANNEXATIONS THERETO, SET FORTH IN THE DECLARATION RECORDED JUNE 14, 1984 IN BOOK 478 AT PAGE 732.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

23. INTENTIONALLY DELETED.

24. THE EFFECT OF DAWSON RIDGE PRE P.U.D SITE PLAN, RECORDED NOVEMBER 20, 1986 AS RECEPTION NO. 8625697.

25. INTENTIONALLY DELETED.

26. INTENTIONALLY DELETED.

27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN BY-LAWS OF THE DAWSON RIDGE COMMUNITY ASSOCIATION RECORDED FEBRUARY 13, 1987 IN BOOK 700 AT PAGE 799.

28. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE FILING A RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707610 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 272.

29. THE EFFECT OF DAWSON RIDGE FILING A FINAL P.U.D. SITE PLAN, RECORDED MARCH 18, 1987 AS DOCUMENT NO. 8707611.

30. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE-FILING B, RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707612 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 274.

31. THE EFFECT OF DAWSON RIDGE - FILING B FINAL P.U.D. SITE PLAN, RECORDED MARCH 18, 1987 AS RECEPTION NO. 8707613.

32. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE FILING NO. 11 RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707614 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 276.

33. THE EFFECT OF DAWSON RIDGE FILING NO. 11 FINAL SITE PLAN RECORDED MARCH 18, 1987 AS DOCUMENT NO. 8707615.

34. INTENTIONALLY DELETED.

35. INTENTIONALLY DELETED.

36. INTENTIONALLY DELETED.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

37. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN A RECIPROCAL QUITCLAIM DEED RECORDED IN BOOK 739 AT PAGE 979.

38. EASEMENT AND RIGHT OF WAY FOR UTILITIES AS GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT BY INSTRUMENT RECORDED OCTOBER 28, 1987 IN BOOK 756, PAGE 352.

39. THE EFFECT OF A NOTICE AND MEMORANDUM OF CONTRACTS BY AND BETWEEN DAWSON RIDGE METROPOLITAN DISTRICTS 1,2,3,4 AND 5 RECORDED FEBRUARY 15, 1988 IN BOOK 841 AT PAGE 551, BOOK 841 AT PAGE 558, BOOK 841 AT PAGE 561 AND BOOK 841 AT PAGE 564.

40. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN THE REC0RDED PLAT OF DAWSON RIDGE RECREATION CENTER NO. 1 RECORDED AUGUST 16, 1988 AS RECEPTION NO. 8818610 AND CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 278.

41. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN RESERVATION OF EASEMENT RECORDED AUGUST 16, 1988 IN BOOK 808 AT PAGE 682.

42. EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES, AS GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, IN INSTRUMENT RECORDED OCTOBER 6, 1988 BOOK 818 PAGE 338, AFFECTING A STRIP OF LAND TEN (10.00) FEET IN WIDTH IN SECTION 22.

43. RESERVATION OF A 10 FOOT UTILITY EASEMENT BY THE TOWN OF CASTLE ROCK OVER A PORTION OF PROPERTY IN SECTION 22, BY INSTRUMENT RECORDED OCTOBER 11, 1988 IN BOOK 819 AT PAGE 92.

44. GRANT OF UTILITY EASEMENTS BY BELLAMAH COMMUNITY DEVELOPMENT TO THE PUBLIC, 10 FEET IN WIDTH IN SECTION 22, AS GRANTED BY INSTRUMENT RECORDED OCTOBER 20, 1988 IN BOOK 821 AT PAGE 145.

45. INTENTIONALLY DELETED.

46. INTENTIONALLY DELETED.

47. A LIEN, FEE OR ASSESSMENT BY REASON OF THE SUBJECT PROPERTY BEING INCLUDED IN THE DAWSON RIDGE METROPOLITAN DISTRICTS 1,2,3,4 AND 5.

    NOTE: UPON COMPLETION OF CLOSING BY FIDELITY NATIONAL TITLE COMPANY, THIS EXCEPTION WILL BE DELETED.

48. INTENTIONALLY DELETED.

49. INTENTIONALLY DELETED.

50. Intentionally deleted.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

51. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT RECORDED MARCH 26, 1986 INBOOK 631 AT PAGE 244.

52. INTENTIONALLY DELETED.

53. INTENTIONALLY DELETED.

54. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT RECORDED FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 780.

55. INTENTIONALLY DELETED.

56. INTENTIONALLY DELETED.

57. TERMS, CONDITIONS AND PROVISIONS OF WESTFIELD TRADE CENTER SITE PLAN RECORDED MARCH 1, 1989 UNDER RECEPTION NO. 8904501.

58. TERMS, CONDITIONS AND PROVISIONS OF 2ND AMENDED WESTFIELD TRADE CENTER SITE PLAN RECORDED MARCH 1, 1989 UNDER RECEPTION NO. 8904502.

59. TERMS, CONDITIONS AND PROVISIONS OF SLOPE AND DRAINAGE EASEMENT AGREEMENT RECORDED MARCH 21, 2022 AT RECEPTION NO.2022020179.

60. INTENTIONALLY DELETED.

61. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED APRIL 29, 2021 AND REVISED SEPTEMBER 29, 2022, PREPARED BY
CORE CONSULTANTS, INC., JOB NO. 20-224.

SAID DOCUMENT STORED AS IMAGE SURVEY

A. FENCE LINES ALONG THE BOUNDARIES OF THE SUBJECT PROPERTY DO NOT COINCIDE WITH SAID BOUNDARIES
B. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE DIRT TRACKS TRAVERSING SUBJECT PROPERTY

62. TERMS, CONDITIONS AND PROVISIONS, RIGHT OF WAY AND WATER RIGHTS AS CONTAINED IN ORDINANCE NO. 2021-020 AN ORDINANCE VACATING DESIGNATED ROADWAY RIGHT OF WAY LOCATED WITHIN DAWSON RIDGE PLANNED UNIT DEVELOPMENT AND PROVIDING CERTAIN CONDITIONS TO SUCH VACATION RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021114404
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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

63. TERMS, CONDITIONS AND OBLIGATION AS TO LEASE AGREEMENT BETWEEN DAWSON RIDGE DOUGLAS COUNTY DEVELOPMENT CORPORATION, DCDC II INC., THOMAS J. MANCUSO, EMILINE W. HAMEY, MAE E. HANEY, MARY ALICE HANEY, E. MICHELLE HAMEY, MARGARET M. HANEY, AND FRANKLIN L. HANEY II COLLECTIVELY "LESSORS" AND FLYING DIAMOND RANCH, INC. AS "LESSEE" DATED JANUARY 1, 2014

SAID DOCUMENT STORED AS IMAGE LEASE

64. TERMS, CONDITIONS AND OBLIGATION AS TO LEASE AGREEMENT BETWEEN DAWSON RIDGE DOUGLAS COUNTY DEVELOPMENT CORPORATION, DCDC II INC., THOMAS J. MANCUSO, EMILINE W. HAMEY, MAE E. HANEY, MARY ALICE HANEY, E. MICHELLE HAMEY, MARGARET M. HANEY, AND FRANKLIN L. HANEY II COLLECTIVELY "LESSORS" AND FLYING DIAMOND RANCH, INC. AS "LESSEE" DATED JANUARY 1, 2014

SAID DOCUMENT STORED AS IMAGE LEASE

EXCEPTION NO'S. 65 THROUGH 68 AFFECT COLLATERAL PARCELS ONLY

65. TERMS, CONDITIONS AND PROVISIONS OF RELINQUISHMENT OF SURFACE RIGHTS AND NONDISTURBANCE AGREEMENT RECORDED JUNE, 21, 2022 AT RECEPTION NO. 2022043947.

66. WATER RIGHTS AS SHOWN IN BARGAIN AND SALE DEEDS RECORDED JUNE 21, 2022 AT RECEPTION NO'S. 2022043944, 2022043946 AND 2022043945.

67. TERMS, CONDITIONS AND OBLIGATION AS TO LEASE AGREEMENT BETWEEN DAWSON TRAILS I LLC, A COLORADO LIMITED LIABILITY COMPANY AS "LESSOR" AND FLYING DIAMOND RANCH, INC. AS "LESSEE" DATED MAY 5, 2021

SAID DOCUMENT STORED AS IMAGE LEASE

68. TERMS, CONDITIONS AND OBLIGATION AS TO LEASE AGREEMENT BETWEEN DAWSON TRAILS I LLC, AS "LANDLORD" AND DENNIS ANDERSON DATED MAY 5, 2021.

SAID DOCUMENT STORED AS IMAGE LEASE

69. TERMS, CONDITIONS AND OBLIGATION AS TO GRAZING LEASE AGREEMENT BETWEEN DOUGLAS COUNTY DEVELOPMENT CORPORATION AND DENNIS ANDERSON DATED MAY 1, 2015

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

70. A deed of trust secure an indebtedness in the amount shown below,

Amount:	$20,000,000.00
Trustor/Grantor	ACM DAWSON TRAILS VIII JV LLC, a Delaware limited liability company
Trustee:	Public Trustee of Douglas County
Beneficiary:	FIRSTBANK
Recording Date:	October 6, 2022
Recording No:	2022065715

71. Assignment of Rents and Leases

Assigned to:	FIRSTBANK, a Colorado state banking corporation
Assigned by:	ACM DAWSON TRAILS VIII JV LLC, a Delaware limited liability company
Recording Date:	October 6, 2022
Recording No:	2022065721

END OF SCHEDULE B

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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AMERICAN LAND TITLE ASSOCIATION

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - CO 100.33-06

PATENT

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

The Company insures the Insured against loss or damage which the Insured shall sustain by reason of damage to existing and future improvements, including lawns, shrubbery and trees resulting from the exercise of any right to use the surface of the Land for enforcement of any vested or accrued water rights for mining, agricultural, manufacturing or other purpose, by or under the authority of the United States of America excepted from the description of the Land or shown in Paragraph 9 of Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

ENDORSEMENT - ALTA 9.1-06

COVENANTS, CONDITIONS AND RESTRICTIONS - UNIMPROVED LAND

Issued By:

Fidelity National Title Insurance Company

Attached to Policy Number:

158-F01662-22

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
   b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
   c. except as provided in Section 3.b, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 17-06

ACCESS AND ENTRY

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Dawson Trails (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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ENDORSEMENT - CO 103.5-06 WATER RIGHTS SURFACE EXTRACTION

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title®
Insurance Company

The Company hereby insures the Insured against loss which the Insured shall sustain by reason of damage to existing improvements, including lawns, shrubbery or trees, resulting from the exercise of any right to use the surface of the Land for the extraction or development of water excepted from the description of the Land or shown as a reservation in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

ENDORSEMENT - CO 103.1A-06

EASEMENT

Issued By:

Fidelity National Title®
Insurance Company

Attached to Policy Number:

158-F01662-22

The Company hereby insures the Insured against loss or damage that the Insured shall sustain resulting from:

1. Damage to the existing improvements, including lawns, shrubbery and trees, on the Land;
2. Interference with the continuing use, as presently utilized, of the existing improvements on the Land

As a result of the exercise of the right of use or maintenance of the easement referred to in Exception 13, 14, 15, 38, 40, 41, 42, 43, 44, 51, 54, 59 AND 62 of Schedule B for the purpose for which it was granted or reserved.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

ENDORSEMENT - ALTA 25-06

SAME AS SURVEY

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by THOMAS M. GIRAD AND REVISED BY JEFFREY C. ANTON dated April 29, 2021, last revised October 3, 2022, and designated Job No. 20-224.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 15-06

NONIMPUTATION - FULL EQUITY TRANSFER

Issued By:

Fidelity National Title Insurance Company

Attached to Policy Number:

158-F01662-22

The Company agrees that it will not assert the provisions of Exclusions from Coverage 3(a), (b), or (e) to deny liability for loss or damage otherwise insured against under the terms of the policy solely by reason of the action or inaction or Knowledge, as of Date of Policy, of

Westside Property Investment Company, Inc. a Colorado corporation

whether or not imputed to the Insured by operation of law, provided

ACM Dawson Trails VIII JV LLC, a Delaware limited liabiity company

acquired the Insured as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, adverse claim, or other matter insured against by the policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

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Joseph A. Belongia
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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 3-06 ZONING - UNIMPROVED LAND

Attached to Policy Number:

Issued By:

Fidelity National Title Insurance Company

158-F01662-22

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
   a. According to applicable zoning ordinances and amendments, the Land is not classified Zone Planned Development PD;
   b. The following use or uses are not allowed under that classification:

      residential, office, commercial, industrial, or public land uses

2. There shall be no liability under this endorsement based on
   a. Lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.a. does not modify or limit the coverage provided in Covered Risk 5.
   b. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.
   c. The refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 8.2-06

COMMERCIAL ENVIRONMENTAL PROTECTION LIEN

Issued By:

Fidelity National Title Insurance Company

Attached to Policy Number:

158-F01662-22

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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ENDORSEMENT - ALTA 9.9-06

PRIVATE RIGHTS

Issued By:

Fidelity National Title Insurance Company

Attached to Policy Number:

158-F01662-22

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
   a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.
   b. "Private Right" means (i) an option to purchase; (ii) a right of first refusal; or (iii) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under this Owner's Policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy based on a transfer of Title on or before Date of Policy causes a loss of the Insured's Title.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
   c. any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
   d. any Private Right in an instrument identified in Exception(s) None in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 18.1-06 MULTIPLE TAX PARCEL - EASEMENTS

Issued By:

Fidelity National Title Insurance Company

Attached to Policy Number:

158-F01662-22

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	Tax Identification Numbers:
250521000001	R0331757
250528100001	R0331758
250521008001	R0342450
250528104001	R0342454
250528202002	R0342455
250528204003	R0350552
250528202003	R0350553
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250521004013	R0370304
250521004014	R0370306
250521004015	R0370309
250522000048	R0368112
250522000042	R0366374

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

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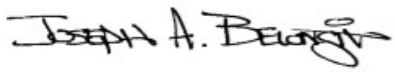
This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:



Joseph A. Belongia
Authorized Officer or Agent

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ENDORSEMENT - ALTA 19-06

CONTIGUITY - MULTIPLE PARCELS

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure Parcels I, II, III, IV, V, VI VII, VIII, 92-165, 92-168 and 75A contiguous to each other. IX contiguous to itself except for Parcel C.; or

2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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AMERICAN LAND TITLE ASSOCIATION

ENDORSEMENT - ALTA 26-06

SUBDIVISION

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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ENDORSEMENT - ALTA 39-06

POLICY AUTHENTICATION

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title
Insurance Company

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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ENDORSEMENT - SE 91

DELETION OF ARBITRATION

Attached to Policy Number:

158-F01662-22

Issued By:

Fidelity National Title®
Insurance Company

The policy is hereby amended by deleting Paragraph 14 of the Conditions, relating to Arbitration.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Fidelity National Title Insurance Company

Dated: October 6, 2022

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

STATEMENT OF SURVEY

THE PURPOSE OF THIS ALTA/NSPS LAND TITLE SURVEY IS TO PROVIDE AN OVERALL SURVEY OF THE PARCELS OF LAND DESCRIBED IN TWO SEPARATE TITLE COMMITMENTS AND ARE REFERENCED BELOW AS TITLE COMMITMENT #1 AND TITLE COMMITMENT #2

1. TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M. CONTAINS PARCELS OF LAND OWNED BY SWQ LLC, A COLORADO LIMITED LIABILITY COMPANY.

2. TITLE COMMITMENT NO. 20-0022, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY10, 2021 AT 5:00 P.M. CONTAINS PARCEL OF LAND OWNED BY DOUGLAS COUNTY DEVELOPMENT CORPORATION, A COLORADO CORPORATION, DCCC II, INC., A DELAWARE CORPORATION; EMELINE W. HANEY; MAE E. HANEY; MARY ALICE HANEY; E. MICHELLE HANEY; MARGARET M. HANEY; FRANKLIN L. HANEY, II; COLLEEN K. HUBER, AS THEIR INTERESTS MAY APPEAR AND MSP INVESTMENT CO., A COLORADO GENERAL PARTNERSHIP

TITLE COMMITMENT NO. 1

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29;
THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS;
THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29;
THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32;
THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04;
THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING,

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING,

AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;
THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362.76 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097.

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD;
THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;
THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING,

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;
THENCE NORTH 00 DEGREE 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208. 73 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.

PARCEL A:

LOT 3, TWIN OAKS, TOGETHER WITH THAT PORTION OF THE SOUTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT, VACATED BY ORDINANCE NO. #86-24 RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

A PART OF LOT 4, TWIN OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 20 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, 592.20 FEET TO A POINT ON A CURVE ON BRISCOE LANE AS PLATTED IN SAID TWIN OAKS;
THENCE ALONG THE NORTHERLY LINE OF BRISCO LANE THE FOLLOWING THREE COURSES;
1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 148 DEGREES 18 MINUTES 56 SECONDS (A CHORD WHICH BEARS NORTH 74 DEGREES 49 MINUTES 14 SECONDS WEST 125.06 FEET), 168.26 FEET;
2. THENCE NORTH 86 DEGREES 27 MINUTES 53 SECONDS WEST 414.81 FEET TO A POINT OF CURVE;
3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 359.30 FEET, A CENTRAL ANGLE OF 15 DEGREES 48 MINUTES 52 SECONDS 99.17 FEET TO THE WESTERLY LINE OF SAID LOT 4;
THENCE NORTH 12 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID WESTERLY LINE 332.95 FEET;
THENCE SOUTH 89 DEGREES 9 MINUTES 11 SECONDS EAST 1299.70 FEET TO THE EAST LINE OF SAID LOT 4;
THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE, 350.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE NORTHERLY ONE HALF OF VACATED BRISCOE LANE ADJOINING SAID LOT AS VACATED BY ORDINANCE NO. #86-24, RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 920, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 85 DEGREES 44 MINUTES 22 SECONDS EAST 1779.71 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS WEST 236.21 FEET;
THENCE SOUTH 06 DEGREES 35 MINUTES 33 SECONDS EAST 136.54 FEET;
THENCE SOUTH 14 DEGREES 34 MINUTES 30 SECONDS WEST 46.51 FEET;
THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS EAST 104.99 FEET;
THENCE SOUTH 02 DEGREES 02 MINUTES 21 SECONDS WEST 89.02 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 33 SECONDS (A CHORD WHICH BEARS SOUTH 27 DEGREES 29 MINUTES 00 SECONDS EAST 28.94 FEET), 30.20 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 374.09 FEET;
THENCE NORTH 74 DEGREES 09 MINUTES 48 SECONDS EAST 194.71 FEET;
THENCE NORTH 86 DEGREES 43 MINUTES 58 SECONDS EAST 201.37 FEET;
THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST, 126.44 FEET;
THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST, 65.34 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT;
THENCE NORTH 19 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 134.26 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 1088.93 FEET TO THE POINT OF BEGINNING.

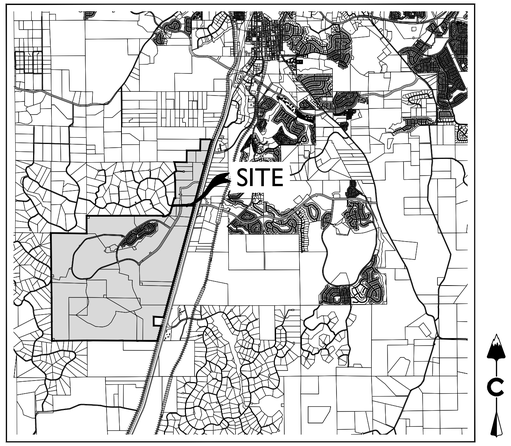
PARCEL D:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 70 DEGREES 58 MINUTES 36 SECONDS EAST, 1699.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DOUGLAS LANE;
THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 1102.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD;
THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1426.96 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 74 DEGREES 16 MINUTES 30 SECONDS WEST;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT;
THENCE SOUTH 19 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 459.84 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT;
THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT, 65.34 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST, 126.44 FEET;
THENCE SOUTH 86 DEGREES 43 MINUTES 58 SECONDS WEST, 201.37 FEET;
THENCE SOUTH 74 DEGREES 09 MINUTES 43 SECONDS WEST, 194.71 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 374.09 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET,A CENTRAL ANGLE OF 57 DEGREES 40 MINUTES 53 SECONDS (THE CHORD OF WHICH BEARS NORTH 27 DEGREES 29 MINUTES 00 SECONDS WEST, 28.94 FEET), 30.20 FEET;
THENCE NORTH 02 DEGREES 02 MINUTES 21 SECONDS EAST, 89.02 FEET;
THENCE NORTH 00 DEGREES 50 MINUTES 22 SECONDS WEST, 104.99 FEET;
THENCE NORTH 14 DEGREES 34 MINUTES 30 SECONDS EAST, 46.51 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 33 SECONDS WEST, 136.54 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 299.40 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 53.67 FEET;
THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, 56.00 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 53.51 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 180.95 FEET;
THENCE NORTH 20 DEGREES 49 MINUTES 42 SECONDS EAST, 32.50 FEET;
THENCE NORTH 05 DEGREES 02 MINUTES 08 SECONDS WEST, 149.53 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 02 MINUTES 19 SECONDS (THE CHORD OF WHICH BEARS NORTH 45 DEGREES 35 MINUTES 29 SECONDS EAST, 34.36 FEET), 38.07 FEET TO A POINT OF TANGENT;
THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST ALONG SAID TANGENT, 136.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS, 599.24 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS EAST, 94.62 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS (THE CHORD OF WHICH BEARS NORTH 74 DEGREES 43 MINUTES 09 SECONDS EAST, 571.79 FEET), 600.68 FEET TO A POINT OF TANGENT;
THENCE SOUTH 74 DEGREES 16 MINUTES 30 SECONDS EAST ALONG SAID TANGENT, 75.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD;
THENCE NORTH 15 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 90.02 FEET;
THENCE NORTH 70 DEGREES 28 MINUTES 00 SECONDS WEST, 74.61 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 30 SECONDS, 0.66 FEET TO A POINT OF COMPOUND CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 62 DEGREES 00 MINUTES 42 SECONDS 703.50 FEET;
THENCE SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, 94.62 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS (THE CHORD OF WHICH BEARS SOUTH 66 DEGREES 54 MINUTES 43 SECONDS WEST 516.03 FEET), 530.41 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 07 SECONDS WEST, 10.00 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 4.84 FEET;
THENCE NORTH 88 DEGREES 33 MINUTES 16 SECONDS WEST, 236.06 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 109.65 FEET;
THENCE SOUTH 06 DEGREES 48 MINUTES 20 SECONDS WEST, 93.71 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS WEST 55.61 FEET;
THENCE SOUTH 28 DEGREES 20 MINUTES 47 SECONDS EAST, 37.23 FEET;
THENCE SOUTH 01 DEGREES 58 MINUTES 52 SECONDS WEST, 179.15 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 90.02 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 56.00 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 22 SECONDS EAST, 92.05 FEET;
THENCE SOUTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, 21.80 FEET;
THENCE SOUTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 339.85 FEET;
THENCE SOUTH 24 DEGREES 19 MINUTES 47 SECONDS WEST, 138.40 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST 222.00 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 47.12 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M. AND TITLE COMMITMENT NO. 20-0022, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M.

4. THIS ALTA/NSPS LAND TITLE SURVEY OR MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

5. THE TERM "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

6. BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 67 WEST, BEARING S 89°49'58" E, FROM THE NORTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1-INCH PIPE WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE NORTHEAST CORNER OF SAID SECTION 28 BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 6935 - 1988", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

7. THE COORDINATE SYSTEM OF THIS SURVEY IS A MODIFIED COLORADO STATE PLANE CENTRAL ZONE (0502) COORDINATES, NAD83, SCALED TO GROUND FROM THE GRID MAPPING ORIGIN OF (0,0) USING A SCALE FACTOR OF 1.0003644180. GRID COORDINATES CAN BE OBTAINED BY MULTIPLYING GROUND COORDINATES BY THE INVERSE OF THE SCALE FACTOR.

8. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.

9. THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331). BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88.

10. DATE OF FIELD SURVEY: THE MONTH OF DECEMBER 2020.

11. CORE CONSULTANTS, INC. DID NOT OBSERVE POSTED ADDRESSES ON THE SUBJECT PROPERTY ON THE DATE OF SURVEY SHOWN HEREON. ADDRESSES FOR THE SUBJECT PROPERTY SHOWN HEREON WERE DISCLOSED IN RECORD DOCUMENTS.

12. THE SUBJECT PROPERTY, AS THE SUM OF THE PARCELS DESCRIBED IN THE TWO PROVIDED TITLE COMMITMENTS, CONTAINS A TOTAL AREA OF 86,455,179 SQUARE FEET OR 1,984.738 ACRES, MORE OR LESS.

13. CORE CONSULTANTS INC., DID NOT OBSERVE EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION ALONG THE PERIMETER OF THE SUBJECT PROPERTY.

14. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 08035CO282G, DATED MARCH 16, 2016, PANEL 08035CO284G, DATED MARCH 16, 2016, PANEL 08035CO283F, DATED SEPTEMBER 30, 2005, PANEL 08035CO291F, DATED SEPTEMBER 30, 2005 AND PANEL 08035CO292F, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN ZONE X, OTHER AREAS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

15. CORE CONSULTANTS, INC., DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO:

DAWSON RIDGE, LLC
WESTSIDE PROPERTY INVESTMENT COMPANY, INC. A COLORADO CORPORATION
SWQ LLC, A COLORADO LIMITED LIABILITY COMPANY
DOUGLAS COUNTY DEVELOPMENT CORPORATION, A COLORADO CORPORATION,
DCCC II, INC., A DELAWARE CORPORATION;
EMELINE W. HANEY;
MAE E. HANEY;
MARY ALICE HANEY;
E. MICHELLE HANEY;
MARGARET M. HANEY;
FRANKLIN L. HANEY, II;
COLLEEN K. HUBER, AS THEIR INTERESTS MAY APPEAR
MSP INVESTMENT CO., A COLORADO GENERAL PARTNERSHIP
PAN AM TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 8, 9, 11, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED: DECEMBER 22ND, 2020

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

ALTA / NSPS LAND TITLE SURVEY
PART OF SECTIONS 28, 29 & 32, TOWNS

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION CONTINUED

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.

PARCEL E:

A TRACT OF LAND LOCATED IN THE SOUTH ONE HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2162.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 684.04 FEET;
THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 903.74 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 205.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15;
THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 478.69 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 900.25 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 2846.77 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 1003.49 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHINSON, TOPEKA AND SANTA FE RAILROAD;
THENCE SOUTH 15 DEGREES 41 MINUTES 08 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE 940.27 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
THENCE NORTH 89 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 758.61 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 903.74 FEET TO THE POINT OF BEGINNING.

PARCEL G:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 15, 889.55 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 3177.49 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, 672.76 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHINSON, TOPEKA AND SANTA FE RAILROAD;
THENCE NORTH 15 DEGREES 41 MINUTES 08 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 317.82 FEET TO A POINT OF CURVE;
THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05 DEGREES 35 MINUTES 04 SECONDS, 563.32 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 928.50 FEET;
THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS WEST, 842.72 FEET TO THE POINT OF BEGINNING.

PARCEL I:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29 AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, 2661.03 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29;
THENCE SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3540.21 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A 340.384 ACRE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948, IN BOOK 695 AT PAGE 459 OF THE DOUGLAS COUNTY RECORDS;
THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 1764.62 FEET; TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29;
THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 2714.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04;
THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452, IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 1262.69 FEET TO THE SOUTH LINE OF SAID 340.384 ACRE PARCEL OF LAND RECORDED JANUARY 20, 1987 AT RECEPTION NO. 8701948 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 4017.11 FEET TO THE POINT OF BEGINNING,

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 208.73 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 208.73 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, 208.73 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 25 SECONDS WEST, 208.73 FEET TO THE POINT OF BEGINNING, AND EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO;
THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 1290.04 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 3197.59 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 2743.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825452 IN BOOK 823 AT PAGE 737 OF THE DOUGLAS COUNTY RECORDS;
THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, 208.73 FEET;
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208.73 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING.

PARCEL J:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, AND 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1333.83 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, 1834.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST 1362.76 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST 1362.80 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 1362.76 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1362.80 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION CONTAINED IN DEED RECORDED FEBRUARY 24, 1993 IN BOOK 1111 AT PAGE 2097

LEGAL DESCRIPTION CONTINUED

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.

PARCEL K:

A PARCEL OF LAND LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 2298.03 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTH 15 DEGREES 40 MINUTES 13 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 319.78 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 2386.46 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE, 308.79 FEET TO THE POINT OF BEGINNING.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 25 MINUTES 27 DEGREES WEST, 1328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 28, 1346.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED NOVEMBER 2, 1988 AT RECEPTION NO. 8825453 IN BOOK 823 AT PAGE 739 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 208.73 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, 208.73 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 208. 73 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST, 208.73 FEET TO THE POINT OF BEGINNING.

PARCEL L-1:

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 826.17 FEET TO THE SOUTHEAST CORNER OF TRACT C AS PLATTED IN TWIN OAKS; THENCE SOUTH 84 DEGREES 49 MINUTES 36 SECONDS EAST, 823.29 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DAWSON RIDGE BOULEVARD AS PLATTED IN DAWSON RIDGE FILING A, A SUBDIVISION RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707610 OF THE DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING ON A CURVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 30 SECONDS (A CHORD WHICH BEARS NORTH 20 DEGREES 24 MINUTES 48 SECONDS EAST, 19.02 FEET), 19.02 FEET TO A POINT OF REVERSE CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 51MINUTES 25 SECONDS, 75.80 FEET TO THE POINT OF REVERSE CURVE;
3. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 41 MINUTES 34 SECONDS, 116.54 FEET TO A POINT OF COMPOUND CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1882.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 37 SECONDS, 462.39 FEET TO A POINT OF TANGENT;
5. THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS EAST ALONG SAID TANGENT, 79.43 FEET TO A POINT OF CURVE;
6. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 62.83 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 50 SECONDS EAST, 228.80 FEET; THENCE SOUTH 85 DEGREES 19 MINUTES 20 SECONDS EAST, 99.20 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 07 SECONDS EAST, 97.98 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 20 SECONDS EAST, 96.50; THENCE SOUTH 81 DEGREES 47 MINUTES 00 SECONDS EAST, 97.20 FEET; THENCE SOUTH 85 DEGREES 06 MINUTES 30 SECONDS EAST, 52.80 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 54 SECONDS EAST, 35.25 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 18 SECONDS EAST, 70.19 FEET; THENCE SOUTH 15 DEGREES 43 MINUTES 30 SECONDS WEST, 50.75 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 04 DEGREES 00 MINUTES 00 SECONDS, 400.00 FEET TO A POINT OF TANGENT; THENCE SOUTH 11 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID TANGENT 310.64 FEET; THENCE NORTH 84 DEGREES 49 MINUTES 36 SECONDS WEST, 776.49 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THOSE PARCELS DESCRIBED IN INSTRUMENTS RECORDED APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND 310, AND EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THAT PARCEL DESCRIBED AS BEING EAST OF DAWSON RIDGE BOULEVARD IN THE INSTRUMENT RECORDED FEBRUARY, 27, 1989 IN BOOK 842 AT PAGE 868.

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS'

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.
(SHOWN AS "TC1")

1-8. STANDARD EXCEPTIONS
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

9. LACK OF RECORDED ACCESS TO AND FROM PUBLIC ROAD, HIGHWAY, OR STREET. (AFFECTS PARCEL 3)
ALL PUBLIC ROADS, HIGHWAYS OR STREETS ADJACENT TO THE SUBJECT PARCEL BOUNDARIES ARE SHOWN ON THE SURVEY.

10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 28, 1887 IN BOOK P AT PAGE 329.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCEL, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE. FOR MATTERS CONCERNING MINERAL RIGHTS, CORE CONSULTANTS INC. RECOMMENDS CONSULTING WITH A MINERAL RIGHTS EXPERT.

11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 10, 1899 IN BOOK X AT PAGE 514. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE. FOR MATTERS CONCERNING MINERAL RIGHTS, CORE CONSULTANTS INC. RECOMMENDS CONSULTING WITH A MINERAL RIGHTS EXPERT.

12. RIGHT OF WAY EASEMENTS AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. IN INSTRUMENTS RECORDED SEPTEMBER 18, 1923, IN BOOK 72 AT PAGES 452 AND 453. (AFFECTS PARCELS 3, C, F, G AND L-1)
AFFECTS SUBJECT PARCELS, BLANKET IN NATURE ACROSS SAID PARCELS AND ADJACENT STREETS AND RIGHTS-OF-WAY.

13. ACCESS RIGHTS TO AND FROM INTERSTATE HIGHWAY 25 AS CONVEYED IN DEED RECORDED DECEMBER 4, 1951 IN BOOK 103 AT PAGE 402. (AFFECTS PARCELS 3, C, F, G AND L-1)
AFFECTS THE SUBJECT PARCELS, NOT PLOTTABLE.

14. TERMS AND CONDITIONS OF RESTRICTIVE COVENANTS AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 1983, IN BOOK 478 AT PAGE 732. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

15. TERMS AND CONDITIONS OF RESTRICTIVE COVENANTS AS CONTAINED IN INSTRUMENT RECORDED JULY 18, 1983, IN BOOK 483 AT PAGE 340. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS' CONTINUED

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M.
(SHOWN AS "TC1")

16. THE EFFECT OF INSTRUMENTS REGARDING ZONING, RECORDED DECEMBER 18, 1984 IN BOOK 554 AT PAGE 427. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

17. THE EFFECT OF CASTLE ROCK RANCH PRELIMINARY P.U.D. PLAN, RECORDED DECEMBER 18,1984, UNDER RECEPTION NO. 343350. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

18. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AND DEVELOPMENT CONTRACTS RECORDED DECEMBER 18, 1984 IN BOOK 554 AT PAGES 499 AND 543. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

19. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE DAWSON RIDGE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED AUGUST 14, 1985, IN BOOK 589 AT PAGE 937, DECEMBER 23, 1985 IN BOOK 615 AT PAGES 625, 652 AND 656 AND JUNE 19, 1989 IN BOOK 859 AT PAGES 574 AND 591. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

20. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE DAWSON RIDGE METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 14, 1985, IN BOOK 589 AT PAGE 949. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED NOVEMBER 25, 2014 UNDER RECEPTION NO. 2014068826. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

21. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE DAWSON RIDGE METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 14, 1985, IN BOOK 589 AT PAGE 962. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED NOVEMBER 25, 2014 UNDER RECEPTION NO. 2014068833. (AFFECTS PARCEL 3)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

22. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE DAWSON RIDGE METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 14, 1985, IN BOOK 589 AT PAGE 974. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

23. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE DAWSON RIDGE METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 14, 1985, IN BOOK 589 AT PAGE 986. (AFFECTS PARCEL 3)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

24. TERMS AND CONDITIONS OF RESTRICTIVE COVENANTS AS CONTAINED IN INSTRUMENT RECORDED AUGUST 18, 1986, IN BOOK 659 AT PAGE 785 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 27, 1987, IN BOOK 715 AT PAGE 692. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

25. THE EFFECT OF DAWSON RIDGE PRELIMINARY P.U.D. SITE PLAN, RECORDED NOVEMBER 20, 1986, UNDER RECEPTION NO. 8625697. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

26. THE EFFECT OF INSTRUMENT REGARDING MASTER PLAN, RECORDED DECEMBER 10, 1986 IN BOOK 686 AT PAGE 630. (AFFECTS PARCEL 3)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

27. RIGHT OF WAY EASEMENT AS GRANTED TO THE PUBLIC IN INSTRUMENT RECORDED FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 780. (AFFECTS PARCEL 3)
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON.

28. THE EFFECT OF RECIPROCAL QUIT CLAIM DEED WITH RESPECT TO FENCE ENCROACHMENTS RECORDED AUGUST 07, 1987 IN BOOK 739 AT PAGE 979. (AFFECTS PARCELS 1 AND 2)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

29. THE EFFECT OF DECLARATION AND CLAIM OF THE DENVER AND COLORADO SPRINGS RAILROAD COMPANY RECORDED DECEMBER 02, 1987 IN BOOK 763 AT PAGE 783. (AFFECTS PARCELS 3, C, D, F, G AND L-1)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION DOES NOT AFFECT THE SUBJECT PARCELS, DESCRIBES ADJACENT RIGHT-OF-WAY, NOT PLOTTABLE.

30. TERMS, CONDITIONS AND PROVISIONS OF COST SHARING AGREEMENT RECORDED AUGUST 28, 1989 IN BOOK 869 AT PAGE 992. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

31. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED JUNE 05, 2013 UNDER RECEPTION NO. 2013046523. (AFFECTS PARCELS 3, D, F, G AND L-1)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

32. RIGHT OF WAY EASEMENT AS GRANTED TO PLATEAU NATURAL GAS COMPANY, A COLORADO CORPORATION IN INSTRUMENT RECORDED MAY 13, 1966, IN BOOK 170 AT PAGE 25. CONVEYANCE OF EASEMENTS AND RIGHTS-OF-WAY TO NORTHERN NATURAL GAS COMPANY, A DELAWARE CORPORATION RECORDED MARCH 26, 1970 IN BOOK 202 AT PAGE 365. (AFFECTS PARCELS E, F AND G)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PAR

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS'

PER TITLE COMMITMENT NO. 20-0058, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2021 AT 5:00 P.M. (SHOWN AS "TC1")

39. THE EFFECT OF RECIPROCAL QUIT CLAIM DEED WITH RESPECT TO FENCE ENCROACHMENTS RECORDED AUGUST 07, 1987 IN BOOK 739 AT PAGE 979. (AFFECTS PARCELS 3)
AFFECTS THE SUBJECT PARCELS, NOT PLOTTABLE.

40. RIGHT OF WAY EASEMENT AS GRANTED TO THE TOWN OF CASTLE ROCK IN INSTRUMENT RECORDED OCTOBER 06, 1988 IN BOOK 818 AT PAGE 331 AS AMENDED BY QUIT CLAIM DEED RECORDED OCTOBER 11, 1988 IN BOOK 819 AT PAGE 92. (AFFECTS PARCEL L-1)
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON.

41. RIGHT OF WAY EASEMENTS AS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENTS RECORDED JULY 05, 1951, IN BOOK 103 AT PAGE 264 AND AUGUST 31, 1951 IN BOOK 103 AT PAGE 322. (AFFECTS PARCELS E, F AND G)
AFFECTS THE SUBJECT PARCELS, NOT PLOTTABLE.

42. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 21, 1973, IN BOOK 248 AT PAGE 412 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 26, 1976, IN BOOK 296 AT PAGE 955 AND AS AMENDED IN INSTRUMENT RECORDED FEBRUARY 06, 1990, IN BOOK 896 AT PAGE 247 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 29, 1990 IN BOOK 904 AT PAGES 66 AND 93. (AFFECTS PARCELS A AND B)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

43. THE EFFECT OF INCLUSION OF SUBJECT PARCELS IN THE CASTLE ROCK FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED SEPTEMBER 16, 1980, IN BOOK 394 AT PAGE 93 AND APRIL 27, 1990 IN BOOK 909 AT PAGE 634. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

44. TERMS, CONDITIONS AND PROVISIONS OF WATER AGREEMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 282.
(AFFECTS PARCELS C, D AND L-1)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE. FOR MATTERS CONCERNING WATER RIGHTS, CORE CONSULTANTS, INC. RECOMMENDS CONSULTING WITH A WATER RIGHTS EXPERT.

45. WATER RIGHTS AS CONVEYED IN DEEDS RECORDED JULY 18, 1983 IN BOOK 483 AT PAGES 312, 382, 384, 396, 413 AND 425.
(AFFECTS PARCELS C, D AND L-1)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE. FOR MATTERS CONCERNING WATER RIGHTS, CORE CONSULTANTS, INC. RECOMMENDS CONSULTING WITH A WATER RIGHTS EXPERT.

46. THE EFFECT OF INSTRUMENTS REGARDING ANNEXATION OF SUBJECT PARCELS TO THE TOWN OF CASTLE ROCK, RECORDED DECEMBER 18, 1984 IN BOOK 554 AT PAGES 367, 375, 383, 391 AND 399 AND UNDER RECEPTION NOS. 343342, 343343, 343344, 343345 AND 343346.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

47. THE EFFECT OF INSTRUMENTS REGARDING ZONING, RECORDED DECEMBER 18, 1984 IN BOOK 554 AT PAGE 427, NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 923 AND MARCH 1, 1989 IN BOOK 843 AT PAGE 243. (AFFECTS ALL PARCELS)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

48. THE EFFECT OF WESTFIELD TRADE CENTER PRELIMINARY SITE PLANS, RECORDED MARCH 01, 1989 UNDER RECEPTION NOS. 8904501 AND 8904502. (AFFECTS PARCELS A, B, C, D, E, F AND G)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

49. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR DEVELOPMENT OF WATER RIGHTS RECORDED AUGUST 28, 1989 IN BOOK 869 AT PAGE 939. (AFFECTS PARCELS A, B, C, D AND L-1)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE. FOR MATTERS CONCERNING WATER RIGHTS, CORE CONSULTANTS, INC. RECOMMENDS CONSULTING WITH A WATER RIGHTS EXPERT.

50. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN WESTFIELD METROPOLITAN DISTRICT NO. 1 AND MSP INVESTMENT CO. RECORDED JULY 17, 1990 IN BOOK 921 AT PAGE 862 AS AMENDED BY INSTRUMENTS RECORDED NOVEMBER 15, 1990 IN BOOK 939 AT PAGES 857 AND 869. (AFFECTS PARCELS A, B, C, D, E, F AND G)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

51. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MAY 14, 1999, IN BOOK 1707 AT PAGE1595 AND AMENDED AND RESTATED DECLARATION RECORDED MARCH 17, 2011 UNDER RECEPTION NO. 2011018197. (AFFECTS PARCELS A AND B)
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

52. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED DECEMBER 19, 2019 AND LAST REVISED _____, PREPARED BY WSB ENGINEERING, JOB NO. 014289.
SAID DOCUMENT STORED AS IMAGE 014289
A. FENCE LINES ALONG THE EXTERIOR BOUNDARIES OF THE SUBJECT PARCELS DO NOT COINCIDE WITH SAID BOUNDARIES.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

ALTA / NSPS LAND TITLE SURVEY
PART OF SECTIONS 28, 29 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

RELEASE: 04/29/2021
DESIGNED: _____
CAD: JCA
QA/QC: TMG

JOB NO. 20-224

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE COMMITMENT #2

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M.

PARCEL I:

A TRACT OF LAND SITUATED IN SECTIONS 21, 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28, TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 3,679.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,622.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 01' 14" E, 1,329.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89° 33' 12" W, 3,964.62 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21; THENCE S00° 20' 09" W, 1,322.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N88° 45' 07" W ALONG THE NORTH LINE OF SAID SECTION 29, 1,235.23 FEET; THENCE S00° 26' 48" W, 1,646.43 FEET; THENCE S89° 33' 12" E, 5,230.49 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OF LAND SITUATED IN SECTIONS 28 AND 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,790.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,888.70 FEET; THENCE N89° 33' 12" W, 5,230.49 FEET; THENCE N00° 26' 48" E, 1,646.43 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE N88° 45' 07" W ALONG SAID NORTH LINE, 1,425.80 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 29; THENCE S00° 17' 04" E ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, 3,540.21 FEET; THENCE S89° 25' 27" E, 6,638.28 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A TRACT OF LAND SITUATED IN SECTIONS 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, 694.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89° 33' 12" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, 1,321.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89° 05' 55" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 404.36 FEET TO THE WEST RIGHT -OF-WAY LINE OF TWIN OAKS ROAD; THENCE S08° 39' 20" E ALONG SAID WEST RIGHT-OF-WAY LINE, 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88° 20' 40" E ALONG SAID SOUTH LINE, 109.25 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28° 36' 44", 122.69 FEET TO A POINT OF TANGENT; THENCE N59° 43' 56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT, 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S89° 05' 55" E ALONG SAID NORTH LINE, 174.23 FEET; THENCE S84° 52' 53" E, 454.17 FEET; THENCE S00° 00' 00" E, 732.15 FEET; THENCE N87° 46' 08" W, 2,602.15 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 OF SAID TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 634.75 FEET; THENCE S87° 46' 08" E, 2602.15 FEET TO THE POINT OF BEGINNING; THENCE N00° 00' 00" E, 732.15 FEET; THENCE S84 ° 52' 53" E, 1,170.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15°40' 13" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 691.58 FEET; THENCE N87° 46' 08" W, 979.68 FEET TO THE POINT OF BEGINNING.

PARCEL V:

A TRACT OF LAND SITUATED IN SECTION IN 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21, TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO; THENCE N00° 01' 14" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 634.75 FEET; THENCE S87° 46' 08" E, 661.89 FEET; THENCE S00° 01' 53" E, 615.23 FEET TO THE SOUTH LINE OF SAID SECTION 21; THENCE N 89° 27' 33" W ALONG SAID SOUTH LINE, 661.99 FEET TO THE POINT OF BEGINNING.

PARCEL VI:

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID SECTION 28 TO BEAR S89° 27' 33" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N00° 01' 53" W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; 615.23 FEET; THENCE S87° 46' 08" E, 822.12 FEET; THENCE S00° 00' 00" W, 615.21 FEET; THENCE N 87° 46' 08" W, 821.79 FEET TO THE POINT OF BEGINNING.

PARCEL VII:

A TRACT OF LAND SITUATED IN SECTIONS 27 AND 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N69° 25' 27" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 1,346.16 FEET; THENCE S89° 25' 27" E, 2,298.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD; THENCE S15° 40' 13" W ALONG SAID WESTERLY RIGHT-OF-WAY, 1,396.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N89° 09' 28" W ALONG SAID SOUTH LINE, 583.39 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTIUNUED

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M.

PARCEL VIII:

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 28 TO BEAR N89° 25' 27" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89° 25' 27" W, 1,328.41 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SECTION 28; THENCE N00° 22' 51" W ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, 527.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N00° 22' 51" W ALONG SAID WEST LINE, 1,262.69 FEET; THENCE N89° 25' 27" W, 2,621.17 FEET; THENCE S00° 22' 51" E, 1,262.69 FEET; THENCE S89° 25' 27" E, 2,621.17 FEET TO THE
POINT OF BEGINNING,
COUNTY OF DOUGLAS, STATE OF COLORADO

EXCEPTING FROM ABOVE PARCELS THE FOLLOWING PARCELS:

DAWSON RIDGE FILINGS A & B ALL DEDICATED STREET RIGHTS-OF-WAY;
DAWSON RIDGE FILING NO. 11 ALL DEDICATED STREET RIGHTS-OF-WAY;
DAWSON RIDGE FILING NO. 11, TRACTS A, K, L, 0 AND N;
DAWSON RIDGE RECREATION CENTER NO. I, TRACT A

ALSO EXCEPTING FROM THE ABOVE PARCELS THE FOLLOWING THREE 1 ACRE PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE S00° 14' 06" E ALONG THE WESTERLY LINE OF SAID EAST HALF OF SECTION 29, A DISTANCE OF 3, 267.55 FEET TO THE POINT OF BEGINNING;
THENCE N89° 45' 54" E, A DISTANCE OF 208.71 FEET; THENCE S00° 14' 06" E, A DISTANCE OF 208.71 FEET; THENCE S89° 45' 54" W, A DISTANCE OF 208.71 FEET; THENCE N00° 14' 06" W ALONG SAID WESTERLY LINE A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, WHENCE THE NORTHWEST CORNER OF SAID SECTION 28 BEARS N00° 11' 08" W, A DISTANCE OF 5,299.57 FEET, THENCE N58° 37' 49" E, A DISTANCE OF 3,415.73 FEET TO THE POINT OF BEGINNING;
THENCE N04° 01' 05" E, A DISTANCE OF 208.84 FEET; THENCE S87° 59' 38" E, A DISTANCE OF 208.71 FEET; THENCE S04° 01' 05" W, A DISTANCE OF 208.84 FEET; THENCE N87° 59' 38" W, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING;

PARCEL 3:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE N89° 22' 05" W ALONG THE SOUTHERLY LINE OF SAID SECTION 28, A DISTANCE OF 843.46 FEET; THENCE N63° 50' 19" E ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 19.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48° 07' 08", A RADIUS OF 460.00 FEET, A CHORD BEARING N39° 46' 45" E, A DISTANCE OF 375.07 FEET AND AN ARC DISTANCE OF 386.32 FEET TO THE POINT OF BEGINNING; THENCE S63° 50' 19" W ALONG LINE NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 144.71 FEET; THENCE N26° 09' 41" W, A DISTANCE OF 208.00 FEET; THENCE N63° 50' 19" E ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 251.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29° 26' 29" A RADIUS OF 460.00 FEET, A CHORD BEARING S00° 59' 57" W A DISTANCE OF 233. 78 FEET, AND ON ARC DISTANCE OF 236.37 FEET TO THE POINT OF BEGINNING;

PARCEL 92-168:

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 21 TO BEAR N89° 27' 33" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N0° 01' 53" W, A DISTANCE OF 1,330.51 FEET TO THE NORTHWEST CORNER OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21; THENCE S89° 33' 12" E, A DISTANCE OF 660.77 FEET TO THE NORTHEAST CORNER OF SAID E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21; THENCE S89° 05' 55" E ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, A DISTANCE OF 404.36 FEET TO THE WEST RIGHT OF WAY LINE OF TWIN OAKS ROAD; THENCE S01° 39' 20" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 52.19 FEET TO THE SOUTH LINE OF TERRITORIAL ROAD; THENCE N88° 20' 40" E ALONG SAID SOUTH LINE A DISTANCE OF 109.25 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID SOUTH LINE A DISTANCE OF 122.69 FEET, SAID CURVE HAS A RADIUS OF 245.68 FEET AND A CENTRAL ANGLE OF 28° 36' 44" TO A POINT OF TANGENT; THENCE N59° 43' 56" E ALONG SAID SOUTH LINE AND ALONG SAID TANGENT A DISTANCE OF 23.27 FEET TO A POINT ON THE NORTH LINE OF THE SW 1 /4 OF THE SW 1 /4 OF SAID SECTION 22; THENCE S89° 05' 55" E ALONG SAID NORTH LINE A DISTANCE OF 174.23 FEET; THENCE N17° 39' 12" E A DISTANCE OF 139.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AFORESAID TERRITORIAL ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 110.68 FEET, SAID CURVE HAS A RADIUS OF 198.98 FEET AND A CENTRAL ANGLE OF 31° 52' 17" TO A POINT OF TANGENT; THENCE N17° 39' 12" E ALONG SAID EASTERLY LINE AND ALONG SAID TANGENT A DISTANCE OF 534.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE S89° 56' 39" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,599.18 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, THENCE S15° 40' 13" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 5,928.97 FEET; THENCE N89° 25' 27" W A DISTANCE OF 2,386.46 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF THE E 1/2 OF AFORESAID SECTION 28; THENCE N00° 22' 51" W ALONG SAID WEST LINE A DISTANCE OF 3,647.06 FEET TO THE NORTHWEST CORNER OF SAID E 1/2 OF THE E 1/2 OF SECTION 28; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 661.99 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THOSE PORTIONS DESCRIBED IN PARTIAL RELEASES RECORDED APRIL 2, 1987 IN BOOK 710 AT PAGE 990; JANUARY 11, 1989 IN BOOK 836 AT PAGE 256; FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 865, FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 868; APRIL 19, 1989 IN BOOK 850 AT PAGE 307 AND APRIL 19, 1989 IN BOOK 850 AT PAGE 310;

AND FURTHER EXCEPTING THE FOLLOWING:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89° 27' 33" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:
1. THENCE S87° 46' 08" E, 821.79 FEET;
2. THENCE N00° 00' 00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87°46' 08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1;
THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:
1. THENCE S32° 50' 19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21° 00' 00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53° 49' 56" W ALONG SAID TANGENT 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 06° 40' 18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00° 22' 51" W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTIUNUED

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY PAN AM TITLE, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M.

PARCEL 92-165:

A TRACT OF LAND SITUATED IN SECTIONS 27, 28, 29, 32, 33 AND 34, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST 1/4 TO BEAR SOUTH 89° 43' 58" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE
SOUTH 89° 43' 58" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,333.83 FEET; THENCE NORTH 00° 16' 02" WEST A DISTANCE OF 3,197.58 FEET; THENCE SOUTH 89° 25' 27" EAST A DISTANCE OF 7,428.30 FEET TO THE WEST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15° 40' 13" WEST ALONG SAID WEST LINE A DISTANCE OF 1,576.96 FEET; THENCE NORTH 89° 59' 02" WEST A DISTANCE OF 678.73 FEET; THENCE SOUTH 0° 41' 47" WEST A DISTANCE OF 600.54 FEET; THENCE SOUTH 89° 16' 50" EAST A DISTANCE OF 515.85 FEET TO THE WEST LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTH 15° 40' 13" WEST ALONG SAID WEST LINE A DISTANCE OF 548.06 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 33; THENCE NORTH 0° 20' 06" EAST ALONG SAID EAST LINE A DISTANCE OF 453.74 FEET; THENCE SOUTH 15° 40' 13" WEST A DISTANCE OF 1024.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33; THENCE NORTH 89° 13' 07" WEST ALONG SAID SOUTH LINE A DISTANCE OF 5,061.35 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE RECORDED NOVEMBER 2, 1988 IN BOOK 823 AT PAGE 735;
AND EXCEPT FOR PARTIAL RELEASES RECORDED JULY 13, 1992 IN BOOK 1070 AT PAGE 1 AND DESCRIBED AS:

A PARCEL OF LAND LOCATED IN SECTIONS 28, 29, 32, 33, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR S89° 43' 58" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S89° 43' 58" W ALONG SAID SOUTH LINE, 1,333.83 FEET; THENCE N00° 16' 02" W, 1,834.82 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N00° 16' 02" W, 1,362.76 FEET; THENCE S89° 25' 27" E, 1,362.80 FEET; THENCE S00° 16' 02" E, 1,362.76 FEET; THENCE
N89° 25' 27" W, 1,362.80 FEET TO THE POINT OF BEGINNING,

EXCEPTING FROM ABOVE PARCELS THE FOLLOWING PARCELS:

DAWSON RIDGE FILINGS A & B ALL DEDICATED STREET RIGHTS-OF-WAY;
DAWSON RIDGE FILING NO. 11 ALL DEDICATED STREET RIGHTS-OF-WAY;
DAWSON RIDGE FILING NO. 11, TRACTS A, K, L, 0 AND N;

PARCEL 75A:

A PARCEL OF LAND LOCATED IN SECTIONS 22, 27 AND 28, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89° 27' 35" E ALONG THE NORTH LINE OF SAID SECTION 28, 661.99 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND RECORDED AT BOOK 836 AT PAGE 256 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:
1. THENCE S87° 46' 06" E, 821.79 FEET;
2. THENCE N00° 00' 00" E, 615.21 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND RECORDED AT BOOK 710 AT PAGE 990 OF THE DOUGLAS COUNTY RECORDS;

THENCE S87° 46' 08" E ALONG SAID LINE, 1,025.12 FEET TO THE EAST BOUNDARY LINE OF DAWSON RIDGE METROPOLITAN DISTRICT NO. 1;
THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:
1. THENCE S32° 50' 19" W, 1,750.85 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 21° 00' 00", 769.39 FEET TO A POINT OF TANGENT;
3. THENCE S53° 49' 56" W ALONG SAID TANGENT, 1,060.41 FEET TO A POINT OF CURVE;
4. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,800.00 FEET, & CENTRAL ANGLE OF 06° 40' 18", 209.60 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28;

THENCE N00° 23' 51" W ALONG SAID LINE, 2,249.82 FEET TO THE POINT OF BEGINNING,

PARCEL IX:

LOT 4, TWIN OAKS SUBDIVISION AND A TRACT OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 22 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22 TO BEAR S 00°03'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE ALONG THE BOUNDARY OF "TWIN OAKS" FOR THE FOLLOWING FIVE COURSES
1. THENCE S 00°03'00"W A DISTANCE OF 1330.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
2. THENCE N 89°07'05"W A DISTANCE OF 1316.36 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
3. THENCE S 00°01'04"E A DISTANCE OF 1329.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 22;
4. THENCE N 89°04'58"W ALONG THE EAST WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 65.07 FEET;
5. THENCE S 17°39'12"W A DISTANCE OF 557.81 FEET TO THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD;

THENCE S 89°56'39"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1628.60 FEET TO THE WEST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE N 15°41'15"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 3278.09 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N 89°05'32"W ALONG SAID NORTH LINE A DISTANCE OF 963.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS PARTIALLY RELEASED BY INSTRUMENT RECORDED JULY 26, 1988 IN BOOK 805 AT PAGE 225 AND BY INSTRUMENT RECORDED MARCH 9. 1989 IN BOOK 844 AT PAGE 402 AND EXCEPT THAT PART CONVEYED IN DEED RECORDED MARCH 30, 1995 IN BOOK 1254 AT PAGE 1513.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

ALTA / NSPS LAND TITLE SURVEY
PART OF SECTIONS 28, 29 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

RELEASE: 04/29/2021
DESIGNED: _____
CAD: JCA
QA/QC: TMG

JOB NO. 20-224

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE COMMITMENT #2

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS'

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY FIDELITY NATIONAL TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M. (AS SHOWN AS "TC2")

1-8. STANDARD EXCEPTIONS
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.

9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 10, 1899 IN BOOK X AT PAGE 514, (AFFECTS THE W 1/2 E 1/2 OF SECTION 29) AND RECORDED APRIL 25, 1898 IN
BOOK 12 AT PAGE 85. (AFFECTS THE S 1/2 S 1/2 OF SECTION 21).
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

10. EASEMENTS AND RIGHTS OF WAY IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS GRANTED BY INSTRUMENT RECORDED SEPTEMBER 18, 1923 IN BOOK 72 AT PAGE 452 (AFFECTS SECTION 34) AND ON SEPTEMBER 18, 1923 IN BOOK 72 AT PAGE 453 (AFFECTS SECTIONS 22 AND 27 AND OTHER PROPERTY).
ALL PUBLIC ROADS, HIGHWAYS OR STREETS ADJACENT TO THE SUBJECT PROPERTIES BOUNDARIES ARE SHOWN ON THE SURVEY.

11. EASEMENTS AND RIGHTS OF WAY IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS GRANTED BY INSTRUMENTS RECORDED JULY 5, 1951 IN BOOK 103 AT PAGE 264 (AFFECTS THE NE 1/4 OF SECTION 33, THE NW 1/4 OF SECTION 34 AND THE SW 1/4 SW 1/4 OF SECTION 27) ON AUGUST 31,1951 IN BOOK 103, PAGE 324 (AFFECTS S 1/2 N 1/2 AND SW 1/4 OF SECTION 27) ON JULY 5, 1951 IN BOOK 103 AT PAGE 265 (AFFECTS SE 1/4 NE 1/4 OF SECTION 33).
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

12. LIMITED RIGHT OF DIRECT ACCESS TO AND FROM THE INSURED HEREBY, DIRECTLY ONTO ABUTTING HIGHWAY DESIGNATED AS STATE HIGHWAY NO. 1, ALONG OR ACROSS A LINE DESCRIBED AS FOLLOWS: EASTERLY LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST, FROM WHICH POINT THE SE CORNER OF SECTION 27 BEARS S88° 67' E A DISTANCE OF 4,334.1 FEET; THENCE N16° 43'E, A DISTANCE OF 2352.2 FEET; THENCE 38° 89' E, A DISTANCE OF 108.9 FEET; THENCE N15° 13'E A DISTANCE OF 1856.9 FEET TO THE N 1/6 LINE OF SECTION 27 WHICH POINT IS THE CENTER OF A 24 FOOT PASSAGEWAY RESERVED FOR FARM PURPOSES ONLY, BY REASON OF GRANT OR RELINQUISHMENT OF SAID ACCESS RIGHTS BY DEED FROM JOHN E. LOWELL TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED DECEMBER 4, 1951 IN BOOK 103 AT PAGE 406.
DOES NOT AFFECT THE SUBJECT PARCELS, NOT SHOWN HEREON.

13. EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR COMMUNICATION LINE FACILITIES AS CONTAINED IN INSTRUMENT RECORDED JULY 24, 1968 IN BOOK 185 AT PAGE 232.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON

14. EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR UNDERGROUND FACILITIES AS CONTAINED IN INSTRUMENT RECORDED JANUARY 28, 1974 IN BOOK 258 AT PAGE 530,
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON

15. EASEMENT AND RIGHT-OF-WAY FOR USE AS A ROADWAY PERMITTING VEHICULAR INGRESS AND EGRESS, AS GRANTED TO ERNEST H. LOWELL AND MILDRED G. LOWELL BY TECHTRACK, A COLORADO LIMITED PARTNERSHIP, IN THE INSTRUMENT RECORDED JUNE 7, 1983 IN BOOK 477 AT PAGE 866.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON

16. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS CONTAINED, IN WATER AGREEMENT BETWEEN MSP INVESTMENT CO., A COLORADO GENERAL PARTNERSHIP, UNIQUE MOBILITY, INC., A COLORADO CORPORATION AND TECHTRACK LTD., A COLORADO LIMITED PARTNERSHIP, DATED JULY 15, 1983 AND RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 282. MODIFIED BY AGREEMENT FOR DEVELOPMENT OF WATER RIGHTS BY AND BETWEEN MSP INVESTMENT CO. AND BELLAMAH COMMUNITY DEVELOPMENT RECORDED
AUGUST 28, 1989 IN BOOK 869 AT PAGE 939 AND BY AGREEMENT FOR DEVELOPMENT OF WATER RIGHTS BY AND BETWEEN MSP INVESTMENT CO. AND BELLAMAH COMMUNITY DEVELOPMENT RECORDED AUGUST 28, 1989 IN BOOK 869 AT PAGE 992,
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, NOT PLOTTABLE. FOR MATTERS CONCERNING WATER RIGHTS, CORE CONSULTANTS, INC. RECOMMENDS CONSULTING WITH A WATER RIGHTS EXPERT.

17. ANY AND ALL WELLS AND WELL RIGHTS, DITCHES AND DITCH RIGHTS, RESERVOIRS AND RESERVOIRS RIGHTS, AS EVIDENCED BY INSTRUMENTS RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 312, AND IN INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 355;
INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 367; INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 382 AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 384, AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 413, AND
INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 425; AND INSTRUMENT RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 396.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, NOT PLOTTABLE. FOR MATTERS CONCERNING WATER RIGHTS, CORE CONSULTANTS, INC. RECOMMENDS CONSULTING WITH A WATER RIGHTS EXPERT.

18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS CONTAINED IN DECLARATION, OF PROTECTIVE COVENANTS RECORDED JULY 18, 1983 IN BOOK 483 AT PAGE 340.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

19. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDINANCE NO. 84-33 RECORDED JANUARY 30, 1984 IN BOOK 554 AT PAGE 427.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

20. THE EFFECT OF THE CASTLE ROCK RANCH P.UD. PRELIMINARY PLAN AS DISCLOSED BY INSTRUMENT RECORDED DECEMBER 18, 1984 AS RECEPTION NO. 343350.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

21. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ANNEXATION AND DEVELOPMENT CONTRACT BY AND BETWEEN THE TOWN OF CASTLE ROCK AND BELLAMAH COMMUNITY DEVELOPMENT RECORDED DECEMBER 18, 1984 IN BOOK 554 AT
PAGE 543.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

22. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS (IF ANY) WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE AND ANY AND ALL SUPPLEMENTS, AMENDMENTS AND ANNEXATIONS THERETO, SET FORTH IN THE DECLARATION RECORDED JUNE 14, 1984 IN BOOK 478 AT PAGE 732.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

23. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS (IF ANY) WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, AND ANY AND ALL SUPPLEMENTS, AMENDMENTS AND ANNEXATIONS THERETO, SET FORTH IN THE DECLARATION RECORDED AUGUST 18, 1986 IN BOOK 659, PAGE 785 AND AMENDED APRIL 22, 1987 IN BOOK 715 AT PAGE 692.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

24. THE EFFECT OF DAWSON RIDGE PRE P.U.D SITE PLAN, RECORDED NOVEMBER 20, 1986 AS RECEPTION NO. 8625697.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS' CONTIUNUED

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY FIDELITY NATIONAL TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M. (SHOWN AS "TC2")

25. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDINANCE NO. 86-19 RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 955.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

26. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DRAFT MASTER PLAN RECORDED DECEMBER 10, 1986 IN BOOK 686 AT PAGE 630.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN BY-LAWS OF THE DAWSON RIDGE COMMUNITY ASSOCIATION RECORDED FEBRUARY 13, 1987 IN BOOK 700 AT PAGE 799.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

28. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE FILING A RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707610 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 272.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

29. THE EFFECT OF DAWSON RIDGE FILING A FINAL P.U.D. SITE PLAN, RECORDED MARCH 18, 1987 AS DOCUMENT NO. 8707611.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

30. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE-FILING B, RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707612 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 274.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

31. THE EFFECT OF DAWSON RIDGE - FILING B FINAL P.U.D. SITE PLAN, RECORDED MARCH 18, 1987 AS RECEPTION NO. 8707613.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

32. NOTES, EASEMENTS AND RIGHTS OF WAY AS CONTAINED ON THE PLAT OF DAWSON RIDGE FILING NO. 11 RECORDED MARCH 18, 1987 AT RECEPTION NO. 8707614 AND AS CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 276.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

33. THE EFFECT OF DAWSON RIDGE FILING NO. 11 FINAL SITE PLAN RECORDED MARCH 18, 1987 AS DOCUMENT NO. 8707615.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

34. EASEMENT AND RIGHT OF WAY FOR UTILITIES PURPOSES, AS GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT, IN THE INSTRUMENT RECORDED APRIL 8, 1987 IN BOOK 712 PAGE 444, AFFECTING A STRIP OF LAND 10.00 FEET WIDE IN THE S 1/2 OF SECTION.
NOTE: QUIT CLAIM OF THE TOWN OF CASTLE ROCK'S INTEREST IN SAID EASEMENT RECORDED OCTOBER 20, 1988 IN BOOK 821 AT PAGE 149.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON. (SAME AS ITEM 44)

35. EASEMENT AND RIGHT OF WAY FOR UTILITIES, GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT, IN THE INSTRUMENT RECORDED APRIL 8, 1987 IN BOOK 712, PAGE 447, AFFECTING A STRIP OF LAND 10.00 FACT WIDE IN THE SOUTH HALF OF SECTION 22.
NOTE: QUIT CLAIM OF THE TOWN OF CASTLE ROCK'S INTEREST IN SAID EASEMENT RECORDED OCTOBER 20, 1988 IN BOOK 821 AT PAGE 149.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON.

36. EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION AND CONTINUED OPERATION, MAINTENANCE, INSPECTION, REPAIR, ALTERATION AND REPLACEMENT OF AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM, UNDERGROUND CABLES, WIRES, CONDUITS, MANHOLES, SPLICING BOXES, TESTING TERMINALS LOCATED ON THE SURFACE OR UNDERGROUND AND OTHER ATTACHMENTS AND INCIDENTAL EQUIPMENT AND APPURTENANCES, AS GRANTED TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, A COLORADO CORPORATION BY BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, BY INSTRUMENT RECORDED JUNE 5, 1987 IN BOOK 726 AT PAGE 15, AFFECTING A PARCEL OF LAND LOCATED IN SECTION 22.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON.

37. ANY LOSS OR DAMAGE OR CLAIM OF LOSS OR DAMAGE BY REASON OF EASEMENTS AND RIGHTS OF WAY FOR PEOPLES NATURAL GAS COMPANY EQUIPMENT, MAINS AND APPURTENANCES, VARIOUS UNDERGROUND WATER MAINS CONNECTING FROM THE EXISTING WELLS TO WATER TREATMENT AND STORAGE FACILITIES, OVERHEAD POWER LINES, FENCES NOT LOCATED ON PROPERLY LINES BY INSTRUMENT RECORDED AUGUST 7, 1987 IN BOOK 739 AT PAGE 979,
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

38. EASEMENT AND RIGHT OF WAY FOR UTILITIES AS GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT BY INSTRUMENT RECORDED OCTOBER 28, 1987 IN BOOK 756, PAGE 352.
AFFECTS THE SUBJECT PARCELS, SHOWN HEREON.

39. THE EFFECT OF A NOTICE AND MEMORANDUM OF CONTRACTS BY AND BETWEEN DAWSON RIDGE METROPOLITAN DISTRICTS 1,2,3,4 AND 5 RECORDED FEBRUARY 15, 1988 IN BOOK 841 AT PAGE 551, BOOK 841 AT PAGE 558, BOOK 841 AT PAGE 561 AND BOOK 841 AT PAGE 564.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

40. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN THE REC0RDED PLAT OF DAWSON RIDGE RECREATION CENTER NO. 1 RECORDED AUGUST 16, 1988 AS RECEPTION NO. 8818610 AND CORRECTED BY AFFIDAVIT RECORDED OCTOBER 5, 1988 IN BOOK 818 AT PAGE 278.
AFFECTS THE SUBJECT PARCELS, BLANKET IN NATURE, NOT PLOTTABLE.

41. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN RESERVATION OF EASEMENT RECORDED AUGUST 16, 1988 IN BOOK 808 AT PAGE 682.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

42. EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES, AS GRANTED TO THE PUBLIC BY BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, IN INSTRUMENT RECORDED OCTOBER 6, 1988 BOOK 818 PAGE 338, AFFECTING A STRIP OF LAND TEN (10.00) FEET IN WIDTH IN SECTION 22.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

43. RESERVATION OF A 10 FOOT UTILITY EASEMENT BY THE TOWN OF CASTLE ROCK OVER A PORTION OF PROPERTY IN SECTION 22, BY INSTRUMENT RECORDED OCTOBER 11, 1988 IN BOOK 819 AT PAGE 92.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

44. GRANT OF UTILITY EASEMENTS BY BELLAMAH COMMUNITY DEVELOPMENT TO THE PUBLIC, 10 FEET IN WIDTH IN SECTION 22, AS GRANTED BY INSTRUMENT RECORDED OCTOBER 20, 1988 IN BOOK 821 AT PAGE 145.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

45. GENERAL RIGHT OF WAY EASEMENT AS GRANTED BY BELLAMAH COMMUNITY DEVELOPMENT TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION OVER A PORTION OF SECTION 22, RECORDED NOVEMBER 10, 1988 IN BOOK 825 AT PAGE 72.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

46. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN FACILITIES DEVELOPMENT FEE AGREEMENT RECORDED FEBRUARY 28, 1989 IN BOOK 842 AT PAGE 911.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

TITLE NOTES - SCHEDULE B-2 'EXCEPTIONS' CONTIUNUED

PER TITLE COMMITMENT NO. 20-0022, PREPARED BY FIDELITY NATIONAL TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2021 AT 5:00 P.M. (SHOWN AS "TC2")

47. A LIEN, FEE OR ASSESSMENT BY REASON OF THE SUBJECT PARCELS BEING INCLUDED IN THE DAWSON RIDGE METROPOLITAN DISTRICTS 1,2,3,4 AND 5.
AFFECTS THE SUBJECT PARCELS, BUT NOT PLOTTABLE. NO RECORDED DOCUMENT WAS PROVIDED FOR THIS ITEM

48. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN SUSPENSION AGREEMENT RECORDED OCTOBER 21, 1992 IN BOOK 1092, PAGE 1719 AND RE-RECORDED DECEMBER 7, 1992 IN BOOK 1100 AT PAGE 117.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

49. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF SPECIAL DISTRICT RECORDED JANUARY 11, 1993 IN BOOK 1106 AT PAGE 1284.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

50. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 84-28 FOR ANNEXATION RECORDED DECEMBER 18, 1984 IN BOOK 554 AT PAGE 498.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

51. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT RECORDED MARCH 26, 1986 IN BOOK 631 AT PAGE 244.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

52. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 86-27 FOR ZONING RECORDED NOVEMBER 20, 1986 IN BOOK 680 AT PAGE 923.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

53. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT RECORDED SEPTEMBER 16, 1987 IN BOOK 747 AT PAGE 83.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

54. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT RECORDED FEBRUARY 27, 1989 IN BOOK 842 AT PAGE 780.
AFFECTS SUBJECT PARCELS, SHOWN HEREON.

55. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT RECORDED OCTOBER 5, 2011 UNDER RECEPTION NO. 2011060285.
DOES NOT AFFECT THE SUBJECT PARCELS, NOT SHOWN HEREON.

56. TERMS, CONDITIONS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT RECORDED MARCH 22, 2012 UNDER RECEPTION NO. 2012021364.
DOES NOT AFFECT THE SUBJECT PARCELS, NOT SHOWN HEREON.

57. TERMS, CONDITIONS AND PROVISIONS OF WESTFIELD TRADE CENTER SITE PLAN RECORDED MARCH 1, 1989 UNDER RECEPTION NO.8704501.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

58. TERMS, CONDITIONS AND PROVISIONS OF 2ND AMENDED WESTFIELD TRADE CENTER SITE PLAN RECORDED MARCH 1, 1989 UNDER RECEPTION NO. 8704502.
CORE CONSULTANTS, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO CONFIRM THE LOCATION AFFECTS THE SUBJECT PARCELS, THE PROVIDED DESCRIPTION IS BLANKET IN NATURE, NOT PLOTTABLE.

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ENERGY
PUBLIC INFRASTRUCTURE

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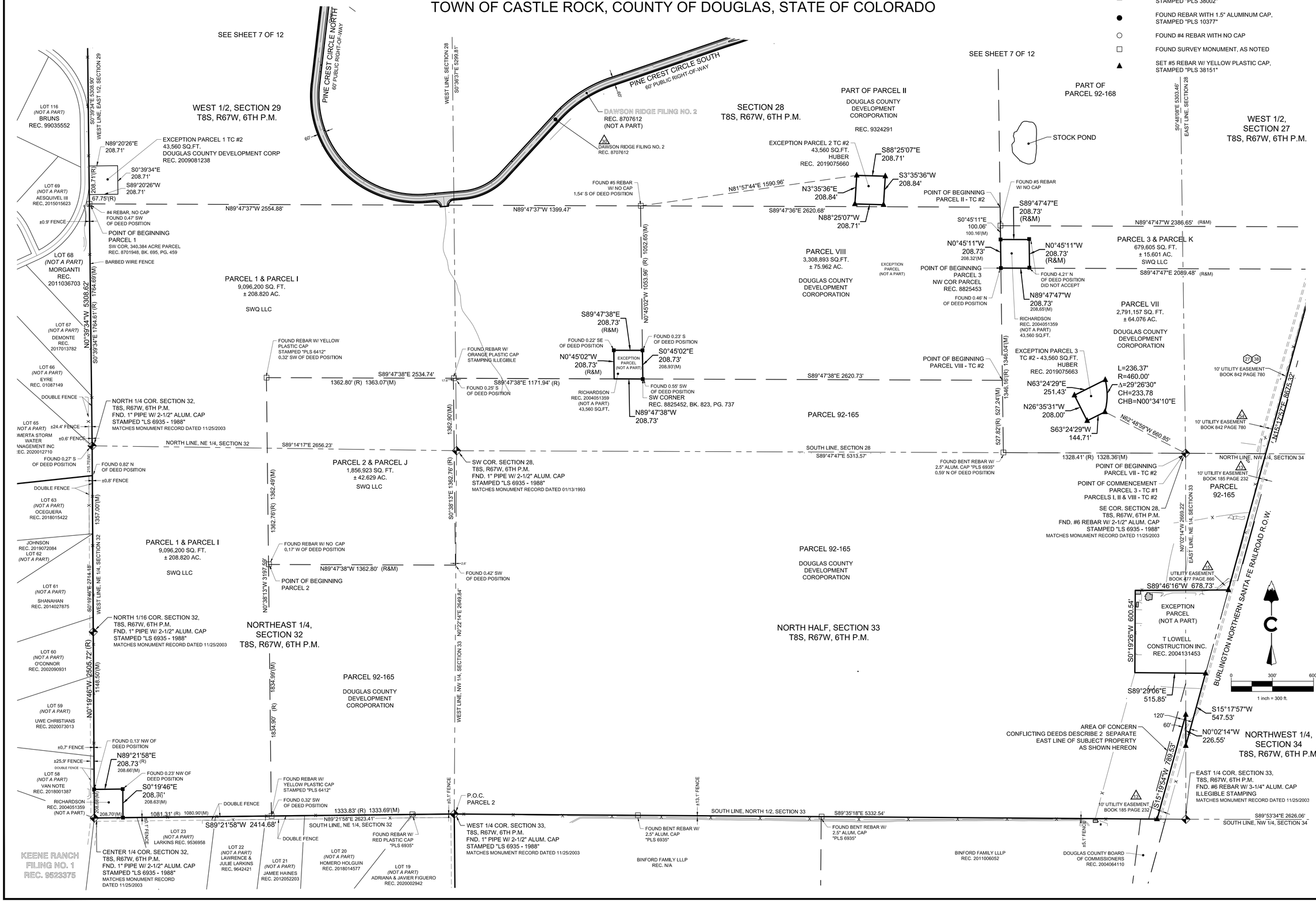
ALTA / NSPS LAND TITLE SURVEY
PART OF SECTIONS 28, 29 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

RELEASE: 04/29/2021
DESIGNED: ____
CAD: JCA
QA/QC: TMG

JOB NO. 20-224

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 38002"
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
- FOUND SURVEY MONUMENT, AS NOTED
- SET #5 REBAR W/ YELLOW PLASTIC CAP, STAMPED "PLS 38151"

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SHEET 6 OF 12

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 38002"
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
- FOUND SURVEY MONUMENT, AS NOTED
- SET #5 REBAR W/ YELLOW PLASTIC CAP, STAMPED "PLS 38151"

0 300' 600'

1 inch = 300 ft.

SECTION 20 T8S, R67W, 6TH P.M.

SECTION 21 T8S, R67W, 6TH P.M.

SECTION 22 T8S, R67W, 6TH P.M.

SECTION 29 T8S, R67W, 6TH P.M.

SECTION 28 T8S, R67W, 6TH P.M.

SECTION 27 T8S, R67W, 6TH P.M.

NW COR. SECTION 29, T8S, R67W, 6TH P.M. FND. #6 REBAR W/ 3-1/4" ALUM. CAP STAMPED "LS 38002 - 2020" DOES NOT MATCH MONUMENT RECORD DATED 08/29/1985

NORTH 1/4 COR. SECTION 28, T8S, R67W, 6TH P.M. NOTHING FOUND, NOTHING SET

S 1/16 COR. SECTIONS 20/21, T8S, R67W, 6TH P.M. FND. 1" PIPE W/ 2" ALUM. CAP STAMPED "LS 6935 - 1988" MATCHES MONUMENT RECORD DATED 11/25/2003

NW COR. SECTION 28, T8S, R67W, 6TH P.M. FND. 1" PIPE W/ 2-1/2" ALUM. CAP STAMPED "LS 6935 - 1988" MATCHES MONUMENT RECORD DATED 05/13/1993

SE 1/16 COR. SECTION 21, T8S, R67W, 6TH P.M. FND. #5 REBAR W/ 1-1/2" ALUM. CAP STAMPED "LS 10377" MATCHES MONUMENT RECORD DATED 8/29/1985

P.O.B. PARCEL 1, P.O.C. PARCEL 2 S 1/16 COR. SECTIONS 21/22, T8S, R67W, 6TH P.M. FND. 1" PIPE W/ 2" ALUM. CAP STAMPED "LS 6935 - 1988" MATCHES MONUMENT RECORD DATED 11/25/2003 & 7/27/2018

NE COR. SECTION 28, T8S, R67W, 6TH P.M. FND. #6 REBAR W/ 2-1/2" ALUM. CAP STAMPED "LS 6935- 1988" MATCHES MONUMENT RECORD DATED 05/13/1993

N89°55'56"W 5286.17' (5286.41'(PLAT))

S89°55'56"E 5286.17' (S89°56'12"E 1268.65')

N0°02'04"W 1322.70'

S89°02'42"E 5322.02' (2661.01' + 1425.71')

S89°02'42"E 2661.01' (1235.30')

S89°49'58"E 5295.76'

N89°47'37"W 2554.88'

N89°47'37"W 1399.47'

N81°57'44"E 1590.96'

S89°47'36"E 2620.68'

N89°47'47"W 2386.65' (R&M)

S89°47'47"E 2089.48' (R&M)

N0°39'34"W 5308.62' (3267.75'(M) + 1764.69'(M))

S0°39'34"E 5308.90' (3263.75'(R) + 1764.69'(M))

S0°45'05"E 5303.46'

WEST LINE, EAST 1/2, SECTION 29

WEST LINE, SECTION 28 S0°39'37"E 5299.81'

EAST LINE, SECTION 28

BASIS OF BEARINGS NORTH LINE, SECTION 28 T8S, R67W, 6TH PM S89°49'58"E

P.O.C. PARCEL 1

P.O.B. PARCEL 1 - TC #1

P.O.B. PARCEL VI & 92-168 - TC #2

P.O.B. PARCEL V & 75A - TC #2

P.O.C. PARCEL III, IV & VI - TC #2

POINT OF BEGINNING PARCEL III - TC #2

POINT OF BEGINNING PARCEL I - TC #2

POINT OF BEGINNING PARCEL II - TC #2

POINT OF BEGINNING PARCEL 1 SW COR, 340,384 ACRE PARCEL REC. 8701948, BK. 695, PG. 459

POINT OF BEGINNING PARCEL 3 NW COR PARCEL REC. 8825453

LOT 15-A (NOT A PART) SANTIAGO REC. 2006020554

LOT 15-B (NOT A PART) MARGAR REC. 8716204

LOT 16 (NOT A PART) CLARK REC. 2019052442

LOT 42 (NOT A PART) BOYD REC. 9111912

LOT 43 (NOT A PART) FULLER REC. 2013071317

LOT 45 (NOT A PART) WOODZELL REC. 9521843

LOT 46 (NOT A PART) ANSTRAND REC. 99083525

LOT 48 (NOT A PART) MACKIEWICZ REC. 2014006045

LOT 50 (NOT A PART) HOPPER REC. 2013035452

LOT 59 (NOT A PART) PEACHY REC. 2008021133

LOT 125A (NOT A PART) FRIEDLANDER REC. 2021015236

LOT 124 (NOT A PART) KODA FAMILY TRUST REC. 2020028733

LOT 123 (NOT A PART) RUSSO REC. 2020131207

LOT 118 (NOT A PART) HOFFMEYER REC. 2008057783

LOT 117 (NOT A PART) PETSUCH REC. 2011033299

LOT 116 (NOT A PART) BRUNS REC. 99035552

LOT 69 (NOT A PART) AESQUIVEL III REC. 2015015623

LOT 68 (NOT A PART) MORGANTI REC. 2011036703

CASTLE MESA SOUTH REC. 145078

KEENE RANCH FILING NO. 2 REC. 9639479

REC. 2019080715

REC. 9654213

STRUCTURE

±1.1' FENCE

±8.6' FENCE

±10' FENCE

±19.4' FENCE

±1104.3' FENCE

±290.3' FENCE

±0.6' FENCE

±0.2' FENCE

±0.9' FENCE

±8.1' FENCE

±9.9' FENCE

AREA OF CONCERN FENCELINE RUNS ACROSS SUBJECT PROPERTY, AS SHOWN HEREON

FENCED AREA

BARBED WIRE FENCE

WATER TANK

STOCK POND

STRUCTURE

PART OF PARCEL I DOUGLAS COUNTY DEVELOPMENT COROPORATION

PART OF PARCEL II DOUGLAS COUNTY DEVELOPMENT COROPORATION

PART OF PARCEL III DOUGLAS COUNTY DEVELOPMENT COROPORATION

PART OF PARCEL V

PART OF PARCEL 75A DOUGLAS COUNTY DEVELOPMENT COROPORATION

PART OF PARCEL 92-168 DOUGLAS COUNTY DEVELOPMENT COROPORATION

PARCEL VIII 3,308,893 SQ.FT. ± 75.962 AC. DOUGLAS COUNTY DEVELOPMENT COROPORATION

PARCEL 1 & PARCEL I 9,096,200 SQ. FT. ± 208.820 AC.

PARCEL 3 & PARCEL K 679,605 SQ. FT. ± 15.601 AC. SWQ LLC

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1 35,769 SQ.FT. ± 0.821 AC.

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1 30,528 SQ.FT. ± 0.701 AC.

DAWSON RIDGE FILING NO. 11 BLOCK 2 499,362 SQ.FT. ± 11.464 AC.

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1 231,070 SQ.FT. ± 5.305 AC.

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1 247,069 SQ.FT. ± 5.672 AC.

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1, TRACTS I, J, & M 151,792 SQ.FT. ± 3.485 AC.

DAWSON RIDGE FILING NO. 11 PT. BLOCK 1 178,661 SQ.FT. ± 4.101 AC.

DAWSON RIDGE FILING NO. 11 BLOCK 4 289,846 SQ.FT. ± 6.654 AC.

DAWSON RIDGE RECREATION CENTER NO. 1 TRACT B 212,930 SQ.FT. ± 4.888 AC.

EXCEPTION PARCEL DAWSON RIDGE RECREATION CENTER NO. 1 TRACT A (NOT A PART)

EXCEPTION PARCEL TRACT A (NOT A PART)

EXCEPTION PARCEL TRACT N (NOT A PART)

EXCEPTION PARCEL TRACT O (NOT A PART)

EXCEPTION PARCEL TRACT K (NOT A PART)

EXCEPTION PARCEL TRACT L (NOT A PART)

EXCEPTION PARCEL 1 TC #2 43,560 SQ.FT. DOUGLAS COUNTY DEVELOPMENT CORP REC. 2009081238

EXCEPTION PARCEL 2 TC #2 43,560 SQ.FT. HUBER REC. 2019075660

EXCEPTION PARCEL (NOT A PART) REC. 9324291

TRACT N (NOT A PART)

DAWSON RIDGE FILING A REC. 8707610 (NOT A PART)

DAWSON RIDGE FILING B REC. 8707612 (NOT A PART)

DAWSON RIDGE FILING NO. 2 REC. 8707612 (NOT A PART)

DAWSON RIDGE FILING NO. 11 REC. 8707614 (NOT A PART)

PINE CREST CIRCLE NORTH 60' PUBLIC RIGHT-OF-WAY

PINE CREST CIRCLE SOUTH 60' PUBLIC RIGHT-OF-WAY

FOUND #5 REBAR W/ NO CAP 1.54' S OF DEED POSITION

#4 REBAR, NO CAP FOUND 0.47' SW OF DEED POSITION

FOUND #5 REBAR W/ NO CAP

FOUND 4.21' N OF DEED POSITION DID NOT ACCEPT

FOUND 0.46' N

N89°20'26"E 208.71'

S0°39'34"E 208.71'

S89°20'26"W 208.71'

67.75'(R)

208.71'(R)

S88°25'07"E 208.71'

S3°35'36"W 208.84'

N3°35'36"E 208.84'

N88°25'07"W 208.71'

S0°45'11"E 100.06' 100.16'(M)

N0°45'11"W 208.73' 208.32'(M)

N0°45'11"W 208.73' (R&M)

S89°47'47"E 208.73' (R&M)

2'W 1053.96' (R) 1052.65'(M)

SEE SHEET 9 OF 12

SEE SHEET 8 OF 12

SEE SHEET 6 OF 12

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ALTA / NSPS LAND TITLE SURVEY
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

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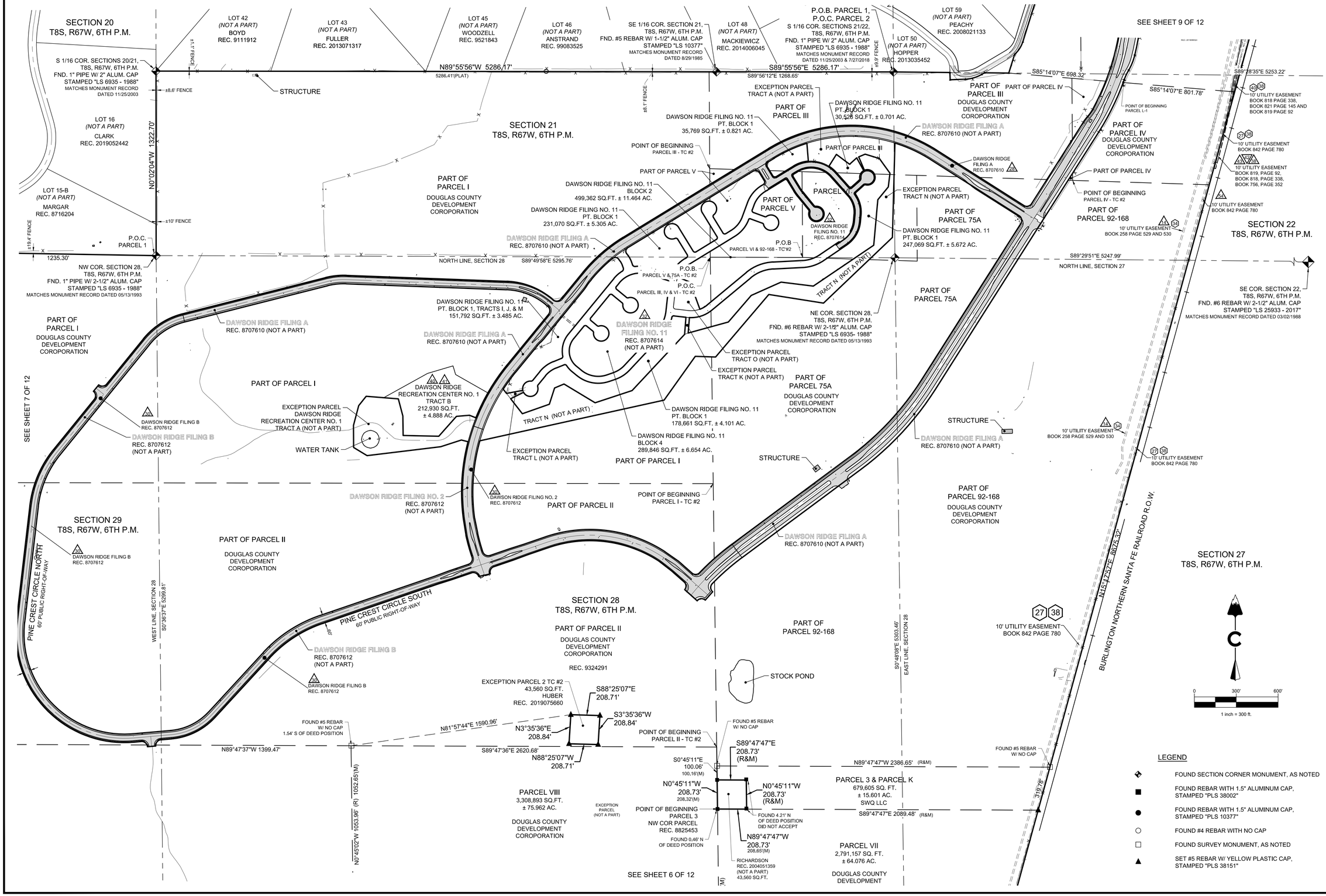

LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 38002"
- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
- FOUND SURVEY MONUMENT, AS NOTED
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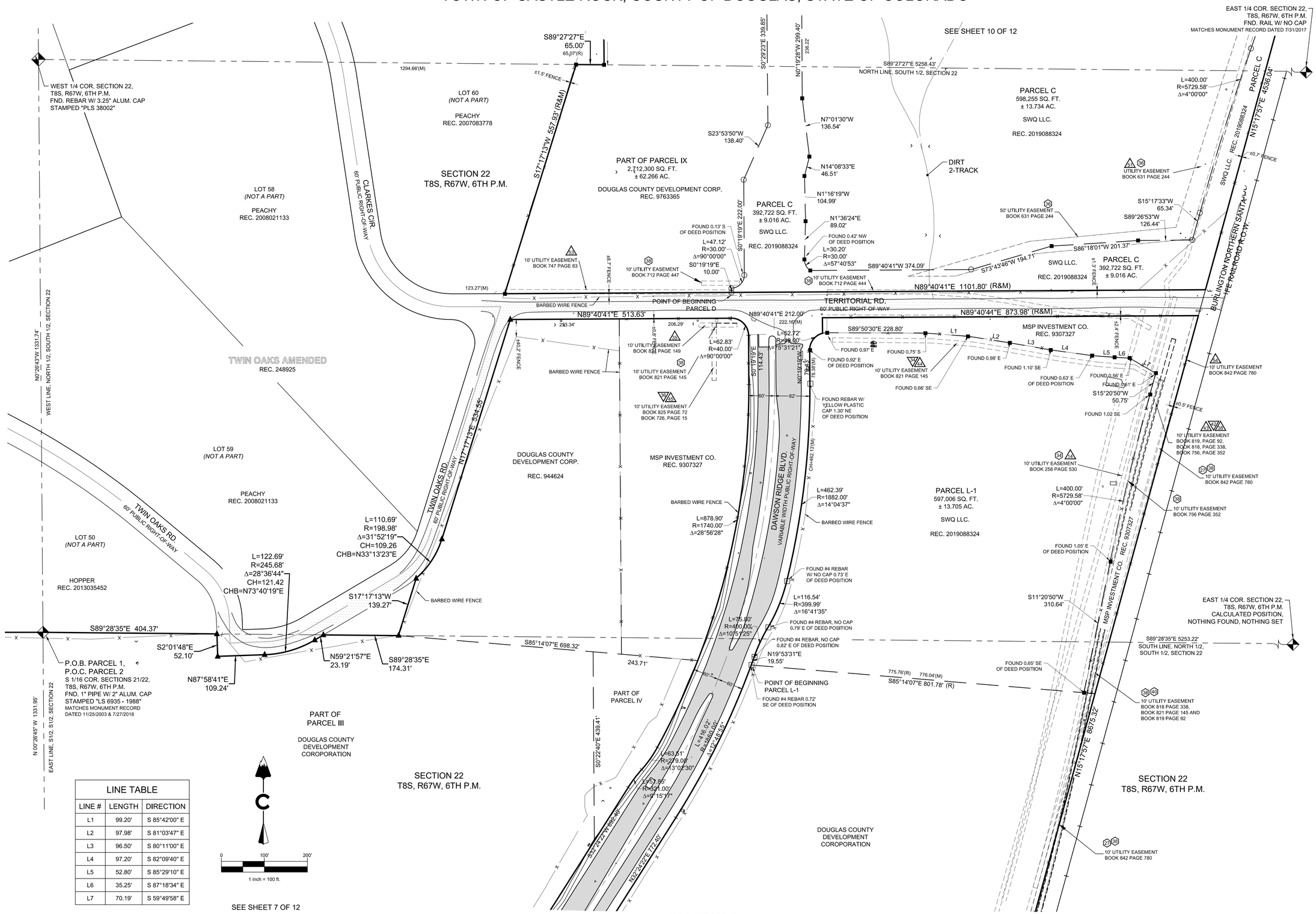

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	99.20'	S 85°42'00" E
L2	97.98'	S 81°03'47" E
L3	96.50'	S 80°11'00" E
L4	97.20'	S 82°09'40" E
L5	52.80'	S 85°29'10" E
L6	35.25'	S 87°18'34" E
L7	70.19'	S 59°49'58" E

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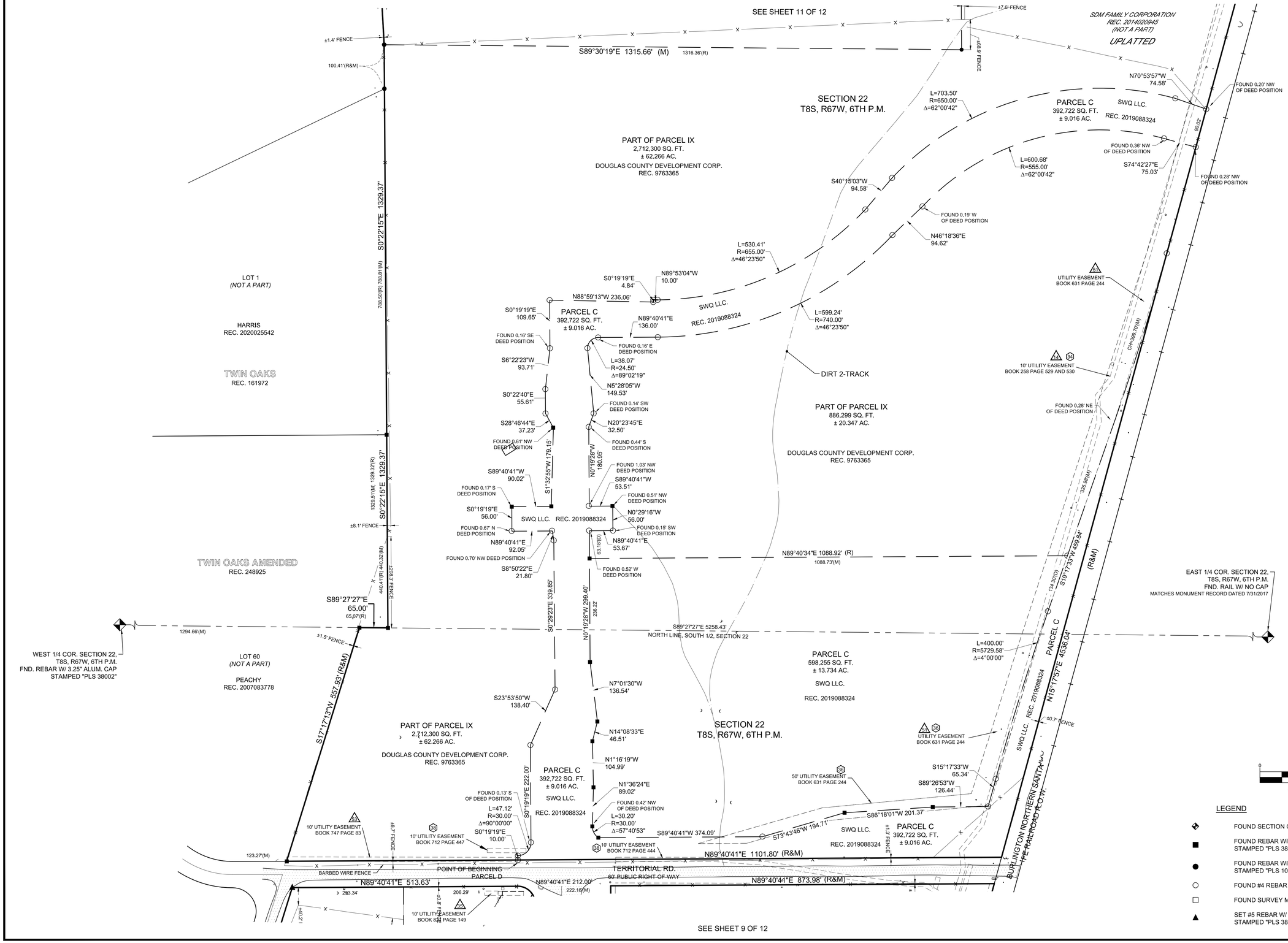

SEE SHEET 9 OF 12

LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
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- FOUND REBAR WITH 1.5" ALUMINUM CAP, STAMPED "PLS 10377"
- FOUND #4 REBAR WITH NO CAP
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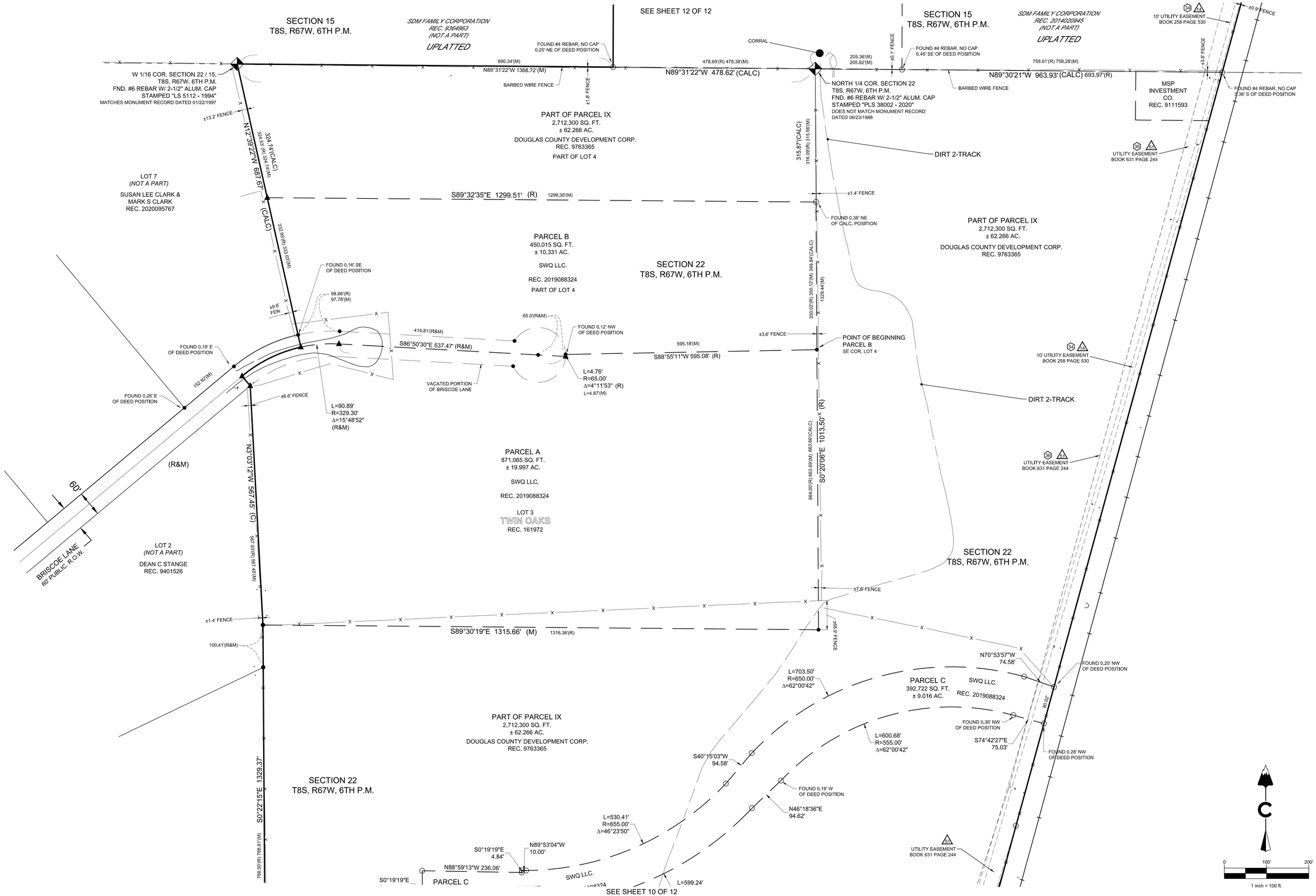

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SHEET 11 OF 12

ALTA / NSPS LAND TITLE SURVEY

PART OF SECTIONS 28, 29 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WEST 1/4 COR. SECTION 15,
T8S, R67W, 6TH P.M.
FND. 1" PIPE W/ 3-1/4" ALUM. CAP
STAMPED "PLS 6935 - 1988"
MATCHES MONUMENT RECORD DATED 06/28/1995

SDM FAMILY CORPORATION
REC. 9364963
(NOT A PART)
UPLATTED

BARBED WIRE FENCE

±0.3' FENCE

BARBED WIRE FENCE

S89°48'26"E 928.50' (R) 928.62' (M)

SDM FAMILY CORPORATION
REC. 2014020945
(NOT A PART)
UPLATTED

±0.3' FENCE

FOUND #4 REBAR, NO CAP
0.52' NE OF DEED POSITION

±0.4' FENCE

BARBED WIRE FENCE

36

50' UTILITY EASEMENT
BOOK 631 PAGE 244

SOUTH 1/2, SECTION 15
T8S, R67W, 6TH P.M.

SHENBA LLC.
REC. 2014001929
(NOT A PART)
UPLATTED

N0°11'34"E 842.72' (R&M)

PARCEL G
798,283 SQ. FT.
± 18.326 AC.

SWQ LLC.

REC. 2019088324

(R) CH=563.41'(M)

FOUND #4 REBAR, NO CAP
0.36' NE OF DEED POSITION

317.82' (R) 318.00'(M)

N 00°11'49"W 2629.24' (M)

WEST LINE, SW1/4, SECTION 15

POINT OF BEGINNING
PARCEL E

FOUND #4 REBAR, NO CAP

POINT OF BEGINNING
PARCEL F
FOUND #4 REBAR, NO CAP
0.08' NE OF DEED POSITION

POINT OF BEGINNING
PARCEL G
FOUND #4 REBAR, NO CAP

S89°48'26"E 1014.77' (R)

2162.73'(R) 2162.81(M)

684.04'(R) 684.10'(M)

1014.82' (M)

330.73' (R&M)

1003.49'(R) 1003.66' (M)

S89°48'26"E 672.75' (R) 672.93' (M)

FOUND #4 REBAR, NO CAP
0.36' E OF DEED POSITION

±1.1' FENCE

36

50' UTILITY EASEMENT
BOOK 631 PAGE 244

(R)

17°33'1"

940.27'(R) 940.45'(M)

SECTION 15
T8S, R67W, 6TH P.M.

SECTION 15
T8S, R67W, 6TH P.M.

889.55'(R) 889.67'(M)

WILLIAM FISCHER, DIANE
FISCHER & JOEL RATHMAN
REC. 2019083449
UPLATTED

N0°11'34"E 900.14'(CALC)

900.25'(R) 900.04'(M)

PARCEL E
616,903 SQ. FT.
± 14.162 AC.

SWQ LLC.

REC. 2019088324

903.74'(R) 903.85'(M)

S0°11'34"W 903.60' (CALC)

PARCEL F
798,142 SQ. FT.
± 18.323 AC.

SWQ LLC.

REC. 2019088324

34

10' UTILITY EASEMENT
BOOK 258 PAGE 529 AND 530

4.0

BURLINGTON NORTHERN & SANTA FE RAILROAD

BARBED WIRE FENCE

±0.9' FENCE

34 A1

10' UTILITY EASEMENT
BOOK 258 PAGE 530

POINT OF
COMMENCEMENT
PARCELS E, F & G
SW COR., SECTION 15

N 89°31'57"W
1266.68' (M)

W 1/16 COR. SECTION 22 / 15,
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 2-1/2" ALUM. CAP
STAMPED "LS 5112 - 1994"
MATCHES MONUMENT RECORD DATED 01/22/1997

FOUND #4 REBAR, NO CAP
0.25' NE OF DEED POSITION

CORRAL

205.36'(R)
205.82'(M)

±0.1' FENCE

FOUND #4 REBAR, NO CAP
0.45' SE OF DEED POSITION

758.61'(R) 758.28'(M)

±3.8' FENCE

1673.62'(M)

890.34'(M)

N89°31'22"W 1368.72'(M)

478.69'(R) 478.38'(M)

N89°31'22"W 478.62' (CALC)

N89°30'21"W 963.93' (CALC) 693.97'(R)

S89°30'21"E 2637.72' (M)
SOUTH LINE, SE1/4, SECTION 15

SOUTH LINE, SW1/4, SECTION 15

BARBED WIRE FENCE

±1.8' FENCE

BARBED WIRE FENCE

MSP
INVESTMENT
CO.
REC. 9111593

FOUND #4 REBAR, NO CAP
0.36' S OF DEED POSITION

SW COR. SECTION 15,
T8S, R67W, 6TH P.M.
FND. 1" PIPE W/ 2-1/2" ALUM. CAP
STAMPED "LS 6935 - 1986"
DOES NOT MATCH MONUMENT
RECORD DATED 06/23/1988

PART OF PARCEL IX
2,712,300 SQ. FT.
± 62.266 AC.

DOUGLAS COUNTY DEVELOPMENT CORP.
REC. 9763365

SECTION 22
T8S, R67W, 6TH P.M.

NORTH 1/4 COR. SECTION 22
T8S, R67W, 6TH P.M.
FND. #6 REBAR W/ 2-1/2" ALUM. CAP
STAMPED "PLS 38002 - 2020"
DOES NOT MATCH MONUMENT RECORD
DATED 06/23/1988

15.87'(CALC)
09'(R) 315.56'(M)

UPLATTED

SECTION 22
T8S, R67W, 6TH P.M.

NE COR. SECTION 22
T8S, R67W, 6TH P.M.
FND. 5' DIA. CONC PILLAR W/ 8" PIPE
POSITION DETERMINED FROM ACCESSORIES
FND. #6 REBAR W/ 2" ALUM CAP
STAMPED "PLS 24968 30' WC"
MATCHES MONUMENT RECORD DATED 01/16/1999

36 51

SEE SHEET 11 OF 12

0 100' 200'

1 inch = 100 ft.

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
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ALTA / NSPS LAND TITLE SURVEY
PART OF SECTIONS 28, 29 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

RELEASE: 04/29/2021
DESIGNED: _____
CAD: JCA
QA/QC: TMG

JOB NO. 20-224

SHEET 12 OF 12

CTL|THOMPSON

50 YEARS

FOUNDED IN 1971

PHASE I ENVIRONMENTAL SITE ASSESSMENT
DAWSON TRAILS PROPERTY
I-25 FRONTAGE ROAD AND
TERRITORIAL ROAD
CASTLE ROCK, COLORADO

Prepared for:

DAWSON TRAILS I, LLC, DAWSON TRAILS II, LLC, and
WESTSIDE PROPERTY INVESTMENT COMPANY, INC
4100 East Mississippi Avenue, Suite 500
Glendale, Colorado 80246

Attention: Mr. Jake Schroeder

Project No. DN50,773.000-200-R1

November 19, 2020

1971 West 12th Avenue | Denver, Colorado 80204 | Phone: 303-825-0777 | Fax: 303-825-4252 | www.ctlt.com

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GLOSSARY OF TERMS

1,1-DCA	1,1-Dichloroethane
1,2-DCA	1,2-Dichloroethane, also **DCA**
1,1-DCE	1,1-Dichloroethene
1,2-DCE	1,2-Dichloroethene, also **DCE**
AB	Abandoned Wellbore or Completion (COGCC)
AC	Active (COGCC)
AL	Abandoned Location (COGCC)
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
BF	Brownfields Management System
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
CAP	Corrective Action Plan, also **CMWP** (Corrective Measures Work Plan)
CBGWQS	Colorado Basic Groundwater Quality Standards
CCOD	City and County of Denver
CDL	Clandestine Drug Laboratory Locations
CDPHE	Colorado Department of Public Health and Environment
CDPS	Colorado Discharge Permit System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CL	Closed (COGCC)
CLEANERS	Dry Cleaning Facility
COC	Chain of Custody, or Contaminants of Concern
COGCC	Colorado Oil and Gas Conservation Commission
CREC	Controlled REC
DA	Dry and Abandoned (COGCC)
DG	Drilling (COGCC)
DM	Domestic Well
DOE	Department of Energy
DPE	Dual Phase Extraction
DWR	Colorado Division of Water Resources
EISB	Enhanced In-Situ Bioremediation
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
ERNSCO	Emergency Response Notification System
ERR	Environmental Records Review
HMWMD	Hazardous Materials and Waste Management Division (CDPHE)
HREC	Historical REC
HW	Hazardous Waste
HWS	Hazardous Waste Sites
HWSCA	HWS Corrective Action
HISTSWLF	Historical Solid Waste Landfills
ISCO	In-Situ Chemical Oxidation
LQG	Large Quantity Generator
LST	Leaking Storage Tank
LUSTTRUST	LST Trust Fund Sites
MCL	Maximum Contaminant Level
MCLG	MCL Goal
MDL	Method Detection Limit
MEK	Methyl Ethyl Ketone

MS4	Municipal Separate Storm Sewer System
MTBE	Methyl Tertiary-Butyl Ether
NAD	No Action Determination
NFA	No Further Action
NMA	Natural Monitored Attenuation
NRCS	Natural Resources Conservation Service
OPS	Colorado Department of Labor and Employment, Division of Oil and Public Safety
PA	Plugged and Abandoned (COGCC)
PAH	Polychlorinated Aromatic Hydrocarbons
PCE	Perchloroethylene (also Tetrachloroethylene)
ppb	Parts per Billion
ppm	Parts per Million
PQL	Practical Quantitation Limits
PR	Producing (COGCC)
PRB	Permeable Reactive Barriers
RBSL	Risk Based Screening Level, also **RSL**
RC	Recompleted (COGCC)
RCRA	The Resource Conservation and Recovery Act
RCRAC	RCRA Corrective Action Facility
RCRAGR08	RCRA Generator Facility, EPA Region 8
RCRANGR08	RCRA Non-Generator Facility, EPA Region 8
REC	Recognized Environmental Condition
RL	Reporting Limit
ROD	Record of Decision
RSL	Regional Screening Level
SDWA	Safe Drinking Water Act
SF	Superfund Site
SI	Shut In (COGCC)
SQG	Small Quantity Generator
SRG	Standards Remediation Goal
SVE	Soil Vapor Extraction
SWF	Solid Waste Facility
SWMP	Storm Water Management Plan
TA	Temporarily Abandoned (COGCC)
TCA	1,1,1-Trichloroethylene
TCE	Trichloroethylene
TEPH	Total Extractable Petroleum Hydrocarbons
TPH	Total Petroleum Hydrocarbons
TSD	Treatment, Storage, and Disposal
TVPH	Total Volatile Petroleum Hydrocarbons
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VISL	Vapor Intrusion Screening Level
VCRA	Voluntary Cleanup and Redevelopment Program, also **VCP**
WO	Waiting on Completion (COGCC)
WQCD	Water Quality Control Division
wrt	With Respect To
XX	Location (COGCC)

EXECUTIVE SUMMARY

This report presents the results of the Phase I Environmental Site Assessment (ESA) that was performed by CTL | Thompson, Inc. for Dawson Trails I, LLC, Dawson Trails II, LLC, and Westside Property Investment Company. The Site is located west of I-25 Frontage Road and Territorial Road in Castle Rock, Colorado.

The Phase I ESA was conducted in general conformance with the methods and procedures described in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Site, approximately 2,000 acres in size, mostly consists of vacant rangeland. The Site remained vacant land or agricultural land until approximately 1960 when the Continental Divide Raceway was developed in the northeastern portion of the Site. By 1989 the raceway facilities had been removed except for one small farm utility building which was used as an office space by the Dawson Ridge Development Company (DRDC). DRDC planned to develop the Site into residential properties. Access roads and utilities were installed on the western portion of the Site. Two water utility buildings and a large water storage tank were also constructed on the Site during this time. Due to financial problems, further development of the Site never occurred and the project from DRDC was abandoned. Today, the paved roads, two water utility buildings, the farm utility building and water tank remain on the Site. A cow shelter/hay storage structure was constructed on the Site sometime in the 2010s.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property other than the following:

- Areas of debris accumulation which contained 55-gallon drums; and,
- The possibility of contamination or underground storage tanks resulting from the former Continental Divide Raceway.

In addition, although not rising to the level of a REC, there are five additional areas where debris has accumulated and should be disposed of properly. Any area of debris also carries the risk of demolition debris which can include building debris with asbestos, which should be managed and disposed of properly.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

1.0 INTRODUCTION

This report was prepared by CTL | Thompson, Inc. (CTL) for Dawson Trails I, LLC, Dawson Trails II, LLC, and Westside Property Investment Company and presents the results of the Phase I Environmental Site Assessment (ESA) for the property located at west of I-25 Frontage Road and Territorial Road, hereto referred to as the "Site". The Phase I ESA was conducted in general accordance with CTL's Service Agreement DN 20-0483, dated October 15, 2020, and subsequent authorization by Mr. Jake Schroeder.

1.1 Purpose

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (REC), to the extent feasible, pursuant to the methods and procedures described in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments, E 1527-13.

A REC is defined as the presence or likely presence of hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

ASTM Standard E1527-13 also has separate definitions for past conditions that would otherwise be considered a REC but have been addressed to the satisfaction of the applicable regulatory agencies and would either allow for generally unrestricted use of the Site (referred to as a Historical Recognized Environmental Condition, or HREC) or for use of the Site with various restrictions (referred to as a Controlled Recognized Environmental Condition, or CREC).

As per ASTM E1527-13, a business environmental risk is defined as a risk that may have a material environmental or environmentally-driven impact on the business associated with the

current or planned use of a property of commercial real estate, but not necessarily limited to the environmental scope required to be investigated in this practice. Non-scope considerations that may be addressed in this type of risk are listed in Section 1.3.

1.2 Scope of Services

The scope of services for this assessment consisted of a records review, a Site reconnaissance, historical research, interviews, and documentation of findings in a report.

1.3 Limitations

This Phase I ESA was prepared in general accordance with ASTM Standard E 1527-13. There may be additional environmental issues present at the site that are outside the scope of this practice that include, but are not limited to, the following:

- Asbestos-containing materials;
- Radon;
- Lead-based paint;
- Lead in drinking water;
- Cultural and historic resources;
- Mold and fungi;
- Industrial hygiene;
- Indoor air quality;
- Health & safety;
- Ecological resources;
- Endangered species;
- Biological or infectious agents and pathogens;
- Wetlands;
- Jurisdictional waters of the U.S;
- Regulatory compliance;
- High voltage power lines; and,
- Mine subsidence.

CTL provided an opinion based upon the condition of the Site on the day it was observed and a review of existing and reasonably ascertainable regulatory records and historical information. Our scope did not include chemical testing of soil, groundwater, air, or building materials. Sampling and analysis lead to a more reliable assessment of environmental conditions. The opinion, conclusions, and recommendations of this report are not intended to be used or relied upon

by a third party to this Agreement. With the written consent of our client, CTL may be available to contract with other parties to provide an opinion or conduct additional environmental assessment services. Due to latent conditions and other contingencies which may become evident in the future, the current assessment does not result in any guarantee the subject Site is free and clear of hazardous materials. Should additional surface, subsurface or chemical data become available, the conclusions and recommendations contained in this report shall not be considered valid unless the data is reviewed, and the conclusions of this report are modified or approved in writing by our firm.

We believe that this investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

2.0 SITE DESCRIPTION AND LOCATION

TABLE I
LOCATION AND GENERAL DESCRIPTION

Descriptor	Description
Location	West of I-25 Frontage Road and Territorial Road in Castle Rock, Douglas County Colorado 80109
Township and Range	Sections 15, 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West of the 6th Principal Meridian
USGS Quadrangle	Dawson Butte, CO
Parcel Number	Over 50+ parcels listed
Current Use	Vacant
Total Land Area	~2,000 acres
Ownership	Multiple Entities: Douglas County Development Corp, DCDC II INC, SWQ LLC, Haney Properties, MSP Investment Co, Colleen K Huber, Jannie H.D. Richardson

The Site location and plan are shown in the attachments on Figure 1 (Area Map) and Figure 2 (Site Map).

2.1 General Description of Site and Improvements

The Site mostly consists of vacant rangeland. Territorial Road intersects the Site on the northern portion of the Site. Some paved roads and utilities have been installed south of Territorial

Road. All other access roads are unpaved on the Site. Five structures are present on the Site, including a hay storage building, an abandoned farm utility building, two abandoned water utility buildings and a large abandoned water tank. Several man-made ponds are present on the Site, which are used as drinking areas for cattle. A photographic record of our Site reconnaissance is presented in **Appendix A**.

2.2 General Uses of Adjoining Properties

The Site is located within a rural area within Castle Rock. Surrounding properties consist of transportation corridors, rural residences, and vacant rangeland. Additional details regarding our observations of adjacent properties are presented in Section 7.4 of this report.

3.0 USER PROVIDED INFORMATION

Mr. Jake Schroeder of Westside Property Investment, responded to our Client Questionnaire via email on October 28, 2020. Mr. Schroeder provided contact information for the owner representatives of the Site, Mr. Larry Blust and Ms. Katie James. As of the date of this report we have not received a response from Mr. Blust and Ms. James. A summary of Mr. Schroeder's responses to our questionnaires are below.

3.1 Environmental Liens/Title Records

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous material or petroleum products upon a property. Mr. Schroeder was not aware of existing environmental liens on the Site.

CTL was provided with title records available from Pan Am Title, LLC, Order No. 20-92 dated April 9, 2020 and Order No. 20-0022 dated September 3, 2020. Based on a cursory review of the title exceptions in Schedule B – Section 2 "Exceptions", there were no obvious indication of environmental liens or AULs associated with environmental contamination. It should be noted that CTL's practitioners are not title professionals or attorneys, and our review of title documents

does not necessarily eliminate the user's ASTM requirement to perform a search for environmental liens and AULs.

3.2 Activity and Use Limitations

Environmental AULs are legal or physical restrictions or limitations on the use of, or access to, a Site or facility to: 1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or 2) 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 may include engineering controls, institutional controls, or land use restrictions. Mr. Schroeder was not aware of recorded environmental AULs in relation to the Site.

3.3 Specialized Knowledge

Mr. Schroeder was not aware of nor possessed specialized knowledge or experience associated with environmental concerns on the Site.

3.4 Valuation Reduction for Environmental Issues

Mr. Schroeder was not aware of valuation reduction of the Site because of environmental issues.

3.5 Commonly Known or Reasonably Ascertainable Information

Mr. Schroeder was not aware of nor possessed commonly known or reasonably ascertainable environmental information related to the Site.

3.6 Owner, Site Manager, and Occupant Information

Mr. Schroeder was indicated that Mr. Larry Blust and Ms. Katie James are the Site owner's representatives. As of the date of this report, we have not received a response to our owner questionnaire. The Site is generally vacant and unoccupied.

3.7 Reason for Performing a Phase I ESA

Mr. Schroeder requested a Phase I ESA prior to acquisition of the Site.

3.8 Previous Environmental Site Assessments

CTL was provided with a previous Phase I ESA completed by Maxim Technologies, Inc for the majority of the Site, dated March 14, 1996 under project number 5009 60 0123. The report indicated that the Site remained vacant land until approximately 1960 when the Continental Divide Raceway was developed in the northeastern portion of the Site. By 1989 the raceway facilities had been removed except for one small commercial building which was used as an office space by the Dawson Ridge Development Company (DRDC). DRDC planned to develop the Site into residential properties. Access roads and utilities were installed on the western portion of the Site; however, due to financial problems further development of the Site never occurred. Regulatory databases did not indicate records for the Site; however, the past presence of the Continental Divide Raceway suggest USTs, wastewater tanks and septic systems may have been present on the Site. Debris piles containing household trash and construction debris were observed on the Site. Several partially buried 55-gallon drums were also observed adjacent to the previous boundaries; which are included in the current Site boundaries. During our Site visit, CTL observed what we assume to be these drums on the Site. The ESA identified the potential presence of USTs and the on-site debris as RECs to the Site. The ESA also noted that an environmental professional should inspect the on-Site building.

Previous ESAs are presented in **Appendix E**.

4.0 RECORDS REVIEW

CTL reviewed existing sources listed in the **References** section to assess the soils, geologic and hydrogeologic conditions of the general vicinity of the Site.

4.1 Physiography

The majority of the Site is located on very hilly terrain, with a mountain ridge at the western portion of the Site. The portion of the Site west of the ridge slopes down to the west, and the portion of the Site east of the ridge slopes down to the east. Multiple drainages are present throughout the Site, and as many as eight small ponds can be found within the boundaries. On-Site drainages west of the ridge flow to the west toward West Plum Creek and on-Site drainages to the east of the ridge flow east toward East Plum Creek. The elevation of the Site ranges from approximately 6,370 to 6,720 feet above mean sea level.

4.2 Geology and Soils

The U.S. Department of Agriculture NRCS "Web Soil Survey" and U.S. Geological Survey map indicates that the Site soils primarily consist of Fondis-Kutch association, Crowfoot-Tomah sandy loams, Peyton-Pring-Crowfoot sandy loams and Kutch clay loam. A geotechnical investigation should be conducted for more Site-specific information regarding geology and soils.

4.3 Groundwater

It is our experience that shallow, unconfined groundwater is generally controlled by topography. Due to the mountainous terrain on the Site, groundwater flow is expected to vary throughout the Site. In general, we expect that groundwater flow would be toward the west on the portions west of the ridge and flow to the east at the portions east of the ridge.

4.4 Water Wells

Water wells were identified through the Colorado DWR online water well permit database. The database indicated the presence of six registered wells located on or adjacent the Site.

TABLE II
WELL DESCRIPTION AND APPROXIMATE DISTANCE AND DIRECTION FROM THE SITE

Well Name	Permit No.	Applicant	Uses	Abandon Date	Location wrt the Site
N/A	15977	LOWELL, JOHN	Domestic	N/A	On-Site Southwest portion of Site
0806694-LANGSAM WELL 2169-F	2169-F	CONTINENTAL DIVIDE RACEWAY	Commercial	N/A	On-Site North central portion of the Site
N/A	149017	DIMON LORA PARKS	Domestic	N/A	On-Site Northeastern portion of the Site
N/A	49315	CHETALAT, HAROLD	Domestic	N/A	On-Site Northeastern portion of the Site
98VE250	33615--A	LOWELL, TIMOTHY W	Domestic	N/A	Off-Site Adjacent to the south-east corner
0806780-LOWELL WELL 33615	33615	LOWELL, E H	Domestic	N/A	Off-Site Adjacent to the south-east corner

We do not consider these wells to be RECs to the Site, however, we recommend all wells be properly abandoned prior to development and if no longer planned for use.

4.5 Oil/Gas Wells

Oil and gas wells were identified through the COGCC online database. The database did not indicate the presence of operating or abandoned oil/gas wells within a quarter mile of the Site.

4.6 Physical Setting Analysis of Substance Migration

A hypothetical spill of a hazardous or petroleum substance on the Site would be expected to migrate along the ground surface based on topography. The Site is approximately 2,000 acres of varied terrain with a mountain ridge in the center of the Site. Migration of a hypothetical spill would depend on the location of the spill. Spills occurring on the west side of the ridge would generally migrate to the west. Spills occurring on the east side of the ridge would generally migrate east. Off-site surface spill migrations onto the Site would generally be unlikely as most of the Site is at a higher elevation that the surrounding area.

5.0 HISTORICAL USE INFORMATION

5.1 Historical Aerial Photographs and Topographic Maps

Historical aerial photographs of the Site and surrounding area were reviewed for 1937, 1944, 1953, 1964, 1972, 1975, 1980, 1984, 1993, 1999, 2004, 2005, 2006, 2009, 2011, 2013, 2015, 2017, and 2019; these are presented in **Appendix B**. Additional photographs from years 1937 - 2020 were provided by GoogleEarth. USGS topographic maps were reviewed for 1965 (1967, 1975, 1979 ed.), 1994, 2011, 2013, 2016, and 2019. An interpretation of the aerial photographs and maps is presented, as follows:

TABLE III
AERIAL PHOTOGRAPH AND TOPOGRAPHIC MAP SUMMARY

Date Range	Land and Features Description
1937 – 1953	The Site consists of vacant rangeland and agricultural land. No structures are visible on the Site. Territorial Road is present on the northeastern portion of the Site as well as some dirt access roads. Several large drainages, irrigation ditches, and ponds are present thorough out the Site. The surrounding area mainly consists of vacant range land. I-25 and the Atchison, Topeka and Santa Fe Railroad are present along the eastern border of the Site. A farmstead property is present adjacent to the south eastern corner of the Site.
1964 – 1984	The Continental Divide Raceway is present at the northeastern portion of the Site. More dirt roads are present on the Site. The surrounding area generally remains the same except for some rural buildings to the east. By 1980 more roads are constructed to the west of the Site.
1993 – 1999	By 1993 the Continental Divide Raceway is no longer present on the Site. The Site is being prepared for residential development and access roads are constructed on the Site. One small structure is present in the northwest ¼ of Section 27 and one small structure is present in the northeast ¼ of Section 28. More rural homes are present to the north and west of the Site and some commercial development is present to the east of I-25.
2004 – 2020	The Site and surrounding area generally appear as they do present day. A cow shelter/hay structure is built at the northern portion of the Site.

5.2 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were a tool used by the fire insurance industry to evaluate property risk. The maps often show details of historic dwellings, commercial buildings, and factories, indicate property uses and addresses, and show locations of items such as wells, cisterns, and fuel storage tanks. Sanborn Fire Insurance Map coverage was not available for the Site.

5.3 City Directory Listings

Due to the historically undeveloped nature of the Site, city directory listings were not reviewed.

5.4 Assessor Records

We reviewed Douglas County Assessor online files for the Site. The Site is currently owned by multiple entities which are described in Section 2.1. There is one record for a building on Parcel Number 2505-270-00-016. The building is described as a one-story farm utility building which was constructed in 1980. The building is 1,850 square feet in size. We observed this utility building during our Site visit.

5.5 Zoning/Land Use Records

The Site is currently zoned as Planned Development by the City of Castle Rock.

6.0 REGULATORY AGENCY RECORDS

Regulatory agency records were provided by GeoSearch. The radius report, dated October 26, 2020, is presented in **Appendix C**.

6.1 Summary of Findings

Table IV presents a summary of selected regulatory agency record findings provided by GeoSearch. The findings presented in Table IV are those determined to be topographically upgradient and/or near proximity to the Site to warrant further discussion. The findings and their locations are listed by address along with a description of their distance in relation to the Site. Findings not listed in Table IV were not considered RECs due to topography, distance, and/or regulatory status.

TABLE IV
SELECTED REGULATORY AGENCY FINDINGS

Findings	Approximate Distance and Topographic Location	Search Radius													
		1 Mile		*½ Mile*					*¼ Mile*						
		NPL	*RCRAC Site*	*VCRA Program*	*SEMS*	*RCRA TSD*	*SWF/ Landfill*	*LST Facility*	*RCRA Generator/Non-Generator*	*CLEANERS*	*Registered Storage Tanks*	*Institutional Controls/Engineering Controls (AUL)*	*Spills*	*Other HW*
SOLAR AUTOMOTIVE REPAIR, INC *2277 Manatt Ct*	~725 feet Northeast *Downgradient*						X							
ELVINS RENTALS & STORAGE INC *652 S I-25*	~1,600 feet Northeast *Downgradient*							X			X			
MEDVED DEALERSHIPS *S Wilcox St*	~2,900 feet Northeast *Downgradient*						X							

It should be noted that in addition to the findings presented in Table IV, the radius report indicated two records of sand, gravel and clay mining in the surrounding area. Mining is not included with in the ASTM Standard Scope for Phase I ESAs. The radius report did not present unmapped listings.

6.2 Detailed Discussion of Findings

This section discusses those findings listed in Table IV which we believe warranted further discussion.

6.2.1 Solid Waste Facilities

The CDPHE maintains an inventory of permitted active and closed municipal solid waste facilities, as well as a list of identified historic solid waste landfills. There were four Solid Waste Facility listings within ½ mile of the Site.

Solar Automotive Repair is located approximately 725 feet to the northeast of the Site. The Medved Dealerships includes three automotive dealerships located approximately 2,900 feet to the northeast of the Site. These facilities are listed as waste tire registrants for the handling and disposal of waste tires. We believe these listings represent the normal business practices of this facilities and do not indicate RECs to the Site.

6.2.2 Registered Storage Tank (UST/AST)/Leaking Storage Tank (LST) Facilities

This is a list of USTs and ASTs registered with OPS. OPS also regulates active and inactive LST findings which have been reported to the state. There was one UST/AST/LST facility which we believe warranted further discussion.

Elvins Rentals and Storage is located approximately 1,600 feet downgradient to the northeast of the Site and is listed under LST and UST databases. The business previously operated two, 2,000-gallon USTs containing diesel and gasoline. These tanks are now listed as closed. This facility also has one record of a leaking diesel tank. This listing received Tier I regulatory closure in October 2003. Due to the distance, topography and regulatory status of this record, we do not consider this to indicate a REC to the Site.

6.3 Local Government Records

We contacted the Tri-County Health Department (TCHD) regarding records related to the release of hazardous materials at the Site. We have not yet received a response from the TCHD. If we receive a response that alters the findings of this report, we will notify you in writing.

We contacted the Castle Rock Fire and Rescue Department (CRFRD) regarding records of hazardous materials at the Site. Mr. Rick Young responded to our ERR request on October 26, 2020. CRFRD did not have records pertaining to the Site; however, it was noted that there

may have been incidents involving motor vehicle accidents where small amounts of fuels, battery acid or antifreeze leaked onto the street in the general area of the Site. Mr. Young indicated that spilled chemicals are typically cleaned up by the firefighters who responded to the incident and that leakages resulting in amounts greater than 25 gallons of gasoline or 50 gallons of diesel fuel are cleaned up in accordance with the requirements addressed by the Colorado Department of Public Health and Safety [sic]. We do not consider this to indicate a REC to the Site.

Local government responses are presented in **Appendix D**.

7.0 SITE RECONNAISSANCE

The following section discusses observations made during our Site reconnaissance.

7.1 Methodology and Limiting Conditions

Ms. Lela Updegrave and Ms. Christine Whitacre conducted a Site visit on November 6, 2020. Territorial Road provided access to the Site. The majority of the Site was accessed by walking and driving. Due to the large size of the Site not all areas were able to be observed. We focused our visit on areas near access roads, structures, ponds, or areas that looked suspicious based on aerial photographs. A photographic record of our Site reconnaissance is presented in **Appendix A**.

7.2 Description of Site Structures and Roads

The Site mostly consists of vacant rangeland. Territorial Road intersects the Site on the northern portion of the Site. Some paved roads and utilities have been installed south of Territorial Road. All other access roads are unpaved on the Site. Five structures are present on the Site. There is one hay storage outbuilding north of Territorial Road which was constructed sometime in the 2010s. There is one building to the south of Dawson Ridge Boulevard that was originally built in the 1980s and used as a tool/shop or garage but is now used as a shelter for cattle. There are two abandoned water utility buildings and one large water storage tank on the Site which were built in the 1990s. Several man-made ponds are present on the Site, which are used as drinking areas for cattle. These roads and structures are indicated in **Figure 2.**

7.3 Site Observations

During our reconnaissance, we specifically looked for obvious evidence of the Site features listed in Tables V and VI. Table V lists features typically observed outside of Site structures, and Table VI indicates features typically observed within the interior of structures located on the Site. An "X" located within each table indicates that the feature was readily observable. Those features which were observed on the Site are discussed in further detail within the following subsection(s).

TABLE V
EXTERIOR SITE FEATURES

	Aboveground Storage Tanks		Stained Soil and/or Pavement
	Air Emissions Sources		Stockpiles of Soil or Debris
	Cultivated Land/Crops		Stressed Vegetation
	Drains, Sumps, Pits	X	Surface Water, Streams, Ponds, Lagoons
	Hazardous Material Storage		Transformers (Potential PCB)
	High Power Transmission Lines	X	Underground Storage Tanks
X	Natural Gas Pipelines		Unidentified Piping Below Grade
	Odors	X	Unidentified Substance Containers
	Petroleum Pipelines		Vehicle Maintenance Areas
	Physical Irregularities		Waste Water Discharge
	Placed Fill or Imported Soils	X	Waste Treatment Processes
X	Railroad Lines		Wells (Agricultural, Water Supply)
	Septic Systems or Leach Fields		Wells (Monitoring)
X	Solid Waste or Disposal Areas		Wells (Oil or Natural Gas)

TABLE VI
INTERIOR SITE FEATURES

	Boilers	X	Hazardous Material Storage
X	Chemical Mixing/Use Areas		Heating and Cooling Systems
	Drains or Sumps		Hydraulic Lifts
	Elevators		Incineration Areas
	Emergency Generators		Odors
	Equipment Maintenance Areas		Staining or Corrosion
	Exhaust Hoods and Ducting	X	Unidentified Substance Containers

7.3.1 Natural Gas Pipelines

We observed signage for natural gas pipelines on the Site. We do not consider this to be a REC.

7.3.2 Railroad Lines

We observed the Atchison, Topeka and Santa Fe railroad adjacent to the eastern border of the Site. This railroad is still operating and has been in use since at least the late 1890's. Typical environmental concerns associated with railroad lines include; coal dust, heavy metals, diesel fuels, petroleum greases and oils, creosote from railroad ties, pesticides to control weeds, poly-chlorinated biphenyls (PCBs) used for dust suppression, and leaks and spills from loading and unloading practices. We do not consider these lines to be a REC for the Site, as they are off-Site and downgradient.

7.3.3 Solid Waste or Disposal Areas/Unidentified Substance Containers

The Site generally contains many areas of small amounts of scattered debris; however, we observed five areas with significant debris accumulation. These five areas mostly contain inert material such as concrete, building materials, fencing and wood. We consider these areas of significant debris accumulation to represent RECs to the Site.

We also observe three debris areas which contained 55-gallon drums. One of these debris areas we observed contained at least five buried 55-gallon drums. These drums were described in a previous Phase I ESA, as discussed in Section 3.8. It is possible additional drums are buried at this location. We also observed other buried debris in this area including metal items and tires.

We also observed two debris piles located in a drainage at the southern border of the Site piles which contained two empty 55-gallons each. Other debris included wood, fencing material, and tires. We consider these debris areas with drums to be RECs to the Site.

Areas of significant debris and drums are depicted in **Figure 2.**

7.3.4 *Surface Water, Streams, Ponds, Lagoons*

We observed two manmade ponds on the Site. These ponds are used as drinking water sources for cattle. We did not observe obvious debris or contamination in these areas and do not consider this to be a REC to the Site.

7.3.5 *Waste Treatment Process/Chemical Mixing/Use Areas/Hazardous Material Storage/Unidentified Substance Containers*

We observed evidence that areas on the Site may have been used to process raw sewage. The water utility building north of Dawson Ridge Boulevard contained pipes labeled raw sewage and what appeared to be water treatment chemicals. Signage indicated that chlorine had been used at the facility. Approximately five gallons of white powder, possibly related to water treatment, had been spilled on the floor. We also observed four, 55-gallon empty plastic drums. These drums were not labeled; however, we presume these drums likely contained chemicals related to processing water or sewage. We did not observe obvious evidence of spills from these drums. We do not consider this facility to be a REC to the Site; however, we recommend waste from this facility be properly disposed of.

7.4 Review of Adjacent Properties

General observations of properties adjacent to the Site were performed in conjunction with on-site observations made on November 6, 2020. Properties near the Site consists of transportation corridors, vacant rangeland, railroad tracks, and rural residences. Properties immediately adjacent to the Site are described below, based on outdoor observations from the Site or nearby public streets.

TABLE VII
ADJACENT PROPERTY DESCRIPTIONS

Direction	Bounding Property Description
North	Vacant rangeland.
East	A construction company, railroad tracks, I-25, and commercial properties beyond.
South	Vacant rangeland, rural residences.
West	Rural residences.

Observation of adjacent properties did not reveal obvious visual indications of environmental concern. We did not observe evidence of landfills, lagoons, pits, or other waste treatment or disposal operations; underground storage tanks, spills, releases, or discharge of hazardous material which could negatively impact the Site.

8.0 INTERVIEWS

8.1 Owner, Site Manager and/or Occupants

CTL contacted the Castle Rock Water Department regarding the abandoned water facilities on the Site. As of the date of this report we have not received a response. In addition, we have not received completed questionnaires from owner representatives. If we receive responses which changes the findings of this report, we will provide a written addendum to this report.

9.0 DEVIATIONS

9.1 Exceptions and Deletions

ASTM Standard E 1527-13 for Phase I Environmental Site Assessments, Subsection 8.3.2, states that "all obvious uses of the Site shall be identified from the present, back to the Site's obvious first developed use, or back to 1940, whichever is earlier." The term "developed use" includes agricultural uses (i.e., cultivated land/agricultural crops) and placement of fill. In our opinion, livestock rangeland is not a developed use.

The historical documentation for this assessment went back to 1937 on the basis of historical aerial photographs, which showed the Site predominantly as vacant land with some agriculture. We were not able to ascertain the date of first development. Thus, the ASTM historical standard was not fully satisfied.

It is the opinion of CTL that obtaining earlier historical information would not be sufficiently useful, reasonably ascertainable, or change the likelihood for the presence of a REC on the Site.

9.2 Data Gaps

We have not yet received a response from the owner representative of the Site. If we receive a response that alters the findings of this report, we will notify you in writing. Based on the information presented in this report, we do not believe that this presents a significant data gap which would affect our ability to identify RECs associated with the Site.

10.0 FINDINGS AND OPINION

10.1 Summary of Site Historical Use

The Site, approximately 2,000 acres in size, mostly consists of vacant rangeland. The Site remained vacant land or agricultural land until approximately 1960 when the Continental Divide Raceway was developed in the northeastern portion of the Site. By 1989 the raceway facilities had been removed except for one small farm utility building which was used as an office space by the Dawson Ridge Development Company (DRDC). DRDC planned to develop the Site into residential properties. Access roads and utilities were installed on the western portion of the Site. Two water utility buildings and a large water storage tank were also constructed on the Site during this time. Due to financial problems, further development of the Site never occurred and the project from DRDC was abandoned. Today, the paved roads, two water utility buildings, the farm utility building and water tank remain on the Site. A cow shelter/hay storage structure was constructed on the Site sometime in the 2010s.

We consider the possibly of contamination or underground storage tanks resulting from the former Continental Divide Raceway to be RECs to the Site.

Based on our understanding of the types of crops that are typically grown in Colorado, it is our belief that significant contamination from normal pesticides and herbicide application is unlikely. Application of pesticides and herbicides is more prevalent on fruits and vegetables, and less prevalent on field crops such as alfalfa, hay, and feed corn that are common in Colorado. Normal application of pesticides and herbicides is also subject to dilution and breakdown that occurs over time, due to sunlight and aeration in the upper portion of topsoil. As such, we do not believe that previous agricultural use at the Site presents a REC.

10.2 Nearby Environmental Concerns

We do not believe facilities in the surrounding area present an environmental concern on the basis of regulatory status, distance, and/or topographic gradient.

10.3 Storm Water Discharges Associated with Construction Activity

Under current Federal/state regulations, construction sites that disturb one acre, or are part of a larger development in which total disturbed area is equal to or greater than one acre, are required to apply for a General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) from the CDPHE. Some MS4s also require additional permitting for construction sites within their jurisdiction.

The General Permit application must be submitted to the CDPHE at least 10 days prior to the start of construction activities. The General Permit requires a SWMP to be developed, implemented, and modified as needed from before commencement of construction activities until final stabilization is complete and a Notice of Termination has been submitted to the CDPHE. Furthermore, the General Permit requires that site inspections be performed at least every 14 calendar days and within 24 hours following a storm event that causes significant movement of sediment on-site. The local MS4 may require more frequent inspections. Complete and current storm water management plans should be kept on-site. CTL can assist with your storm water management and compliance needs, if desired.

11.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of the property known as the Dawson Trails Property, located at west of I-25 Frontage Road and Territorial Road in Castle Rock, Colorado. Any exceptions to, or deletions from this practice are described in Section 9.1 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property other than the following:

- Areas of debris accumulation which contained 55-gallon drums; and,

- The possibility of contamination or underground storage tanks resulting from the former Continental Divide Raceway.

In addition, although not rising to the level of a REC, there are five additional areas where debris has accumulated and should be disposed of properly. Any area of debris also carries the risk of demolition debris which can include building debris with asbestos, which should be managed and disposed of properly.

12.0 QUALIFICATIONS

This Phase I ESA was reviewed and supervised by Mr. Matthew Wardlow, a registered engineer in Colorado. Mr. Wardlow has performed or reviewed over 1,000 Phase I ESAs in the State of Colorado and has been practicing within the local environmental consulting profession for at least 20 years. The resumes of the individuals conducting this Phase I ESA are included in **Appendix F**.

I, Mr. Wardlow, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject Site.

We believe that this ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

If we can be of further service in discussing the contents of this report, please call.

CTL | THOMPSON, INC.

Lela T. Updegrave
Environmental Scientist

Reviewed by:

Matthew L. Wardlow, P.E.
Environmental Department Manager – Denver Branch

LTU:MLW/cw/nn

Via e-mail: JSchroeder@westsideinv.com

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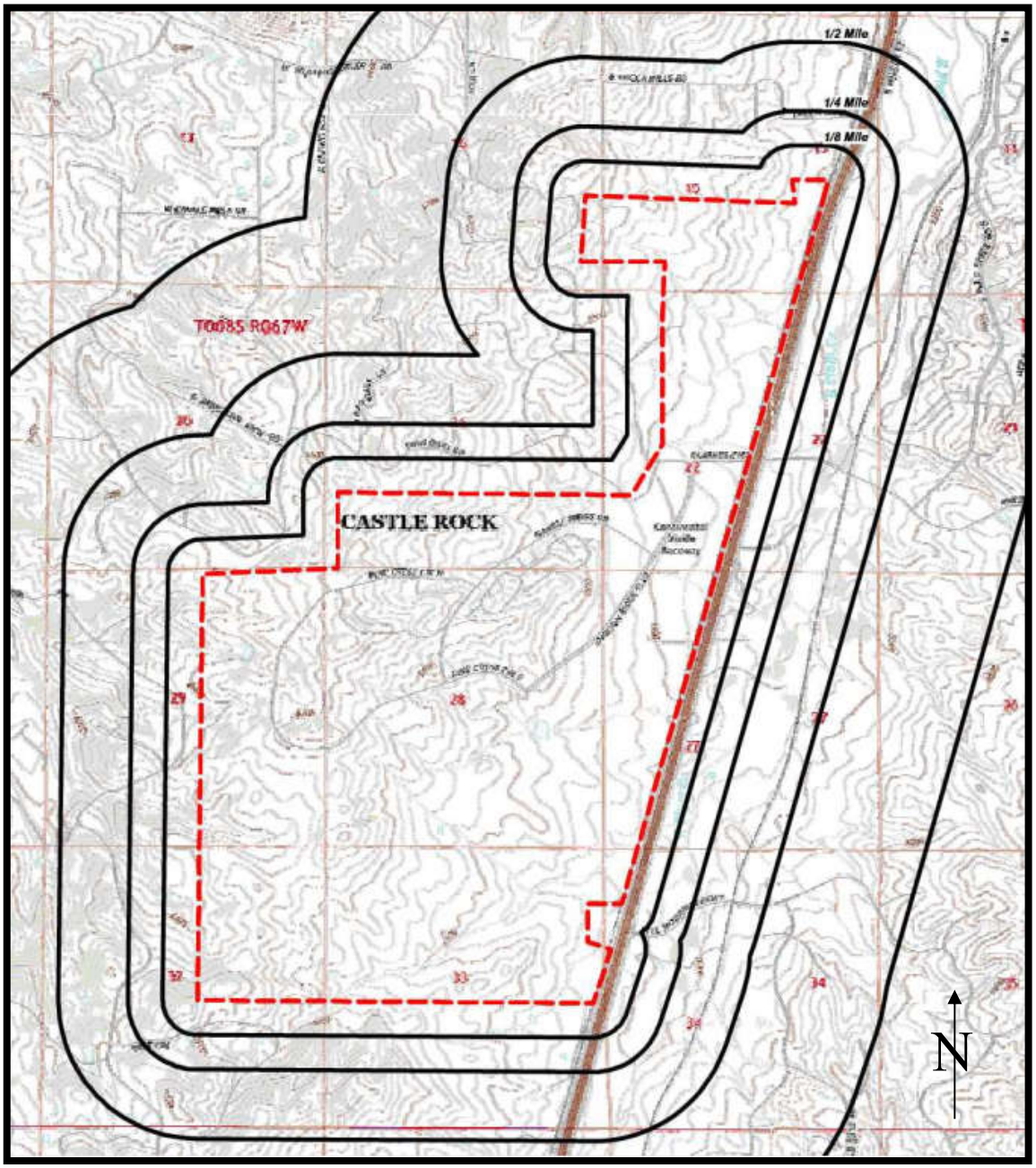


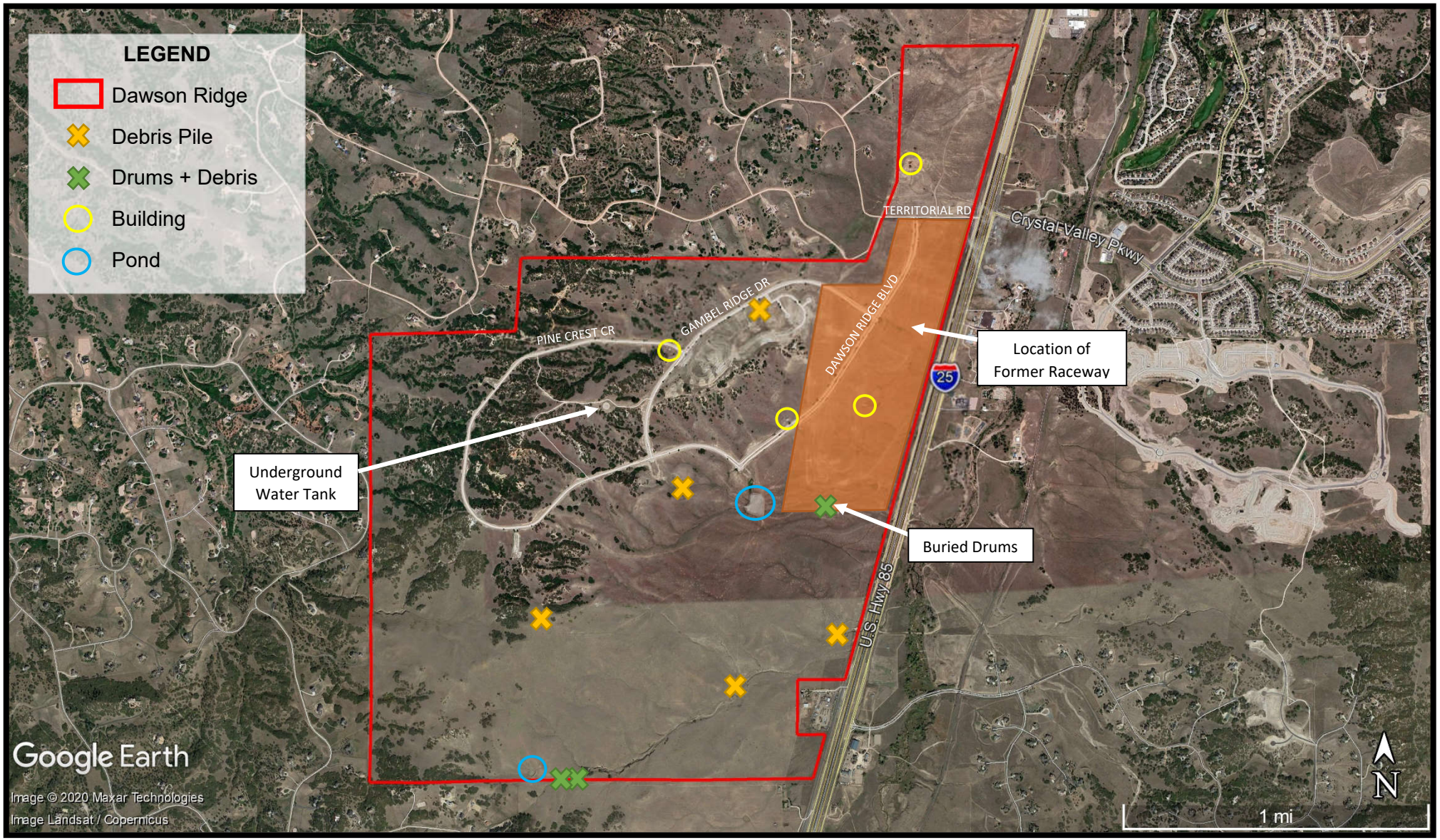
T 8 S

Source:
U.S.G.S Topographic Map
Dawson Butte, Colorado
2013

Approximate Site Location
***Not to Scale**

DAWSON TRAILS I, LLC, DAWSON TRAILS II, LLC, AND
WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS PROPERTY
CTL PROJECT NO. DN50,773.000-200-R1

TOPOGRAPHIC AREA MAP
FIGURE 1



DAWSON TRAILS I, LLC, DAWSON TRAILS II, LLC, AND WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS PROPERTY
CTL PROJECT NO. DN50,773.000-200-R1

SITE MAP
FIGURE 2

APPENDIX A

SITE PHOTOGRAPHS

Description: General Site View
View Direction: North

Description: General Site View
View Direction: West

Description: General Site View
View Direction: South

Description: General Site View
View Direction: East

SITE PHOTOGRAPHS

Description: General Site View
View Direction: North

Description: Abandoned concrete piping
View Direction: east

Description: Adjacent railroad tracks
View Direction: North

Description: Concrete structure
View Direction: South

SITE PHOTOGRAPHS

Description: Largest on-Site pond
View Direction: Southwest

Description: Natural gas pipelines
View Direction: East

Description: Debris pile
View Direction: South

Description: Scattered debris
View Direction: North

SITE PHOTOGRAPHS

Description: On-site building
View Direction: North

Description: Building interior
View Direction: N/A

Description: Water processing building
View Direction: West

Description: Spilled chlorine inside water processing building
View Direction: N/A

SITE PHOTOGRAPHS

Description: Inside water processing building. Four, 55-gallon drums.
View Direction: N/A

Description: Water utilities building.
View Direction: South

Description: Debris and buried drums
View Direction: West

Description: Concrete debris
View Direction: East

SITE PHOTOGRAPHS

Description: Adjacent construction company.
View Direction: East

Description: Water storage tank.
View Direction: North

Description: Debris pile with 55-gallon drums.
View Direction: N/A

Description: Out-building containing hay
View Direction: North

SITE PHOTOGRAPHS

APPENDIX B

HISTORICAL AERIAL PHOTOGRAPHS

GeoSearch
On time. On target. In touch.™

Historical Aerial Photographs

NEW: *GeoLens by Geosearch*

Target Property:

Dawson Ridge Property

Castle Rock, Douglas, Colorado 80109

Prepared For:

CTL Thompson- Denver

Order #: 156180
Job #: 380018
Project #: DN50773.000-200-R1
Date: 10/29/2020

Target Property Summary

Dawson Ridge Property

Castle Rock, Douglas, Colorado 80109

USGS Quadrangle: ***Dawson Butte, Castle Rock South***
Target Property Geometry: ***Area***

Target Property Longitude(s)/Latitude(s):
(-104.871572296, 39.352490975), (-104.885133545, 39.315712651), (-104.887365143, 39.315712651), (-104.887365143, 39.313720493), (-104.885820190, 39.313322054), (-104.887021820, 39.310532922), (-104.913629333, 39.310665740), (-104.913286011, 39.332975646), (-104.904187958, 39.333241197), (-104.904187958, 39.337224345), (-104.884446899, 39.337091577), (-104.882386963, 39.339746887), (-104.882386963, 39.346384723), (-104.882215302, 39.349305171), (-104.887880127, 39.349305171), (-104.887536804, 39.352756452), (-104.873460571, 39.352358236), (-104.873632233, 39.353552878), (-104.871228973, 39.353552878)

Aerial Research Summary

Date	Source	Scale	Frame
2019	USDA	1" = 1500'	N/A
2017	USDA	1" = 1500'	N/A
2015	USDA	1" = 1500'	N/A
2013	USDA	1" = 1500'	N/A
2011	USDA	1" = 1500'	N/A
2009	USDA	1" = 1500'	N/A
2006	USDA	1" = 1500'	N/A
2005	USDA	1" = 1500'	N/A
2004	USDA	1" = 1500'	N/A
10/09/1999	USGS	1" = 1500'	N/A
06/30/1993	USGS	1" = 1500'	N/A
10/13/1984	USGS	1" = 1500'	17-90
07/09/1980	USGS	1" = 1500'	1-12
06/26/1975	USGS	1" = 1500'	16-11
06/02/1972	NASA	1" = 1500'	19-84
10/04/1964	USGS	1" = 1500'	1-51
09/25/1953	AMS	1" = 1500'	6688
09/11/1944	USGS	1" = 1500'	1-127
11/02/1937	ASCS	1" = 1500'	69-07

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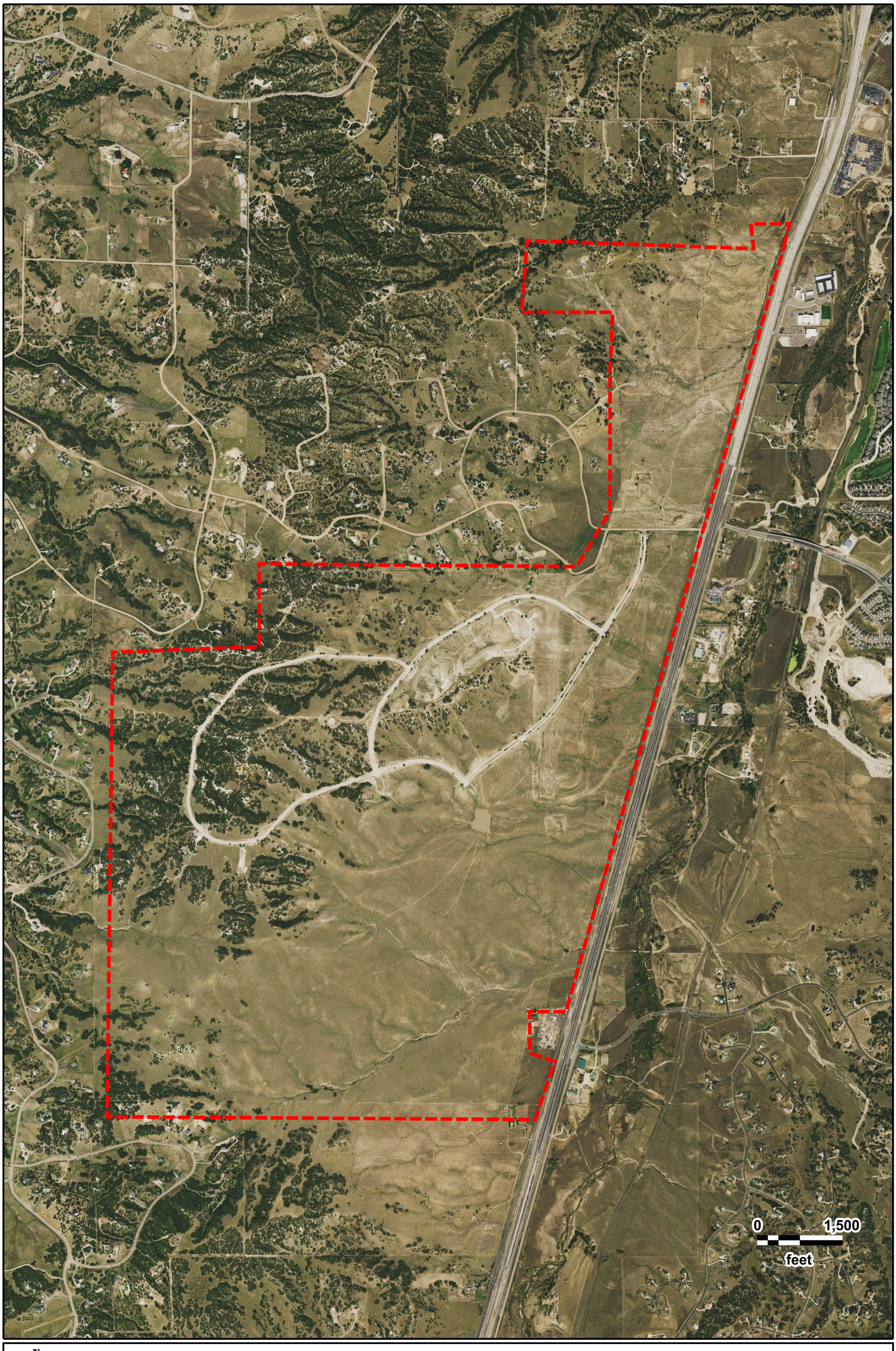

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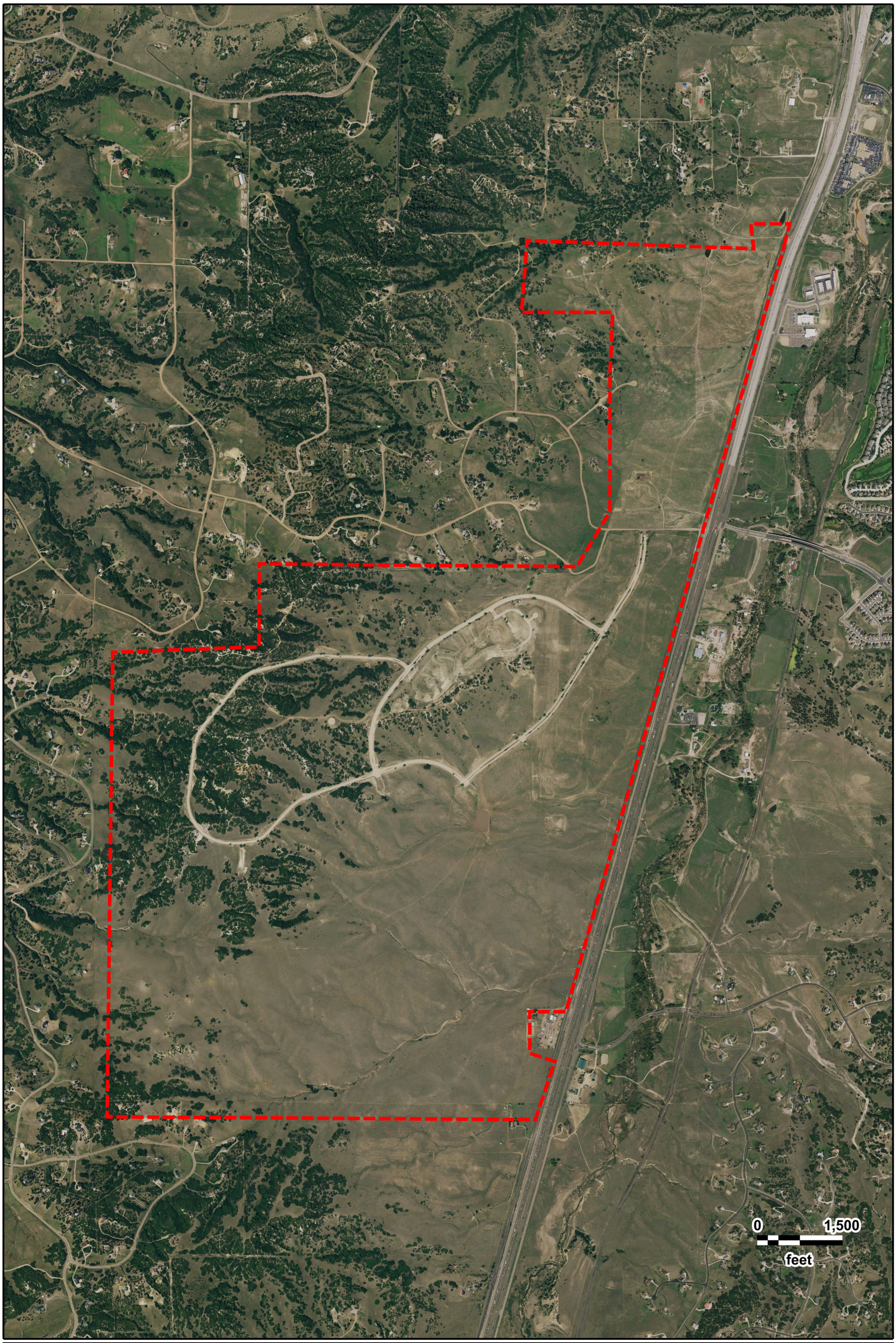
Dawson Ridge Property
USDA
2019

GeoSearch

JOB #: 380018 - 10/29/2020



N
W E
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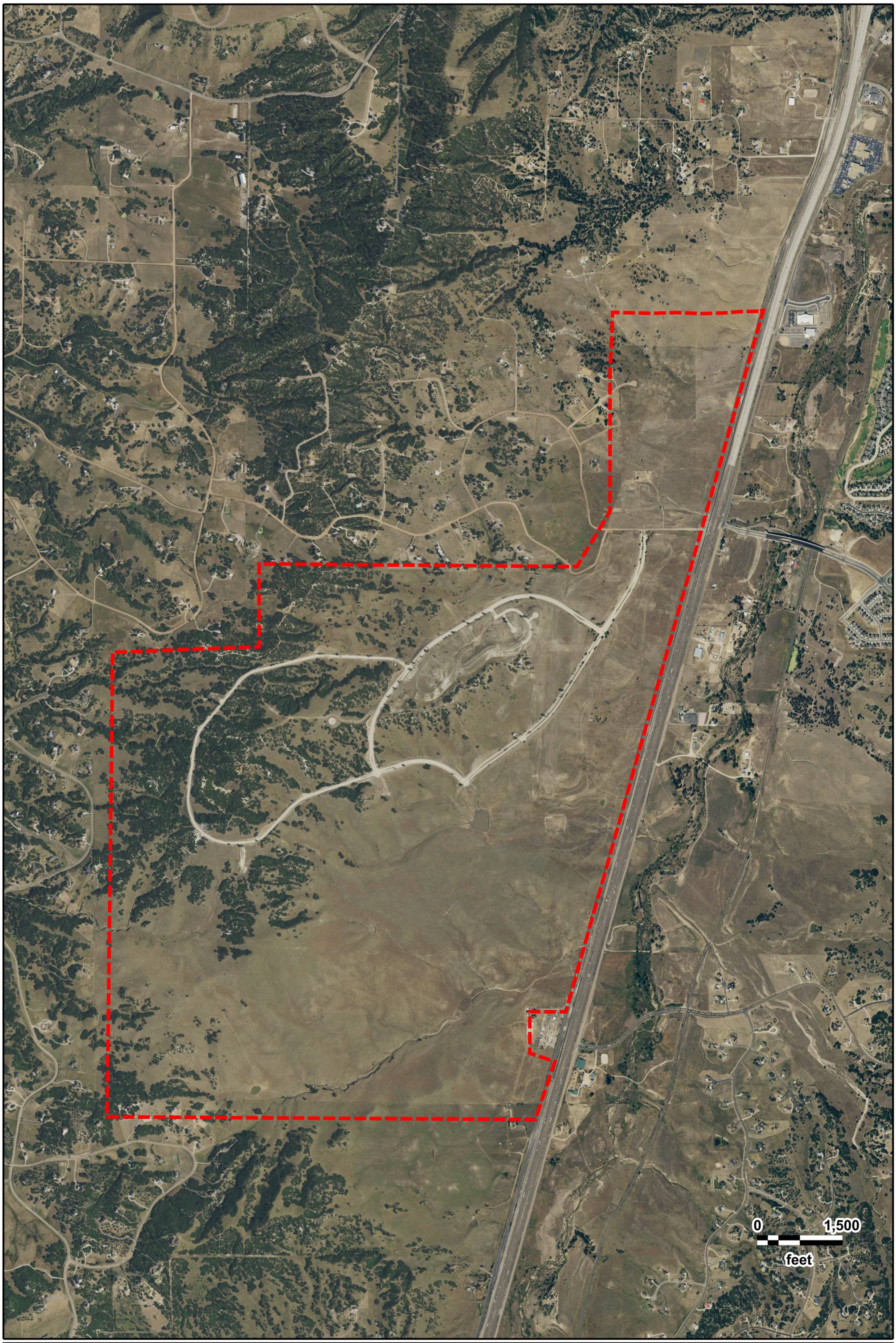
Dawson Ridge Property
USDA
2017

GeoSearch

JOB #: 380018 - 10/29/2020

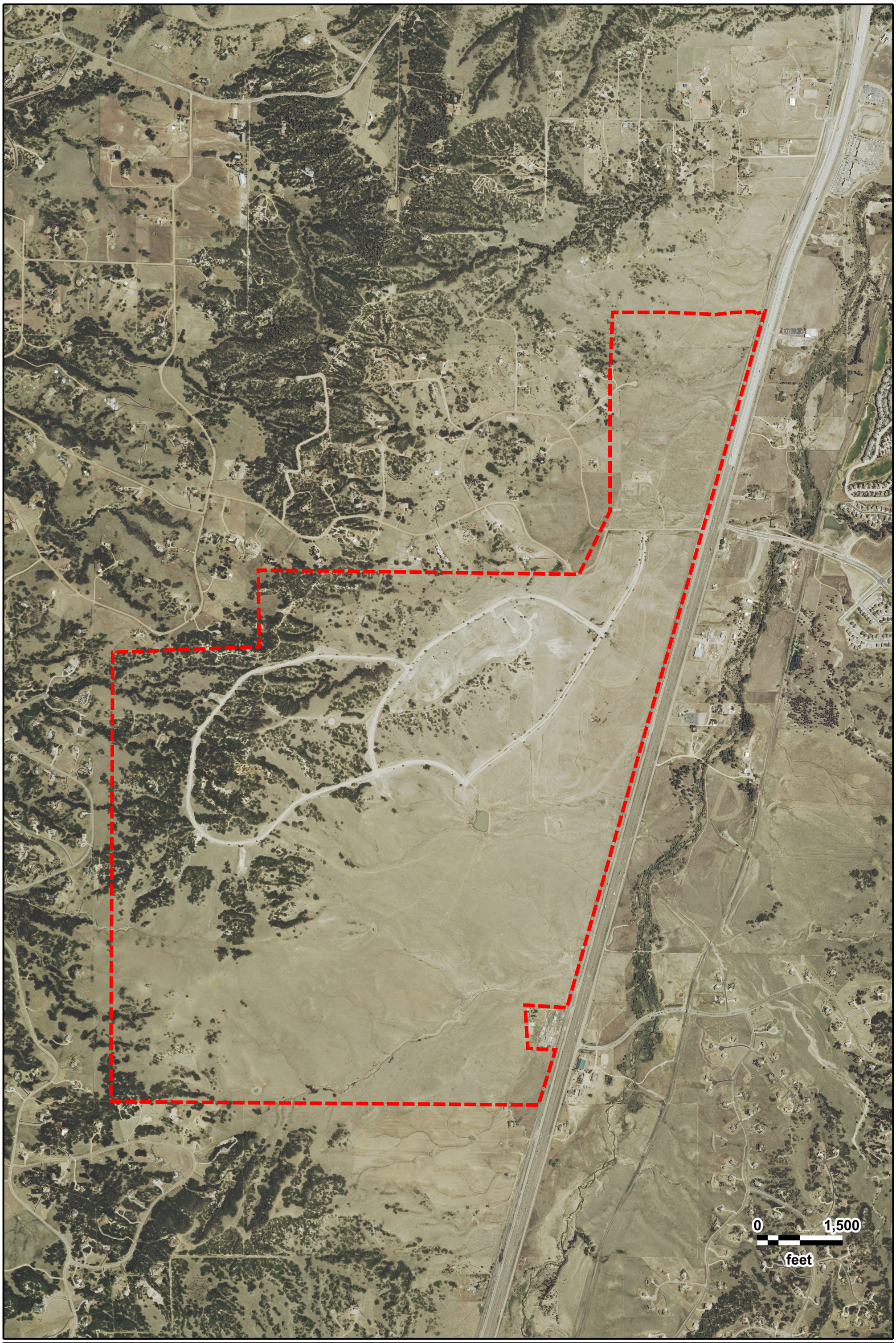


N
W E
S

Dawson Ridge Property
USDA
2015

GeoSearch

JOB #: 380018 - 10/29/2020

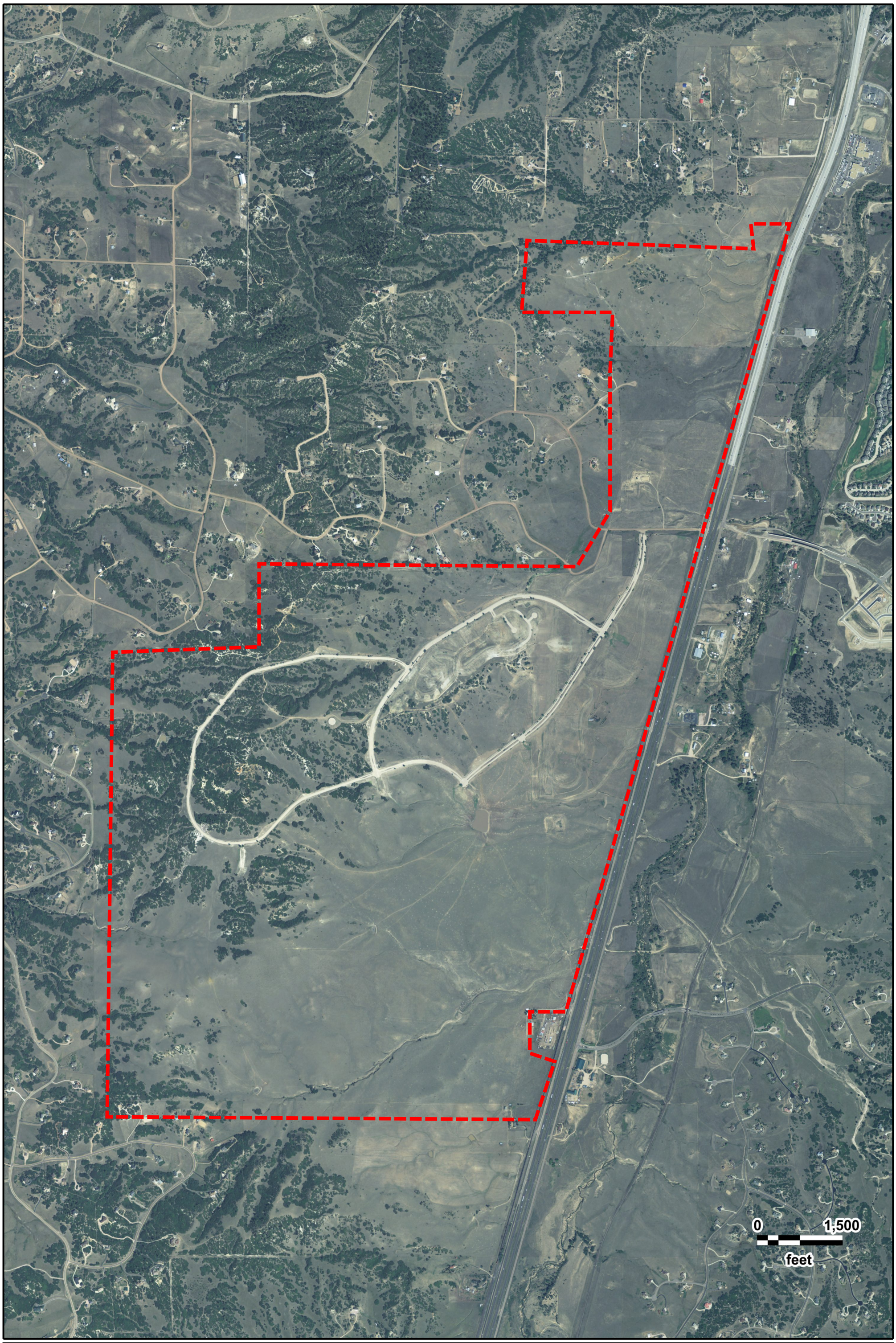


N
W E
S

Dawson Ridge Property
USDA
2013

GeoSearch

JOB #: 380018 - 10/29/2020

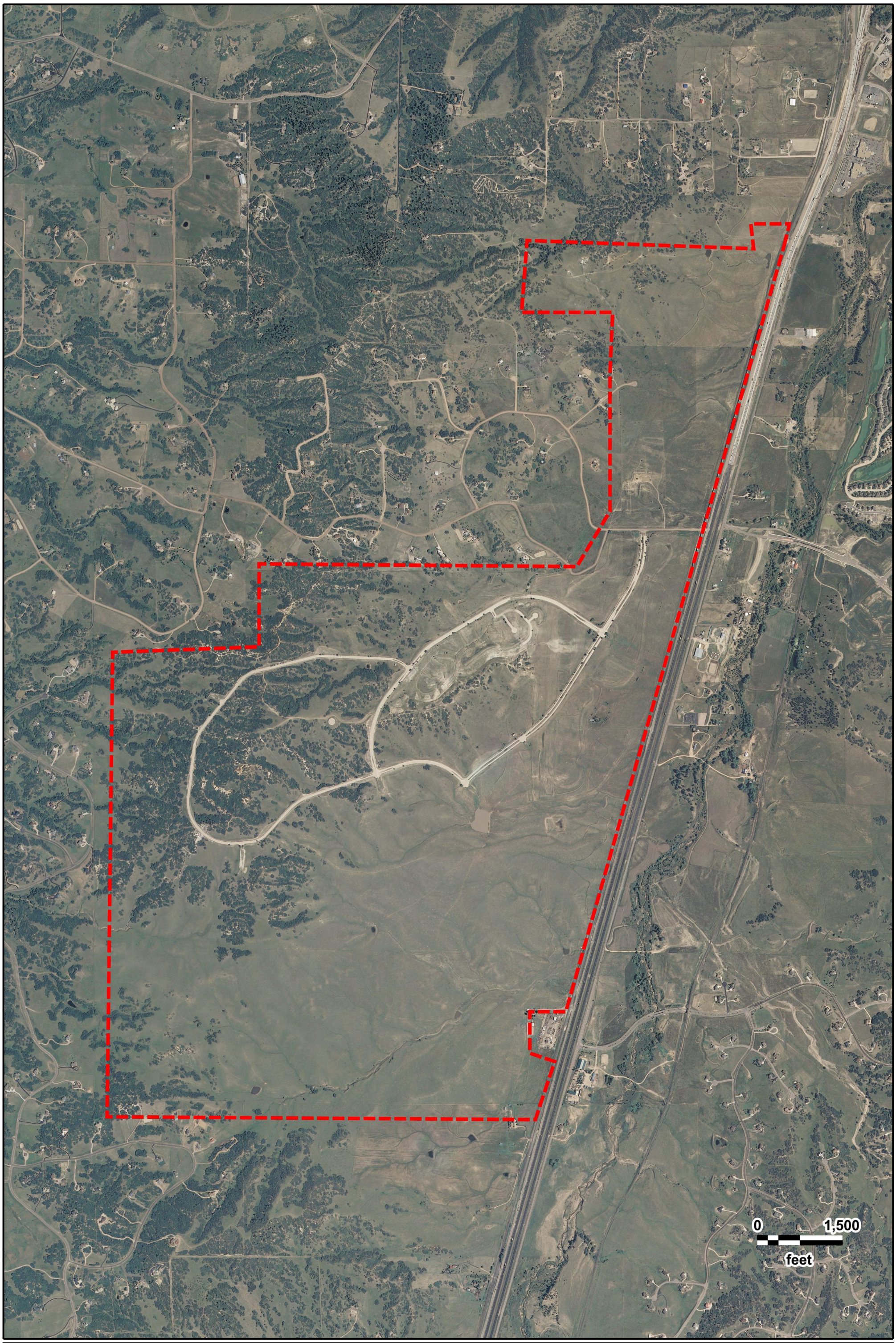


N
W E
S

Dawson Ridge Property
USDA
2011

GeoSearch

JOB #: 380018 - 10/29/2020

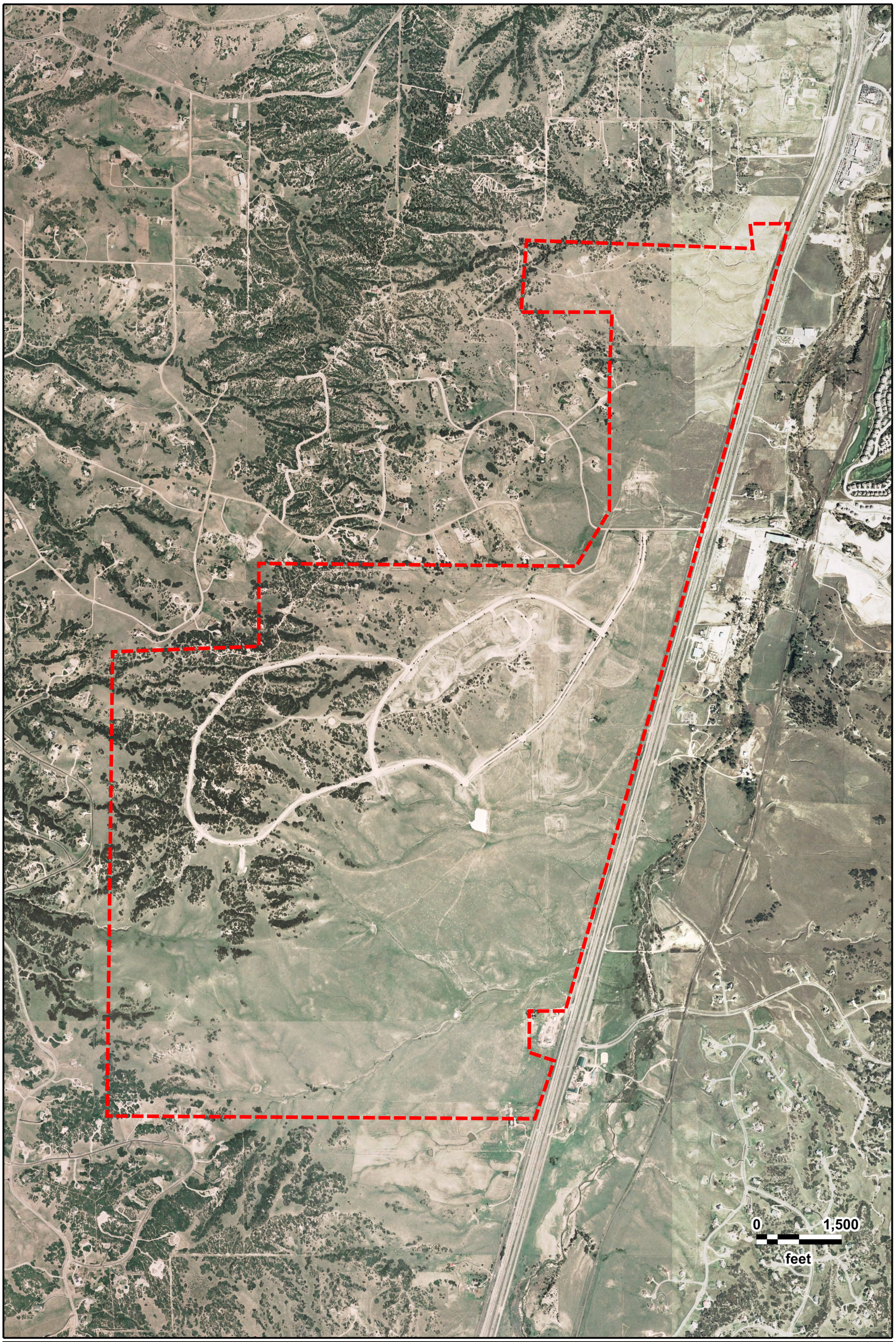


N
W E
S

Dawson Ridge Property
USDA
2009

GeoSearch

JOB #: 380018 - 10/29/2020

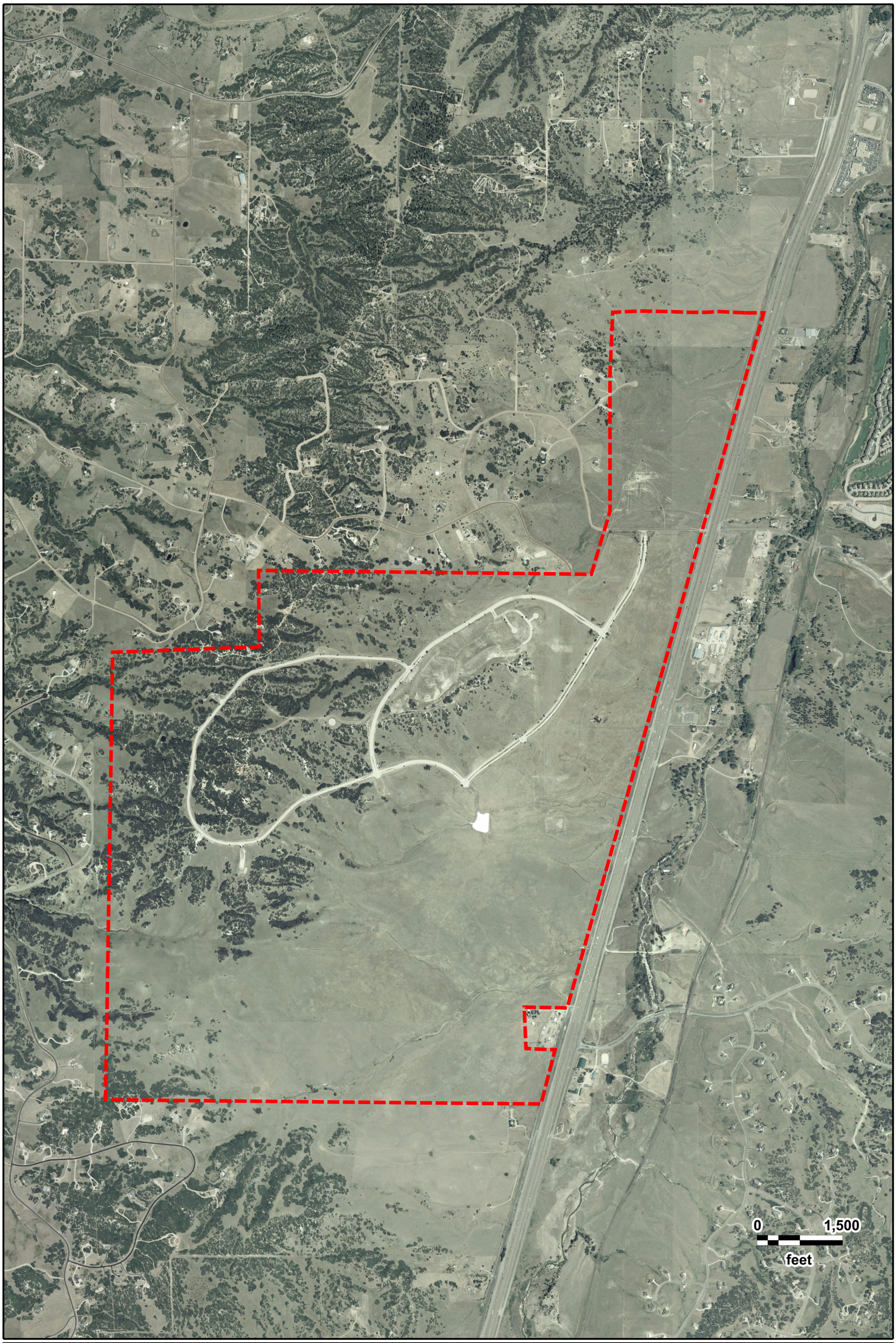


N
W E
S

Dawson Ridge Property
USDA
2006

GeoSearch

JOB #: 380018 - 10/29/2020

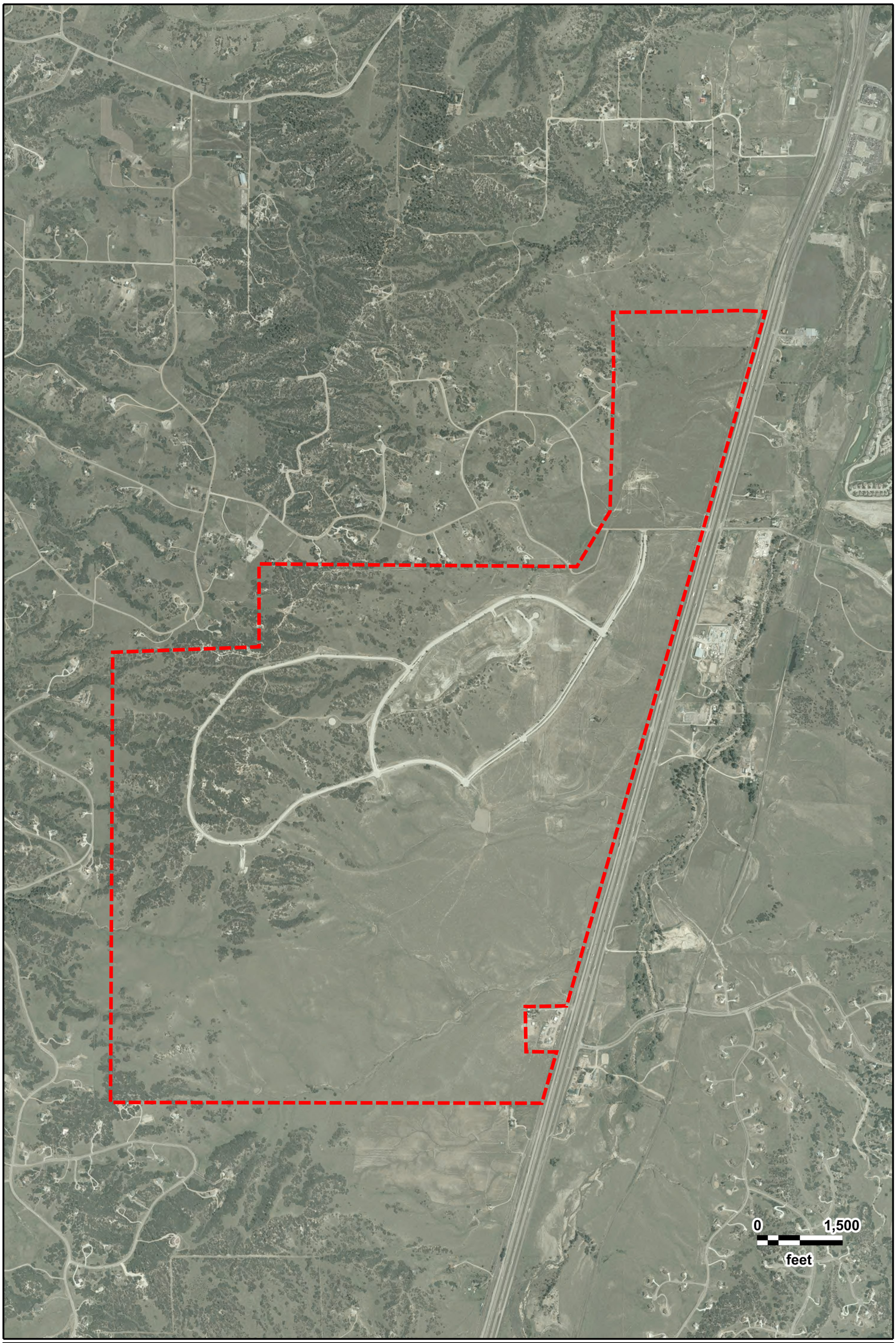


N
W E
S

Dawson Ridge Property
USDA
2005

GeoSearch

JOB #: 380018 - 10/29/2020



N
W E
S

Dawson Ridge Property
USDA
2004

GeoSearch

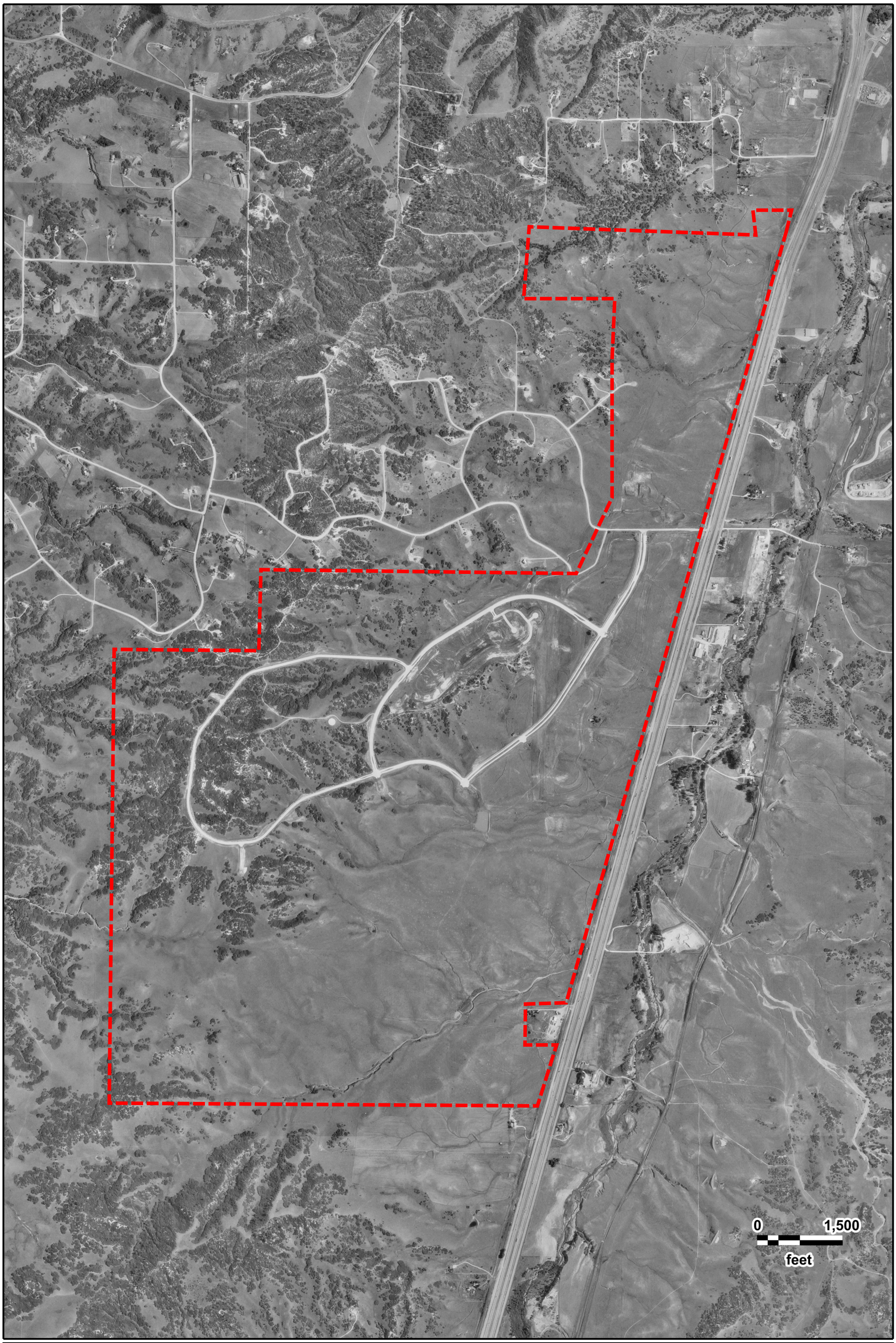
JOB #: 380018 - 10/29/2020

N
W E
S

Dawson Ridge Property
USGS
10/09/1999

GeoSearch

JOB #: 380018 - 10/29/2020

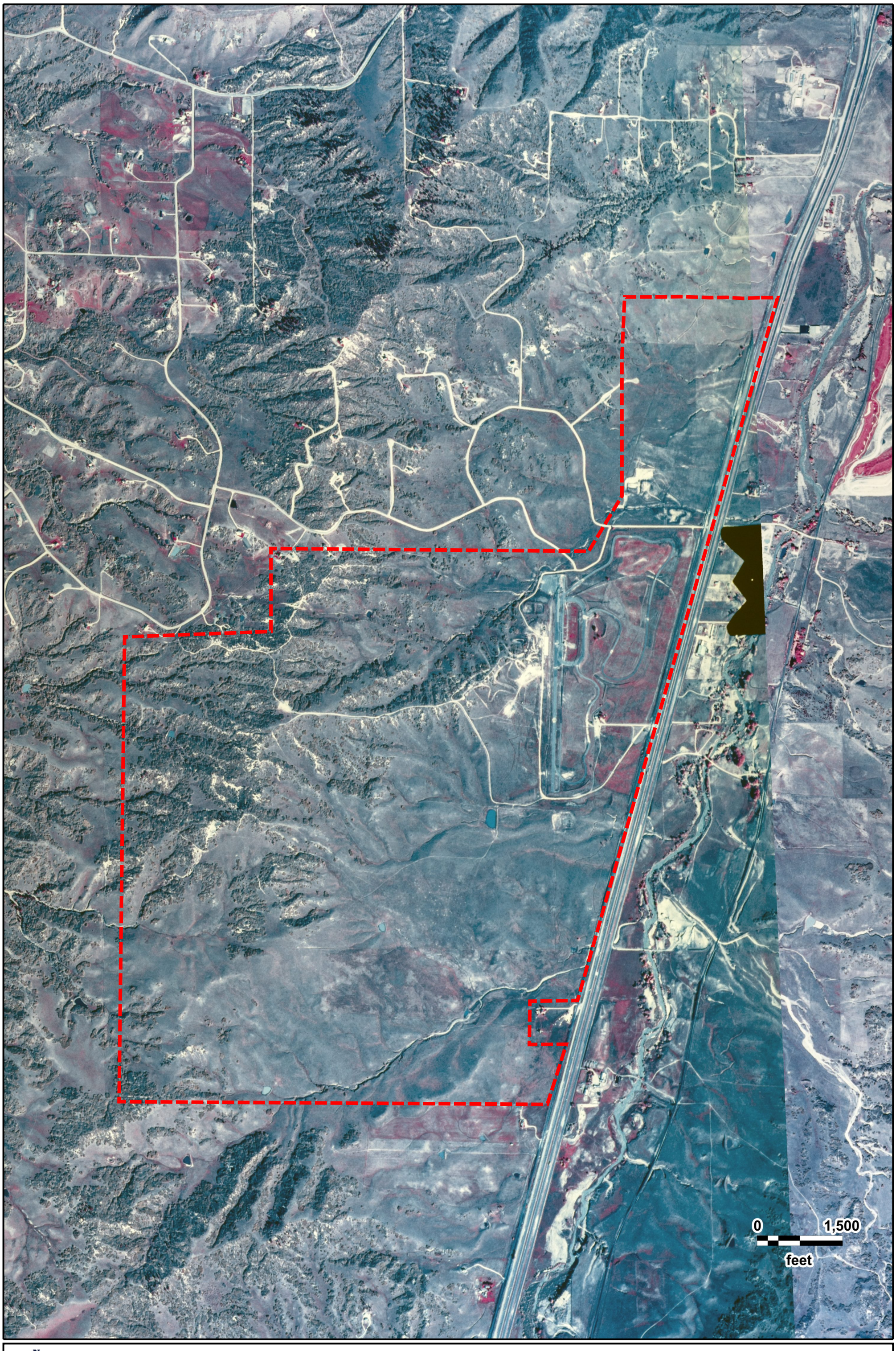


N
W E
S

Dawson Ridge Property
USGS
06/30/1993

GeoSearch

JOB #: 380018 - 10/29/2020

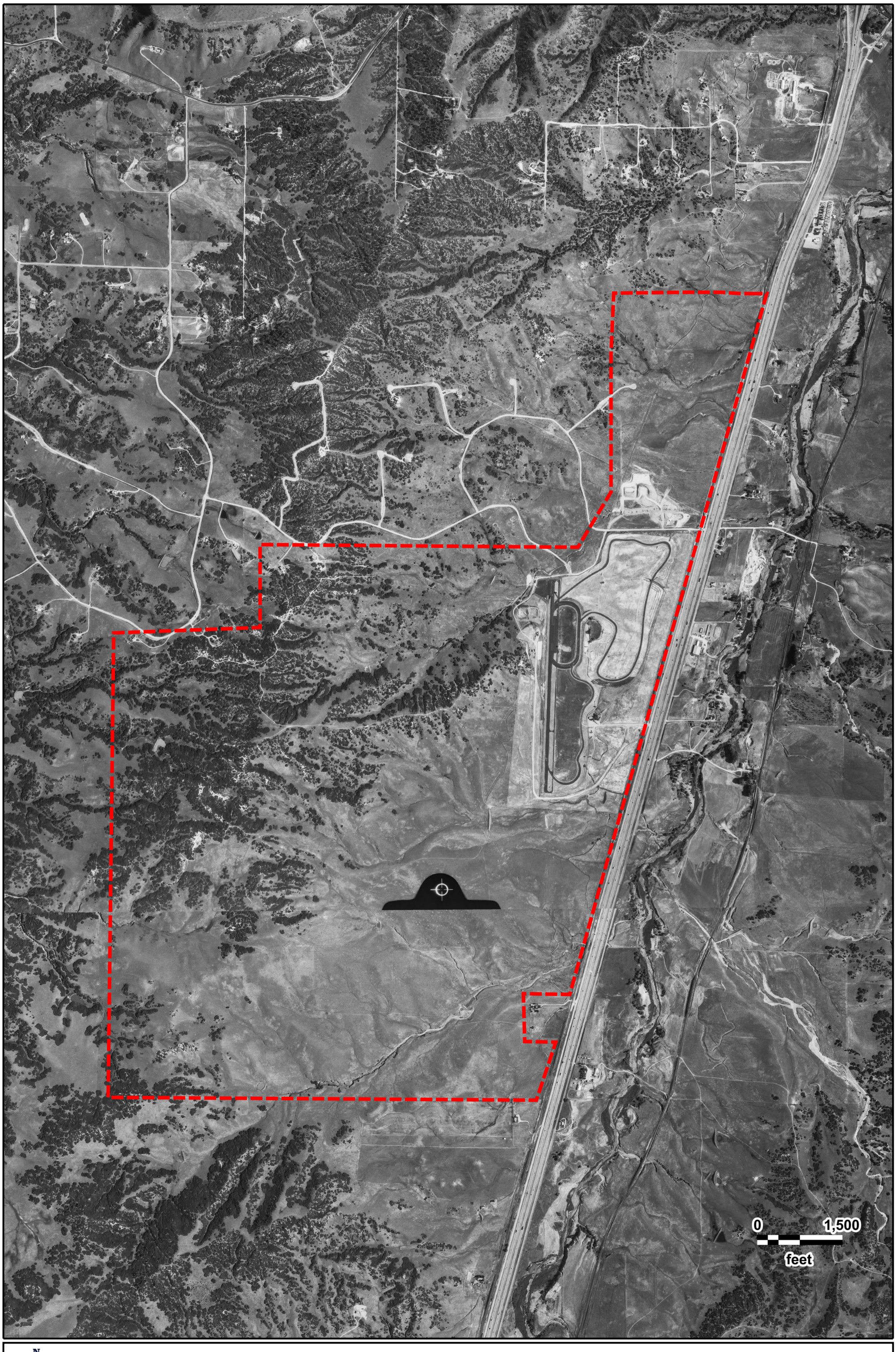


N
W E
S

Dawson Ridge Property
USGS
10/13/1984

GeoSearch

JOB #: 380018 - 10/29/2020

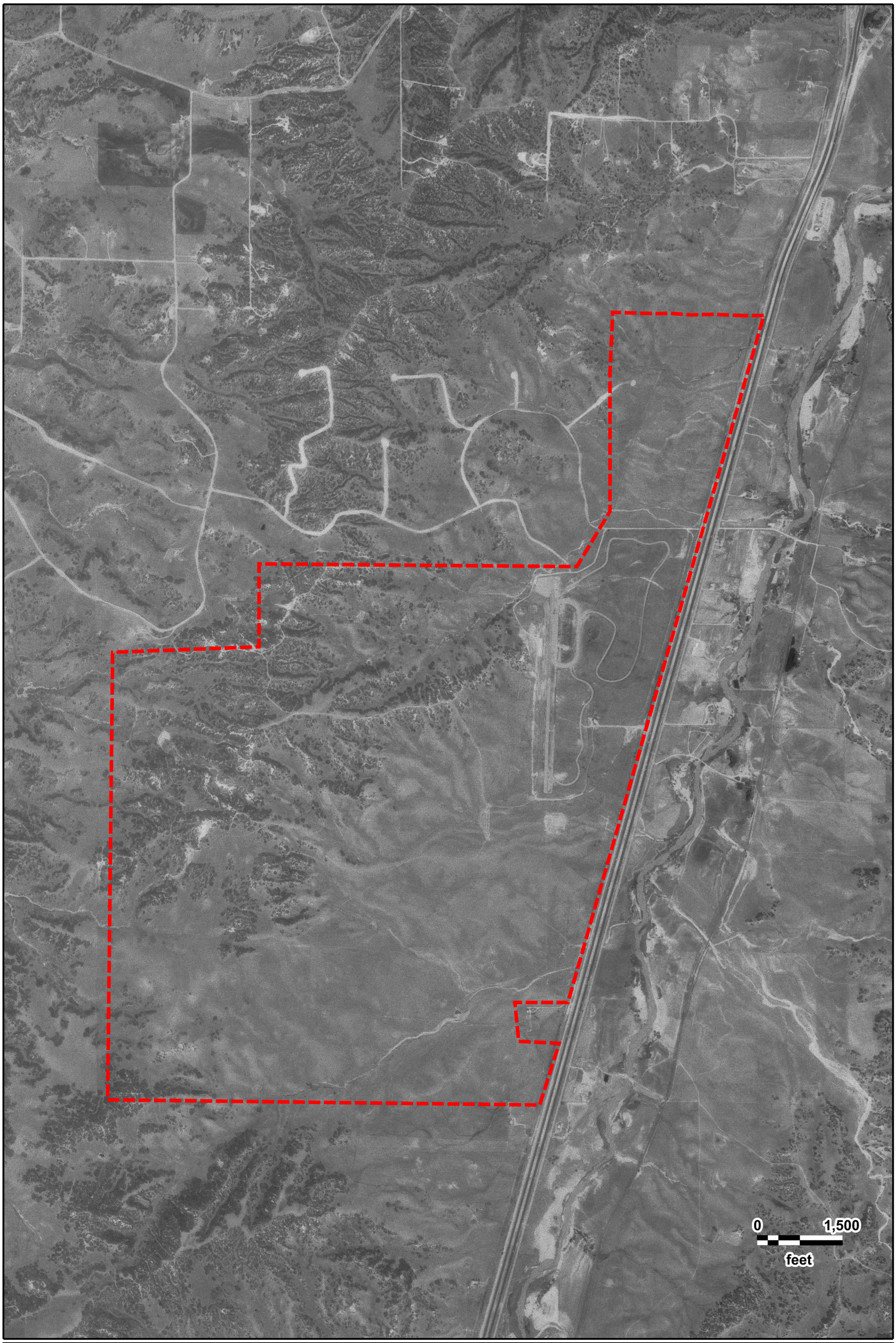


N
W E
S

Dawson Ridge Property
USGS
07/09/1980

GeoSearch

JOB #: 380018 - 10/29/2020

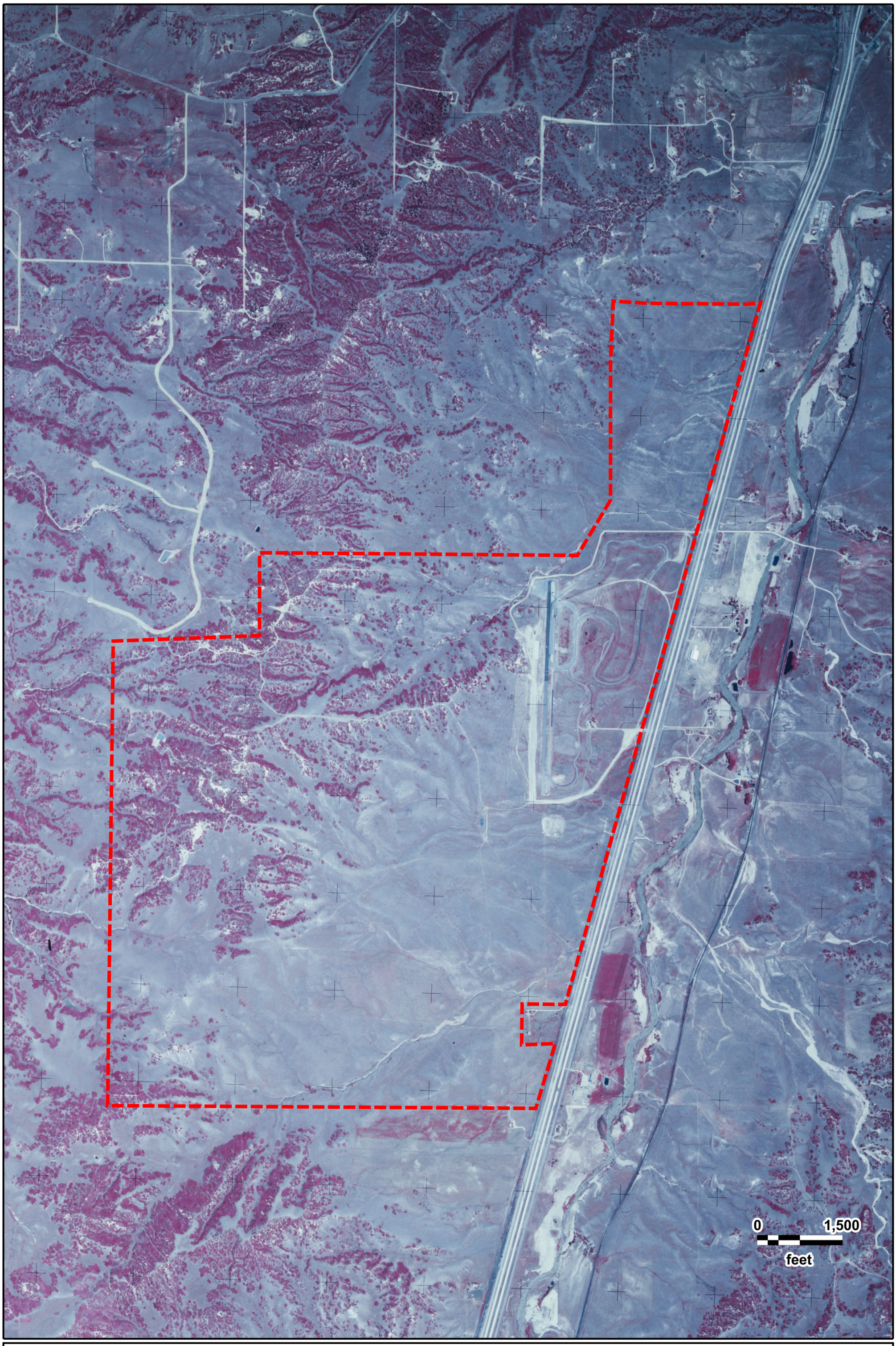


N
W E
S

Dawson Ridge Property
USGS
06/26/1975

GeoSearch

JOB #: 380018 - 10/29/2020

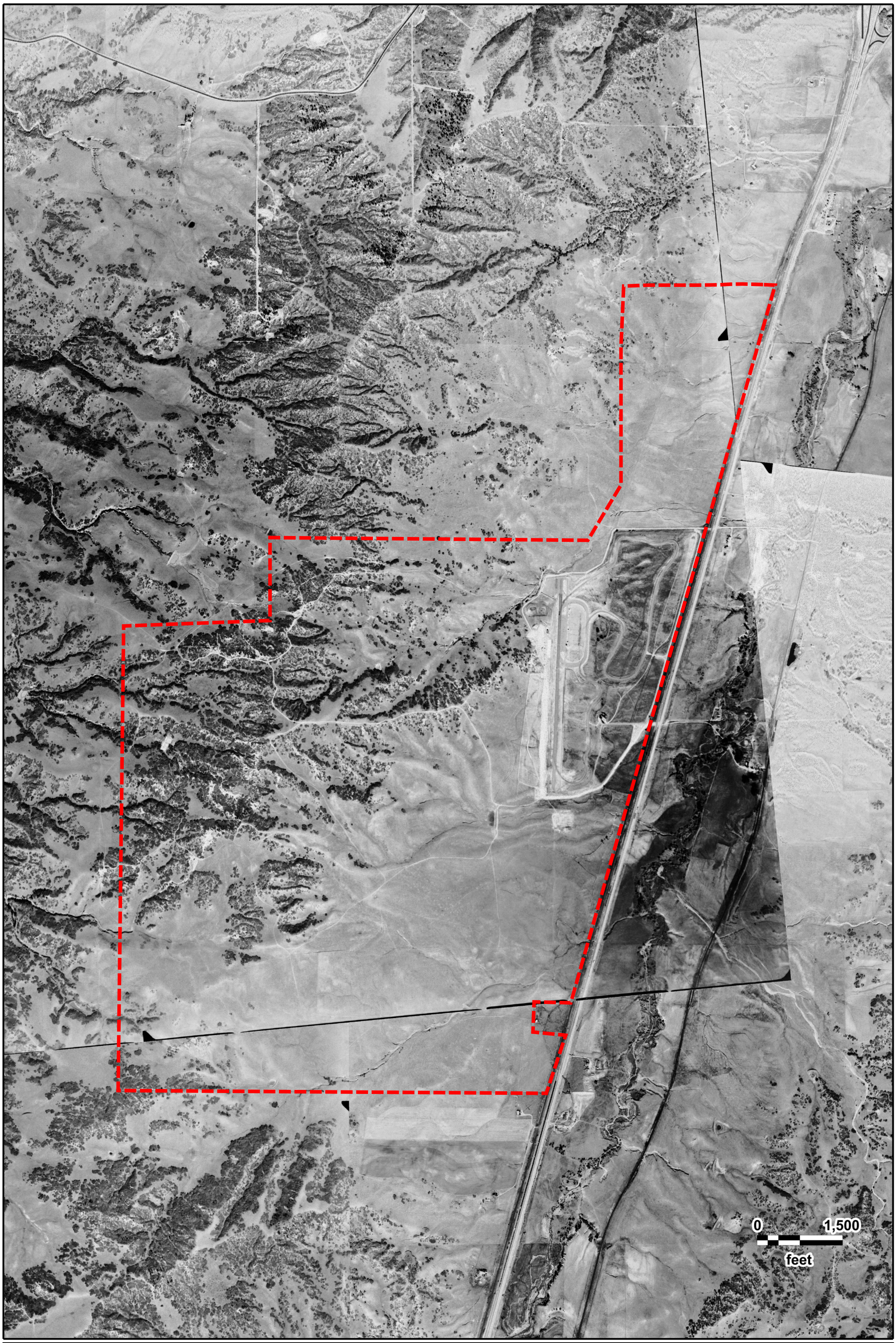


N
W E
S

Dawson Ridge Property
NASA
06/02/1972

GeoSearch

JOB #: 380018 - 10/29/2020

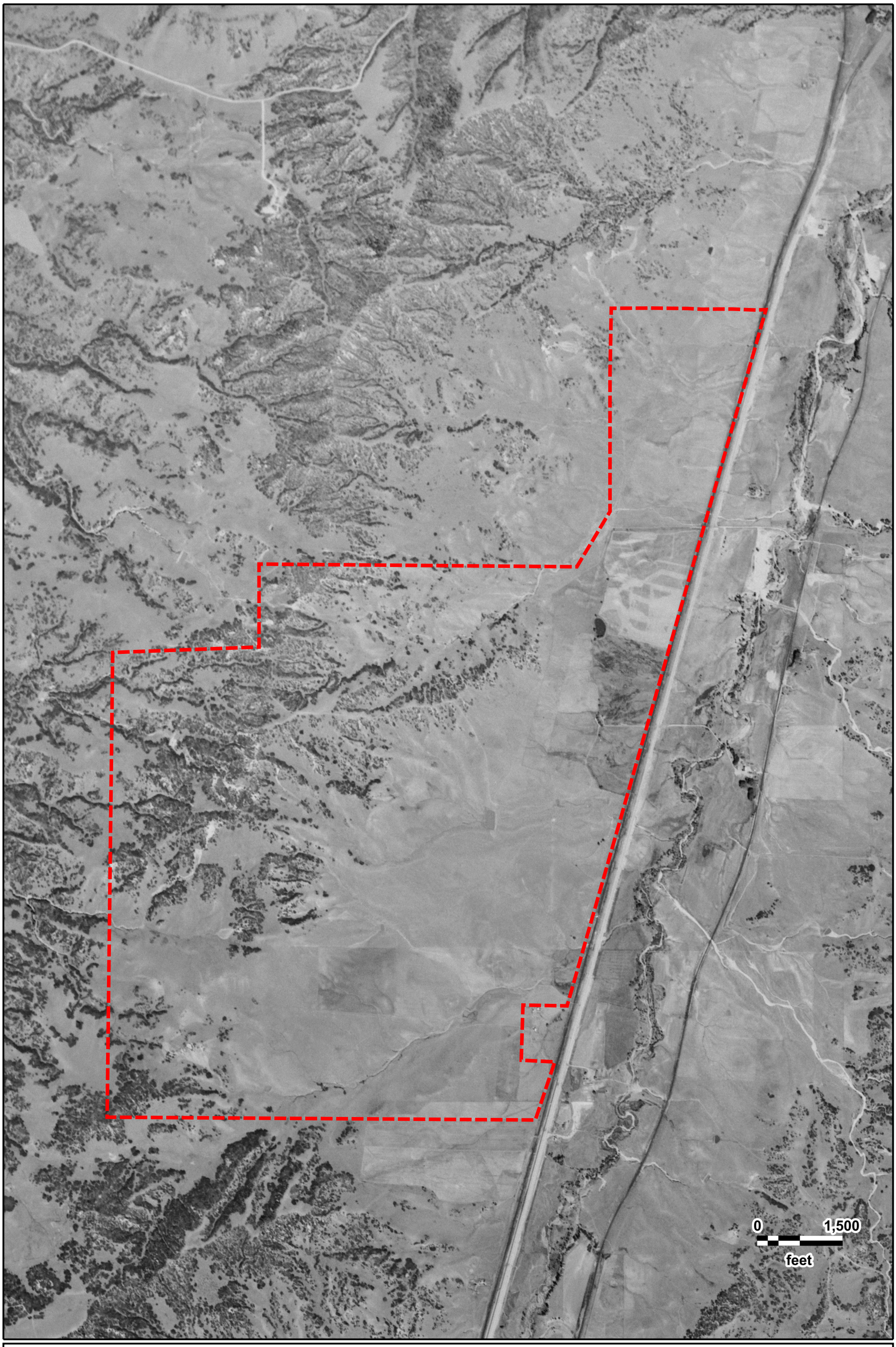


N
W E
S

Dawson Ridge Property
USGS
10/04/1964

GeoSearch

JOB #: 380018 - 10/29/2020



N
W E
S

Dawson Ridge Property
AMS
09/25/1953

GeoSearch

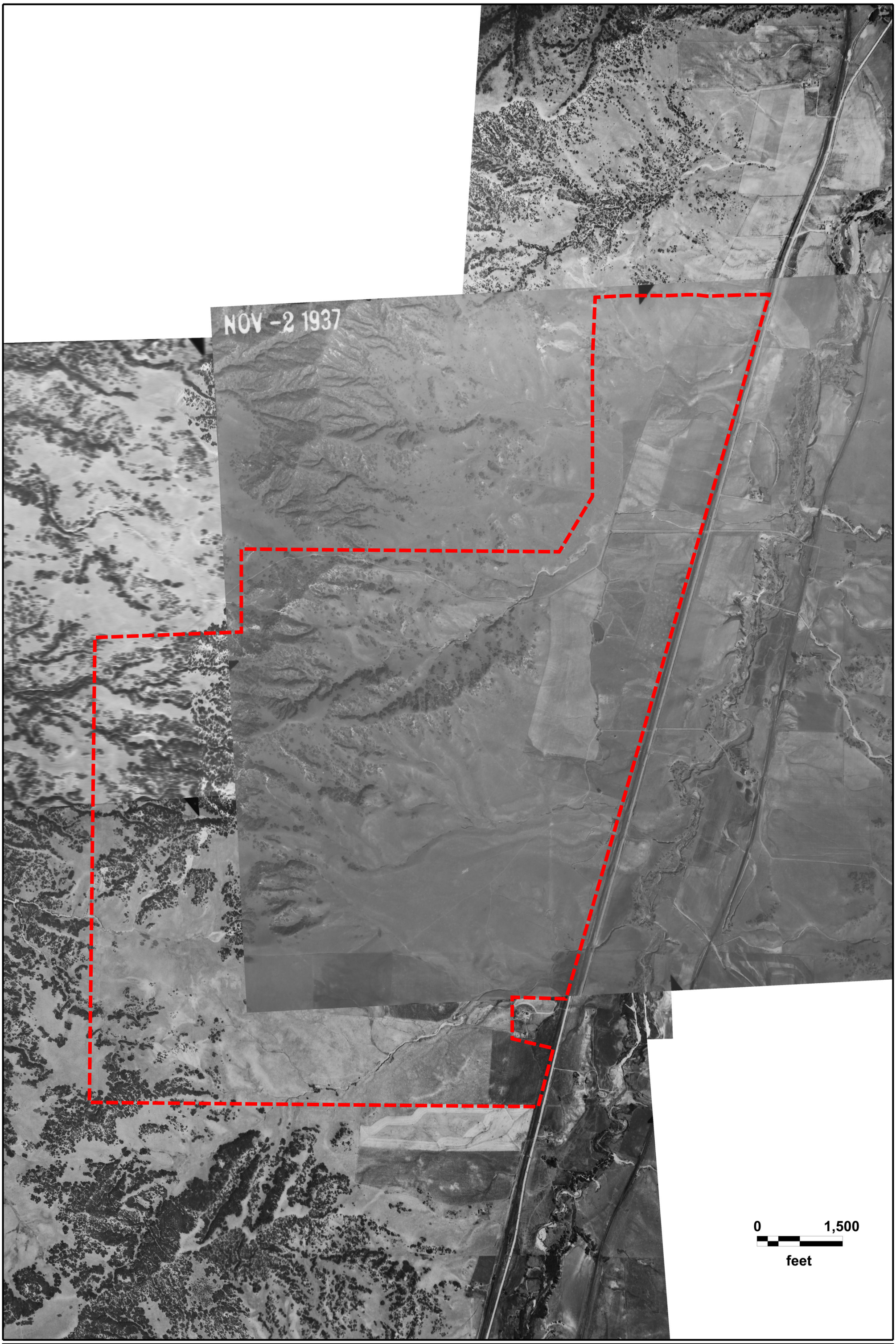
JOB #: 380018 - 10/29/2020

N
W E
S

Dawson Ridge Property
USGS
09/11/1944

GeoSearch

JOB #: 380018 - 10/29/2020



N
W E
S

Dawson Ridge Property
ASCS
11/02/1937

GeoSearch

JOB #: 380018 - 10/29/2020

APPENDIX C

GEOSEARCH RADIUS REPORT

GeoSearch
On time. On target. In touch.™

Radius Report

GeoLens by GeoSearch

Target Property:

Dawson Ridge Property
Castle Rock, Douglas County, Colorado 80109

Prepared For:

CTL Thompson- Denver

Order #: 156180
Job #: 380017
Project #: DN50773.000-200-R1
Date: 10/26/2020

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Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR ï¿½312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal,state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR ï¿½312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

Dawson Ridge Property
Castle Rock, Colorado 80109

Coordinates
Area centroid (-104.89437, 39.3275440)
6,540 feet above sea level

USGS Quadrangle
Dawson Butte, CO
Castle Rock South, CO

Geographic Coverage Information

County/Parish: Douglas (CO)
ZipCode(s):
Castle Rock CO: 80104, 80109
Larkspur CO: 80118

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000

SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCO	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	1	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000

SUB-TOTAL		1	0	

Database Summary

STATE (CO) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	0	0	0.1250
ABOVEGROUND STORAGE TANK FACILITIES	AST	0	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	UST	1	0	0.2500
COLORADO BROWNFIELD SITES	BF	0	0	0.5000
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	LST	1	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	4	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	0	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	0	1.0000
SUPERFUND SITES	SF	0	0	1.0000

SUB-TOTAL		6	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	ASBESTOS	0	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	CDPS	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
DRY CLEANING FACILITIES	CLEANERS	0	0	0.2500
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	APCDP	1	0	0.5000
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	HWSTSD	0	0	0.5000
METHANE GAS STUDY SITES	METHANESITES	0	0	0.5000
REGISTERED RECYCLING FACILITIES	RECYCLERS	0	0	0.5000
URANIUM MILL TAILINGS SITES	UMTS	0	0	0.5000

SUB-TOTAL		1	0	

Database Summary

LOCAL LISTING

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DOUGLAS COUNTY TRASH TRANSFER AND LANDFILLS	DCTTLF	0	0	0.5000
TRI-COUNTY HISTORIC LANDFILLS	TCHDHISTLF	0	0	0.5000
SUB-TOTAL		0	0	

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	

TOTAL		8	0	

Database Radius Summary

FEDERAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
ECHOR08	0.0200	0	NS	NS	NS	NS	NS	0
ERNSCO	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
FRSCO	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRANGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	1	NS	NS	NS	1
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DNPL	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NLRRCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SEMSARCH	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
NMS	1.0000	0	0	0	0	0	NS	0
NPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
PNPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRASUBC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	1	0	0	0	1

Database Radius Summary

STATE (CO) LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ASBESTOS	0.0200	0	NS	NS	NS	NS	NS	0
CDPS	0.0200	0	NS	NS	NS	NS	NS	0
COVENANTS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
HWSG	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
AST	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	**0.2500**	**0**	**1**	**0**	**NS**	**NS**	**NS**	**1**
APCDP	0.5000	0	1	0	0	NS	NS	1
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HISTSWLF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HWSTSD	0.5000	0	0	0	0	NS	NS	0
LST	**0.5000**	**0**	**1**	**0**	**0**	**NS**	**NS**	**1**
LUSTTRUST	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
METHANESITES	0.5000	0	0	0	0	NS	NS	0
RECYCLERS	0.5000	0	0	0	0	NS	NS	0
SWF	**0.5000**	**0**	**1**	**1**	**2**	**NS**	**NS**	**4**
UMTS	0.5000	0	0	0	0	NS	NS	0
VCRA	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HWSCA	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
SF	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

SUB-TOTAL		0	4	1	2	0	0	7

Database Radius Summary

LOCAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DCTTLF	0.5000	0	0	0	0	NS	NS	0
TCHDHISTLF	0.5000	0	0	0	0	NS	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

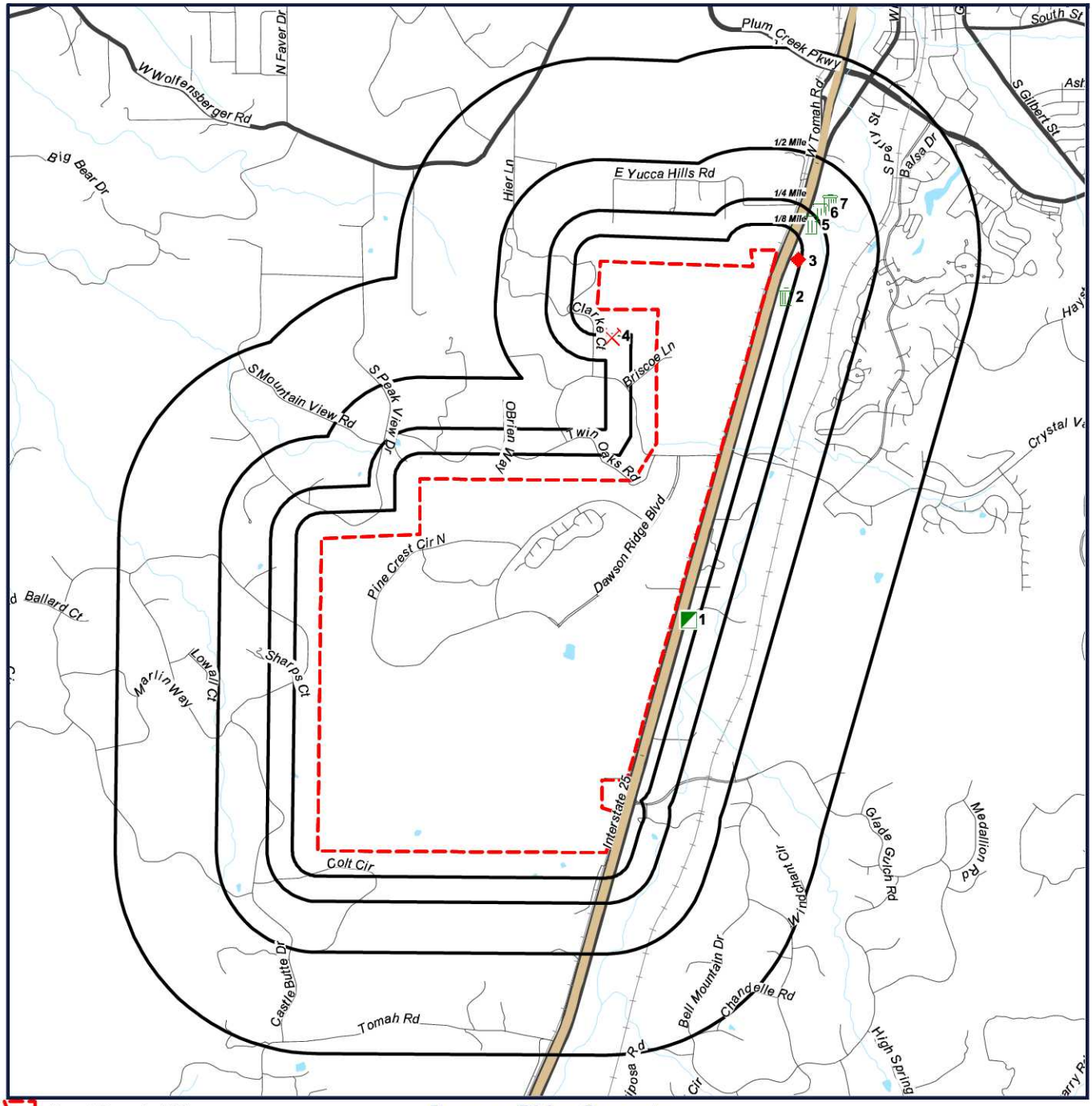
TRIBAL LISTING

*Standard environmental records are displayed in **bold**.*

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
LUSTR08	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODINDIAN	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		0	4	2	2	0	0	8

NOTES:
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



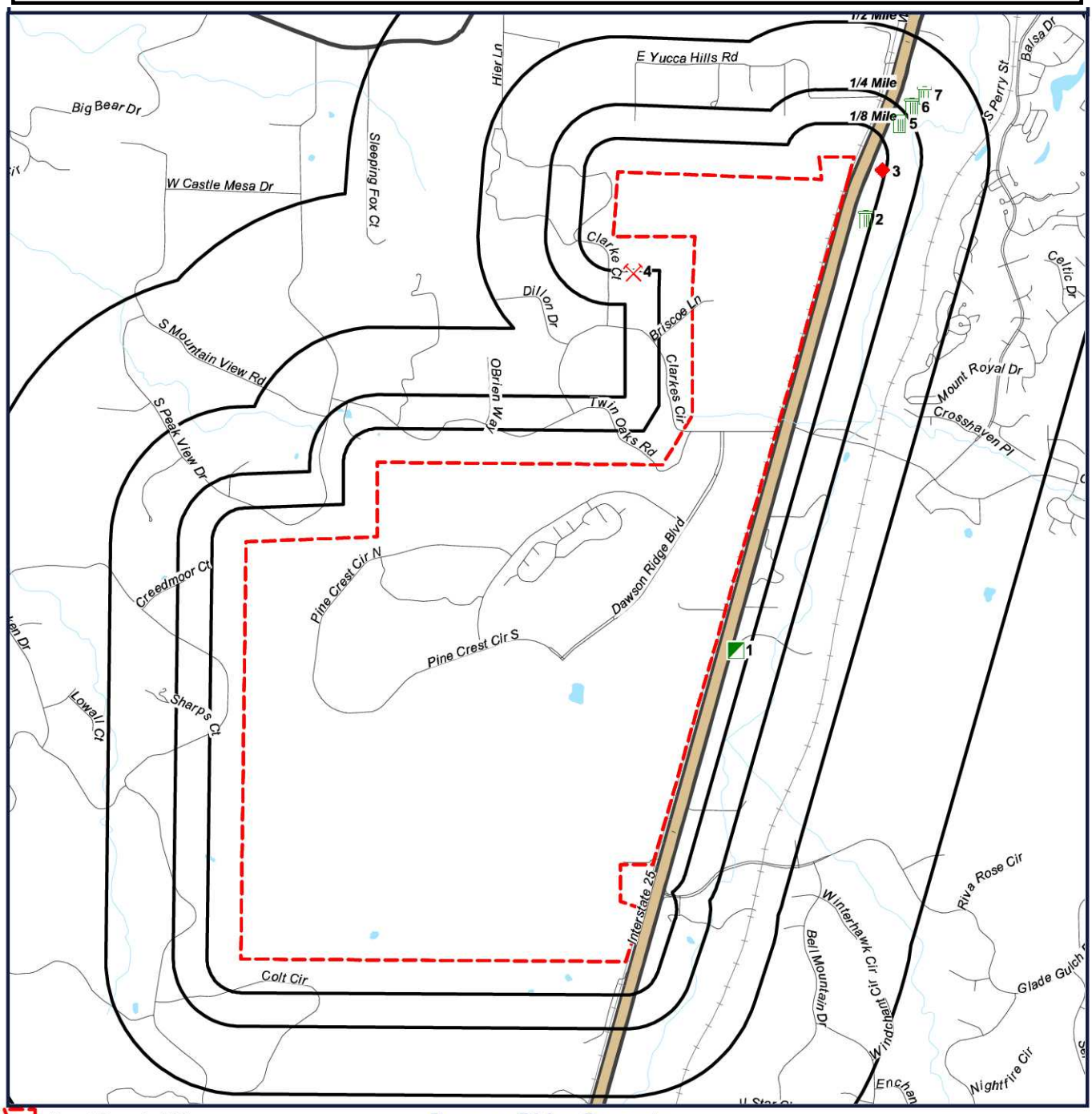
Target Property (TP)
APCDP
SWF
LST
MRDS

Dawson Ridge Property
Castle Rock, Colorado
80109

N
W E
S

0' 2000' 4000' 6000'
SCALE: 1" = 4000'

Radius Map 2



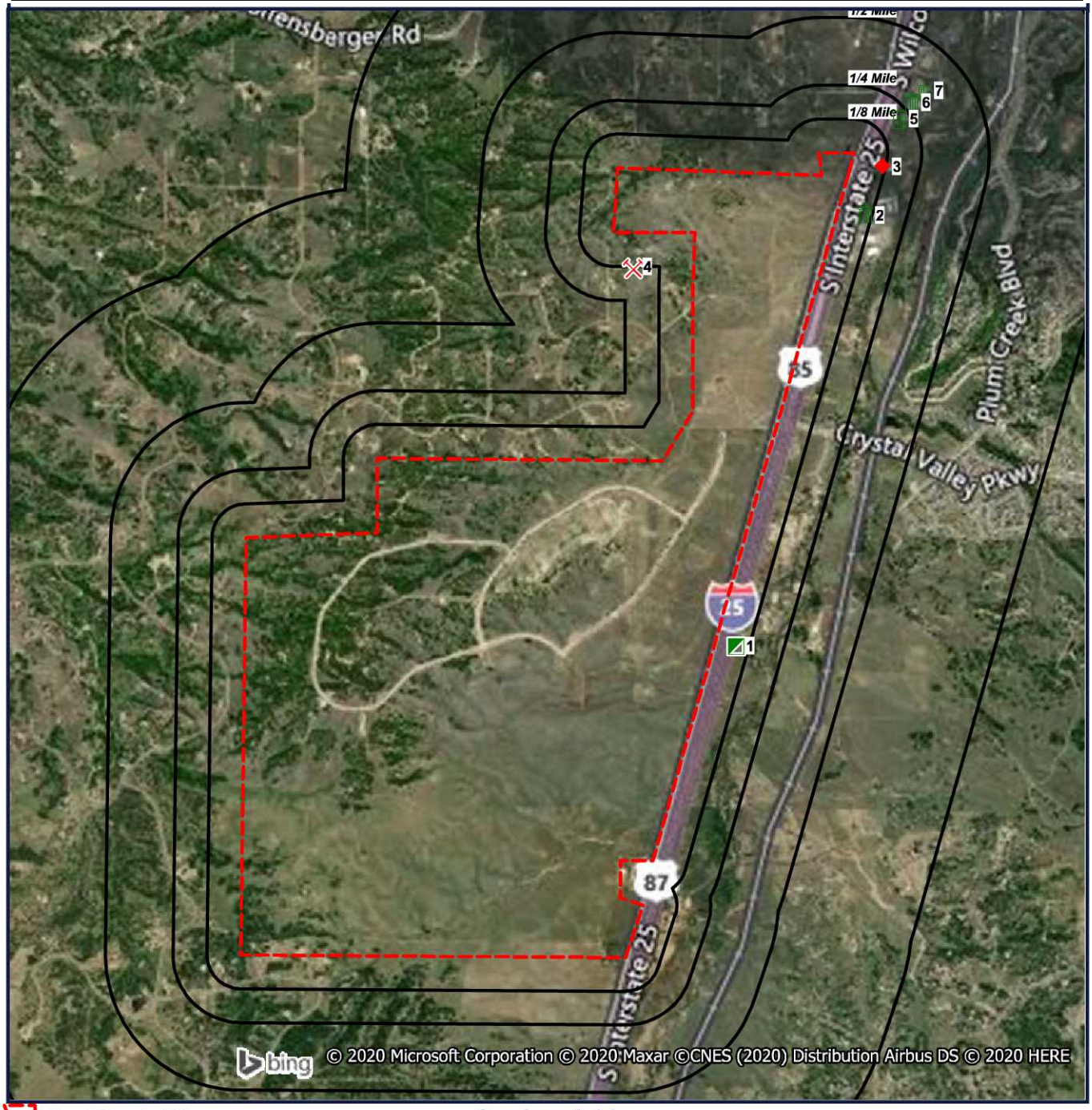
Target Property (TP)
APCDP
SWF
LST
MRDS

Dawson Ridge Property
Castle Rock, Colorado
80109

N
W E
S

0' 1500' 3000' 4500'
SCALE: 1" = 3000'

Ortho Map



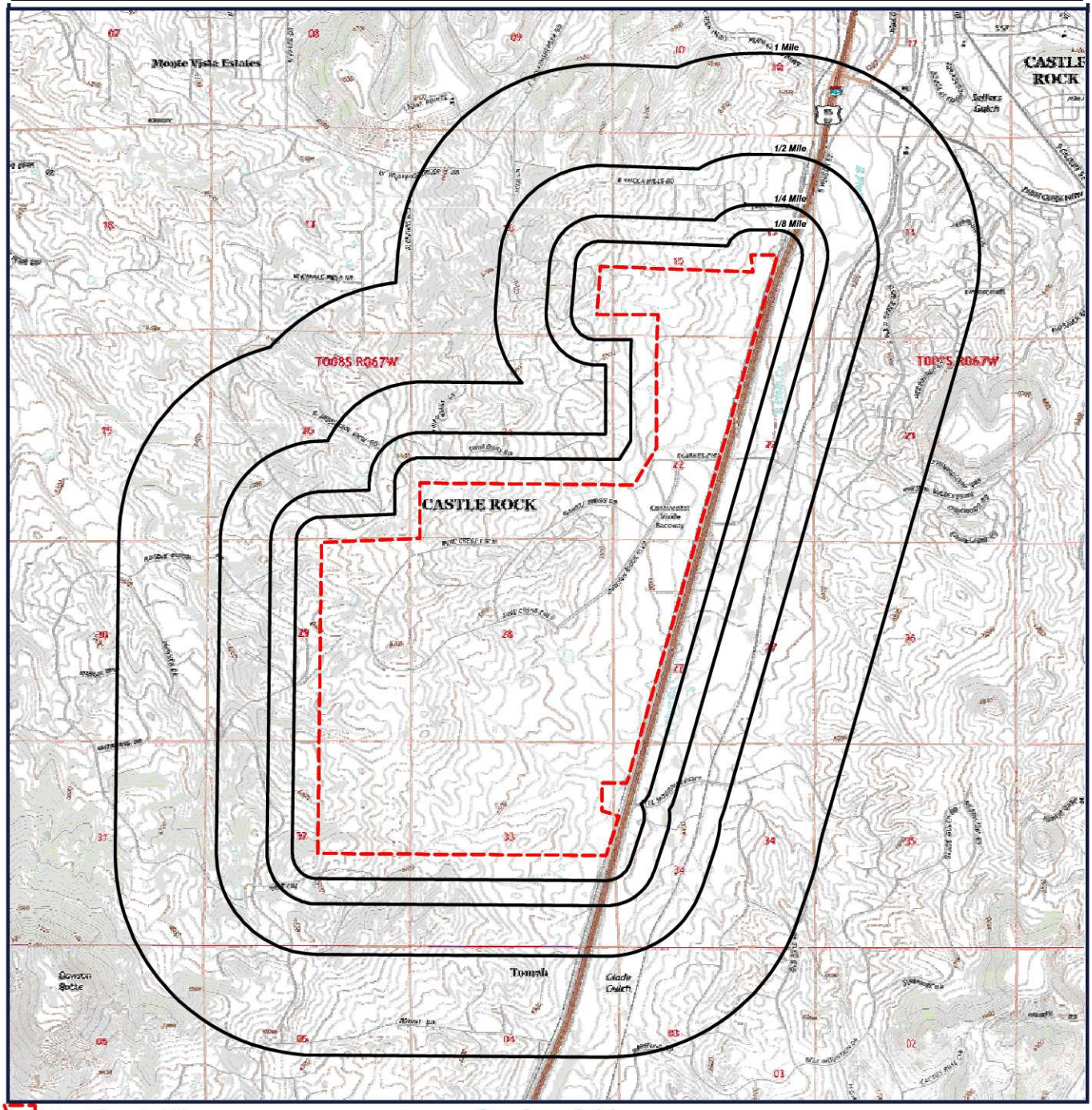
Target Property (TP)
APCDP
SWF
LST
MRDS

Quadrangle(s):
Dawson Butte,
Castle Rock South
Dawson Ridge
Property
Castle Rock, Colorado
80109

N
W E
S

0' 1500' 3000' 4500'
SCALE: 1" = 3000'

Topographic Map



Target Property (TP)

Quadrangle(s):
Dawson Butte,
Castle Rock South
Source: USGS,
08/08/2013
Dawson Ridge
Property
Castle Rock, Colorado
80109

N
W E
S

0' 2000' 4000' 6000'
SCALE: 1" = 4000'

Located Sites Summary

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	APCDP	035-0025	Lower (6,371 ft.)	0.076 mi. ESE (401 ft.)	DOUGLAS CNTY HWY DEPT	2330S S INTERSTATE 25, CASTLE ROCK AREA, CO 80104	19
2	***SWF***	***3484WTR***	***Lower (6,266 ft.)***	***0.101 mi. ESE (533 ft.)***	***SOLAR AUTOMOTIVE REPAIR, INC***	***2277 MANATT CT, CASTLE ROCK, CO 80104***	***22***
3	***LST***	***15643***	***Lower (6,265 ft.)***	***0.113 mi. E (597 ft.)***	***ELVINS RENTALS & STORAGE INC***	***652 S I-25, CASTLE ROCK, CO 80104***	***23***
3	***UST***	***15643UST***	***Lower (6,265 ft.)***	***0.113 mi. E (597 ft.)***	***ELVINS RENTALS & STORAGE INC***	***652 S I-25, CASTLE ROCK, CO 80104***	***25***
4	MRDS	10017232	Lower (6,503 ft.)	0.127 mi. S (671 ft.)	JOHNSON, SCOTT, & BRICKYARD	DOUGLAS COUNTY, CASTLE ROCK, CO 80109	26
5	***SWF***	***1392WTR***	***Lower (6,275 ft.)***	***0.210 mi. ENE (1109 ft.)***	***MEDVED CHRYSLER DODGE JEEP R***	***1520 SOUTH WILCOX, CASTLE ROCK, CO 80104***	***27***
6	***SWF***	***1255WTR***	***Lower (6,275 ft.)***	***0.282 mi. NE (1489 ft.)***	***MEDVED CHEVROLET SOUTH***	***1506 S. WILCOX STREE, CASTLE ROCK, CO 80104***	***28***
7	***SWF***	***2460WTR***	***Lower (6,274 ft.)***	***0.347 mi. NE (1832 ft.)***	***MEDVED FORD***	***1404 S WILCOX STREET, CASTLE ROCK, CO 80104***	***29***

Site Summary By Database

*NOTE: Standard environmental records are displayed in **bold**.*

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	APCDP	035-0025	Lower (6,371 ft.)	0.076 mi. ESE (401 ft.)	DOUGLAS CNTY HWY DEPT	2330S S INTERSTATE 25, CASTLE ROCK AREA, CO 80104
3	***LST***	***15643***	***Lower (6,265 ft.)***	***0.113 mi. E (597 ft.)***	***ELVINS RENTALS & STORAGE INC***	***652 S I-25, CASTLE ROCK, CO 80104***
4	MRDS	10017232	Lower (6,503 ft.)	0.127 mi. S (671 ft.)	JOHNSON, SCOTT, & BRICKYARD	DOUGLAS COUNTY, CASTLE ROCK, CO 80109
2	***SWF***	***3484WTR***	***Lower (6,266 ft.)***	***0.101 mi. ESE (533 ft.)***	***SOLAR AUTOMOTIVE REPAIR, INC***	***2277 MANATT CT, CASTLE ROCK, CO 80104***
5	***SWF***	***1392WTR***	***Lower (6,275 ft.)***	***0.210 mi. ENE (1109 ft.)***	***MEDVED CHRYSLER DODGE JEEP R***	***1520 SOUTH WILCOX, CASTLE ROCK, CO 80104***
6	***SWF***	***1255WTR***	***Lower (6,275 ft.)***	***0.282 mi. NE (1489 ft.)***	***MEDVED CHEVROLET SOUTH***	***1506 S. WILCOX STREE, CASTLE ROCK, CO 80104***
7	***SWF***	***2460WTR***	***Lower (6,274 ft.)***	***0.347 mi. NE (1832 ft.)***	***MEDVED FORD***	***1404 S WILCOX STREET, CASTLE ROCK, CO 80104***
3	***UST***	***15643UST***	***Lower (6,265 ft.)***	***0.113 mi. E (597 ft.)***	***ELVINS RENTALS & STORAGE INC***	***652 S I-25, CASTLE ROCK, CO 80104***

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 6540 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

EQUAL/HIGHER ELEVATION

No Records Found

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	APCDP	6,371 ft.	DOUGLAS CNTY HWY DEPT	2330S S INTERSTATE 25, CASTLE ROCK AREA, CO 80104	19
2	**SWF**	**6,266 ft.**	**SOLAR AUTOMOTIVE REPAIR, INC**	**2277 MANATT CT, CASTLE ROCK, CO 80104**	**22**
3	**LST**	**6,265 ft.**	**ELVINS RENTALS & STORAGE INC**	**652 S I-25, CASTLE ROCK, CO 80104**	**23**
3	**UST**	**6,265 ft.**	**ELVINS RENTALS & STORAGE INC**	**652 S I-25, CASTLE ROCK, CO 80104**	**25**
4	MRDS	6,503 ft.	JOHNSON, SCOTT, & BRICKYARD	DOUGLAS COUNTY, CASTLE ROCK, CO 80109	26
5	**SWF**	**6,275 ft.**	**MEDVED CHRYSLER DODGE JEEP R**	**1520 SOUTH WILCOX, CASTLE ROCK, CO 80104**	**27**
6	**SWF**	**6,275 ft.**	**MEDVED CHEVROLET SOUTH**	**1506 S. WILCOX STREE, CASTLE ROCK, CO 80104**	**28**
7	**SWF**	**6,274 ft.**	**MEDVED FORD**	**1404 S WILCOX STREET, CASTLE ROCK, CO 80104**	**29**

MAP ID# 1

Distance from Property: 0.076 mi. (401 ft.) ESE
Elevation: 6,371 ft. (Lower than TP)

SITE INFORMATION

SITE ID: **035-0025**

FACILITY NAME: **DOUGLAS CNTY HWY DEPT**

ADDRESS: **2330S S INTERSTATE 25**
CASTLE ROCK AREA, CO 80104-9625

PERMIT NAME: **DOUGLAS CNTY HWY DEPT**

FACILITY CLASSIFICATION: **L**

AIR PROGRAM

AIR PROGRAM CLASSIFICATION: 'A'=Major, 'B'=Minor, 'SM'=Synthetic Minor, 'ND'=No Major Source Threshold Defined, 'C'=Unknown, 'BLANK'= BLANK FIELD

AIR PROGRAM CLASS: **MINOR**

ACID PRECIPITATION: **BLANK** APEN EXEMPT: **BLANK** CFC TRACKING: **BLANK**

CONDENSATE STORAGE TANK: **BLANK** FESOP (NON-TITLE V): **BLANK** MACT (SEC. 63 NESHAPS): **BLANK**

NESHAP: **BLANK** NON FEDERALLY REPORTABLE SOURCE: **BLANK** FEDERAL NSPS: **BLANK**

STATE NSPS: **BLANK** NSR: **BLANK** PSD: **BLANK** SIP SOURCE UNDER FEDERAL JURISDICTION: **BLANK**

SIP SOURCE: **B** TITLE V PERMITS: **BLANK** NATIVE AMERICAN: **BLANK**

PLANT AIR PROGRAM:

PROPERTY AREA: **5.00000**

COMPLIANCE MONITORING SYSTEM: **NOT REPORTED**

DATE COMPLIANCE MONITORING SYSTEM: **01/27/04**

STANDARD INDUSTRIAL DESCRIPTION:

MINING AND QUARRYING OF NONMETALLIC MINERALS - CONSTRUCTION SAND AND GRAVEL

SITE CONTACT INFORMATION

CONTACT NAME: **VICKEY STARKEY**

CONTACT PHONE: **(303)660-7351**

SITE DESCRIPTION:**SCREEN PLANT**

COMMENTS:

GRAVEL SCREENING PLANT

OWNER INFORMATION

OWNER CUSTOMER #:

OWNER NAME:

ADDRESS:

,

OWNER MAIL NAME:

OWNER MAIL PHONE:

SITE OWNER DESCRIPTION:

SITE POLLUTANT INFORMATION

EFFECTIVE YEAR OF INVENTORY: **2008**

POLLUTANT NAME: **PM10-PRI - PARTICULATE MATTER < 10 UM**

EMISSION DATA SUBMITTED YEAR: **1996**

POLLUTANT IS A HAZARDOUS AIR POLLUTANT UNDER COLORADO SECTION 25-7-109.3 C.R.S: **NO**

POLLUTANT IS A CRITERIA POLLUTANT: **YES**

POLLUTANT IS REPORTABLE AS EPCRA (SARA TITLE III) COMPOUND ONLY: **NO**

POLLUTANT IS A HAZARDOUS AIR POLLUTANT LISTED UNDER THE FEDERAL CAAA SECTION 112: **NO**

POLLUTANT IS A OZONE DEPLETING COMPOUND LISTED UNDER COLORADO AQCC REGULATION 15 SECTION II.11.: **NO**

ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
UNCONTROLLED ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
EMISSIONS LIMIT: *(TONS PER YEAR):* **0.00000**
ESTIMATED EMISSIONS WITH RULE EFFECTIVENESS: *(TONS PER YEAR)* **0.00000**

EFFECTIVE YEAR OF INVENTORY: **2008**
POLLUTANT NAME: **PM-PRI - TOTAL PARTICULATE MATTER**
EMISSION DATA SUBMITTED YEAR: **1996**
POLLUTANT IS A HAZARDOUS AIR POLLUTANT UNDER COLORADO SECTION 25-7-109.3 C.R.S: **NO**
POLLUTANT IS A CRITERIA POLLUTANT: **YES**
POLLUTANT IS REPORTABLE AS EPCRA (SARA TITLE III) COMPOUND ONLY: **NO**
POLLUTANT IS A HAZARDOUS AIR POLLUTANT LISTED UNDER THE FEDERAL CAAA SECTION 112: **NO**
POLLUTANT IS A OZONE DEPLETING COMPOUND LISTED UNDER COLORADO AQCC REGULATION 15 SECTION II.11.: **NO**
ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
UNCONTROLLED ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
EMISSIONS LIMIT: *(TONS PER YEAR):* **0.00000**
ESTIMATED EMISSIONS WITH RULE EFFECTIVENESS: *(TONS PER YEAR)* **0.00000**

STACK

EFFECTIVE YEAR OF INVENTORY: **2008**
EMISSION DATA SUBMITTED YEAR: **1996**
EMISSION RELEASE POINT (STACK): **NOT REPORTED**
STACK GAS FLOW RATE: *(CUBIC FEET PER MINUTE):* **0.00000**
STACK GAS FLOW RATE (NEI COMPATIBLE): *(CUBIC FEET PER MINUTE):* **0.00000**
STACK HEIGHT: **0.00000**
STACK DIAMETER: **0.00000**
PLUME HEIGHT: **20.00000**
STACK TYPE DESCRIPTION:
FUGITIVE EMISSIONS, NO STACK EXISTS

STACK POLLUTANT

EFFECTIVE YEAR OF INVENTORY: **NOT REPORTED**
POLLUTANT NAME: **PT - TOTAL PARTICULATE MATTER**
EMISSION DATA SUBMITTED YEAR: **1996**
POLLUTANT IS A HAZARDOUS AIR POLLUTANT UNDER COLORADO SECTION 25-7-109.3 C.R.S: **NO**
POLLUTANT IS A CRITERIA POLLUTANT: **YES**
POLLUTANT IS REPORTABLE AS EPCRA (SARA TITLE III) COMPOUND ONLY: **NO**
POLLUTANT IS A HAZARDOUS AIR POLLUTANT LISTED UNDER THE FEDERAL CAAA SECTION 112: **NO**
POLLUTANT IS A OZONE DEPLETING COMPOUND LISTED UNDER COLORADO AQCC REGULATION 15 SECTION II.11.: **NO**
ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
UNCONTROLLED ESTIMATED EMISSIONS: *(TONS PER YEAR):* **0.00000**
EMISSIONS LIMIT: *(TONS PER YEAR):* **0.00000**
ESTIMATED EMISSIONS WITH RULE EFFECTIVENESS: *(TONS PER YEAR)* **0.00000**

EFFECTIVE YEAR OF INVENTORY: **NOT REPORTED**

POLLUTANT NAME: **PM10 - PARTICULATE MATTER < 10 UM**

EMISSION DATA SUBMITTED YEAR: **1996**

POLLUTANT IS A HAZARDOUS AIR POLLUTANT UNDER COLORADO SECTION 25-7-109.3 C.R.S: **NO**

POLLUTANT IS A CRITERIA POLLUTANT: **YES**

POLLUTANT IS REPORTABLE AS EPCRA (SARA TITLE III) COMPOUND ONLY: **NO**

POLLUTANT IS A HAZARDOUS AIR POLLUTANT LISTED UNDER THE FEDERAL CAAA SECTION 112: **NO**

POLLUTANT IS A OZONE DEPLETING COMPOUND LISTED UNDER COLORADO AQCC REGULATION 15 SECTION II.11.: **NO**

ESTIMATED EMISSIONS: *(TONS PER YEAR):*	UNCONTROLLED ESTIMATED EMISSIONS: *(TONS PER YEAR):*	EMISSIONS LIMIT: *(TONS PER YEAR):*
0.00000	**0.00000**	**0.00000**

ESTIMATED EMISSIONS WITH RULE EFFECTIVENESS: *(TONS PER YEAR)*

0.00000

UNIT COMMENT

SMALL DIESEL-POWERED GRAVEL SCREENING MILL MAKE/MODEL: COLEMAN 1965 SN: 15764810792

Back to Report Summary

MAP ID# 2

Distance from Property: 0.101 mi. (533 ft.) ESE
Elevation: 6,266 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **3484WTR**
NAME: **SOLAR AUTOMOTIVE REPAIR, INC**
ADDRESS: **2277 MANATT CT**
CASTLE ROCK, CO 80104
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **3484**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

Back to Report Summary

MAP ID# 3

Distance from Property: 0.113 mi. (597 ft.) E
Elevation: 6,265 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: **15643**
SITE NAME: **ELVINS RENTALS & STORAGE INC**
ADDRESS: **652 S I-25**
CASTLE ROCK, CO 80104
COUNTY: **DOUGLAS**
CONTACT: **TIM KELLEY**
PHONE: **303-318-8544**
EMAIL: **TIM.KELLEY@STATE.CO.US**

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
8818	**15643**	**CLOSED**	**12/17/2001**	**NOT REPORTED**	**NOT REPORTED**	**TIER I**	**10/9/2003**

OPUS LINK: CLICK HERE

UST INFORMATION

FACILITY ID: **15643**
EVENT ID: **8818**
FACILITY NAME: **ELVINS RENTALS & STORAGE INC**
ADDRESS: **652 S I-25**
CITY: **CASTLE ROCK**
ZIPCODE: **80104**
FULL NAME: **ELVIN'S RENTALS & STORAGE INC**
OWNER ID: **18717**
TANK ID: **34156**
TANK TAG: **15643-1**
CAPACITY (Gallons): **2000**
PRODUCT: **GASOLINE**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/19/2001**

FACILITY ID: **15643**
EVENT ID: **8818**
FACILITY NAME: **ELVINS RENTALS & STORAGE INC**
ADDRESS: **652 S I-25**
CITY: **CASTLE ROCK**
ZIPCODE: **80104**
FULL NAME: **ELVIN'S RENTALS & STORAGE INC**
OWNER ID: **18717**
TANK ID: **34157**
TANK TAG: **15643-2**
CAPACITY (Gallons): **2000**
PRODUCT: **DIESEL**

TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/19/2001**

Back to Report Summary

Underground Storage Tank Facilities (UST)

MAP ID# 3

Distance from Property: 0.113 mi. (597 ft.) E
Elevation: 6,265 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: **15643**

NAME: **ELVINS RENTALS & STORAGE INC**

ADDRESS: **652 S I-25**
CASTLE ROCK, CO 80104

OPUS LINK: **CLICK HERE**

OWNER INFORMATION

OWNER ID: **18717**

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
34156	**15643-1**	**UST**	**GASOLINE**	**2000**	**PERMANENTLY CLOSED**
34157	**15643-2**	**UST**	**DIESEL**	**2000**	**PERMANENTLY CLOSED**

Back to Report Summary

MAP ID# 4

Distance from Property: 0.127 mi. (671 ft.) S
Elevation: 6,503 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: **10017232**
DEP ID: **10017232**
MINE NAME: **JOHNSON, SCOTT, & BRICKYARD**
ADDRESS: **DOUGLAS COUNTY**
CASTLE ROCK, CO 80109
DEVELOPMENT STATUS: **OCCURRENCE**
MINERAL RESOURCE DATA SYSTEM (MRDS): **CLICK HERE**

COMMODITY DETAILS

COMMODITY: **FIRE CLAY (REFRACTORY**
COMMODITY TYPE: **NON-METALLIC**
COMMODITY GROUP: **CLAYS**
IMPORTANCE: **PRIMARY**

MATERIAL DETAILS

NO MATERIAL DETAILS REPORTED

NAME DETAILS

SITE NAME: **JOHNSON, SCOTT, & BRICKYARD**
STATUS: **CURRENT**

Back to Report Summary

MAP ID# 5

Distance from Property: 0.210 mi. (1,109 ft.) ENE
Elevation: 6,275 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **1392WTR**
NAME: **MEDVED CHRYSLER DODGE JEEP R**
ADDRESS: **1520 SOUTH WILCOX**
CASTLE ROCK, CO 80104
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **1392**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

Back to Report Summary

MAP ID# 6

Distance from Property: 0.282 mi. (1,489 ft.) NE
Elevation: 6,275 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **1255WTR**
NAME: **MEDVED CHEVROLET SOUTH**
ADDRESS: **1506 S. WILCOX STREE**
CASTLE ROCK, CO 80104
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **1255**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

Back to Report Summary

MAP ID# 7

Distance from Property: 0.347 mi. (1,832 ft.) NE
Elevation: 6,274 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **2460WTR**
NAME: **MEDVED FORD**
ADDRESS: **1404 S WILCOX STREET**
CASTLE ROCK, CO 80104
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **2460**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

Back to Report Summary

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 04/30/20

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

BF Brownfields Management System

VERSION DATE: 10/08/20

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DNPL Delisted National Priorities List

VERSION DATE: 09/21/20

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/26/20

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the

potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR08 Enforcement and Compliance History Information

VERSION DATE: 05/30/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCO Emergency Response Notification System

VERSION DATE: 09/27/20

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

FRSCO Facility Registry System

VERSION DATE: 04/05/20

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not

all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 05/20/20

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

HWCD Hazardous Waste Compliance Docket Facilities

VERSION DATE: 04/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/19/20

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/19/20

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 09/14/20

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 09/14/20

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline,

heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPDESR08 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the ICIS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

NPL National Priorities List

VERSION DATE: 09/21/20

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An “open dump” is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

PADS PCB Activity Database System

VERSION DATE: 10/09/19

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled

by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 8 states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

PNPL Proposed National Priorities List

VERSION DATE: 09/21/20

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRANGR08 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA

Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRASC RCRA Sites with Controls

VERSION DATE: 08/04/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

RODS Record of Decision System

VERSION DATE: 09/21/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

SEMS Superfund Enterprise Management System

VERSION DATE: 09/21/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 09/21/20

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 06/22/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 06/24/20

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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.

SSEHRIPFAS SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information: https://pfasproject.com/pfas-contamination-site-tracker/

SSTS Section Seven Tracking System

VERSION DATE: 08/04/20

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. "Production" includes formulation, packaging, repackaging, and relabeling. For this database, the Product Information is only available for establishments up through 2014 or prior years, product details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

TRI Toxics Release Inventory

VERSION DATE: 12/31/18

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/16

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured,

imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency (EPA) authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

APCDP Air Pollution Control Division Permitted Facilities

VERSION DATE: 06/29/20

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions and maintains a computerized inventory of air pollution emissions throughout the state.

ASBESTOS Asbestos Abatement and Demolition Projects

VERSION DATE: 12/28/17

The Colorado Department of Public Health and Environment's Air Pollution Control Division assists schools and businesses to comply with air pollution laws regulating asbestos and asbestos containing materials. The regulation that governs asbestos in Colorado is the Colorado Air Quality Control Commission s Regulation No. 8, Part B, "Emission Standards for Asbestos." Notification is required for all demolitions of all facilities and all asbestos abatement projects that exceed the trigger levels, whatever is the lesser quantity. The notification requirements apply to both friable and non-friable asbestos materials. This database contains those related projects since January 2008.

AST Aboveground Storage Tank Facilities

VERSION DATE: 08/04/20

This list of aboveground storage tank (AST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

BF Colorado Brownfield Sites

VERSION DATE: 04/24/20

This list of Colorado brownfields is maintained by the Colorado Department of Public Health & Environment (CDPHE) Hazardous Materials and Waste Management Division Brownfields Program in conjunction with the Voluntary Cleanup Program (VCUP). The brownfields database is an inventory of sites for which CPDHE has provided brownfields assistance in the form of targeted brownfields assessments, a revolving loan or grant through the Colorado Brownfields Revolving Loan Fund, and/or assistance through our state brownfields grants program. Most of these incentives are available only to local governments or nonprofits. In some cases, sites that receive state incentives also go through the VCUP program but most of the VCUP applicants are private entities not eligible for other state brownfields incentives.

CDPS Colorado Discharge Permit System Facilities

VERSION DATE: 02/03/19

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the

Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

CLEANERS Dry Cleaning Facilities

VERSION DATE: 07/27/20

This list of dry cleaners, which have obtained an air permit through the Air Pollution Control Division, is maintained by the Colorado Department of Public Health and Environment.

COVENANTS Environmental Real Covenants List

VERSION DATE: 08/24/20

This list of environmental covenants is maintained by the Colorado Division of Public Health and Environment. 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. These covenants, which are recorded with the deed and run with the land, provide a mechanism to ensure that institutional controls that are part of environmental remediation projects are properly implemented and that engineered structures are protected and maintained, so that implemented remedies continue to be protective of human health and the environment for as long as any residual contamination remains a risk.

HISTSWLF Historical Solid Waste Landfills

VERSION DATE: NR

This historical solid waste landfills database contains data from the Hazardous Materials Waste Management Division (HMWMD) of the Colorado Department of Public Health and other various state and local agencies. In the early 1980s, the HMWMD conducted a survey of staff members and local agencies to compile this listing of sites that were known or thought to have waste issues. This Solid Waste Historical Data is not considered complete or verifiable and has not been maintained since the late 1980s. The HMWMD is not responsible and shall not be liable to the used for damages of any kind arising out of the use of this data or information.

HWSCA Hazardous Waste Sites- Corrective Action

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by Congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the Hazardous and Solid Waste Amendments (HSWA) were added to RCRA providing for corrective action at facilities subject to RCRA. That same year, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. Corrective action may be implemented as part of a RCRA Hazardous Waste Permit, an Order, or a Corrective Action Plan pursuant to the Colorado Hazardous Waste Regulations. Corrective action is the process by which regulated facilities investigate and remediate, as necessary, all contamination (soil, ground water, surface water, air) associated with their releases into the environment. Historic Corrective Action Sites are facilities that have

completed the RCRA Subtitle C corrective Action process. This data was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

HWSG Hazardous Waste Sites- Generator

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. This facility listing includes RCRA sites listed as generators of hazardous waste (Small Quantity Generators and Large Quantity Generators) and was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

Small Quantity Generators (SQG) generate, in any calendar month, more than 100 kg (220 lbs.) but less than 1,000 kg (2,200 lbs.) of RCRA hazardous waste; and generate, in any calendar month, or accumulate at any time, no more than 1 kg (2.2 lbs.) of acute hazardous waste and no more than 100 kg (220 lbs.) of material from the cleanup of a spill of acute hazardous waste; and accumulate on-site no more than 6000 kg (13,200 lbs) of hazardous waste at any one time; or, the site is a Small Quantity Generator if the site met all other criteria for a Conditionally Exempt Small Quantity Generator, but accumulated, at any time, more than 1,000 kg (2,200 lbs.) of RCRA hazardous waste.

Large Quantity Generators (LQG) generate, in any calendar month, 1,000 kg (2,200 lbs.) or more of RCRA hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 1 kg (2.2 lbs.) of RCRA acute hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 100 kg (220 lbs.) of spill cleanup material contaminated with RCRA acute hazardous waste.

HWSTSD Hazardous Waste Sites- Treatment, Storage & Disposal

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. TSD facilities treat, store, dispose, or recycle hazardous waste on site in units and therefore are subject to RCRA permitting requirements. Historic TSDs are facilities that have completed closure and/or post-closure of the RCRA Subtitle C Regulated Unit(s) or the Treatment/Storage/Disposal Unit is no longer regulated. This database was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

LST Leaking Storage Tank Facilities

VERSION DATE: 10/12/20

This database of aboveground and underground storage tank facilities with confirmed releases is a compilation of several lists maintained by the Colorado Department of Labor and Employment. Currently In Use, Never Installed/Existed, Never Installed-Permit Revoked, Not Regulated, Other, Pending Installation, Permanently Closed, Temporarily Out of Use tanks are included in this data. The next set of data is obtained from the Active

and Closed OPS Petroleum Release Events in Colorado database. This data includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination). The Events data utilized in this database includes the following status types: Brownfield, Closed, Enforcement, LUST Trust, Open and State Lead. Please note some Events (confirmed releases) may not have a contaminant present.

LUSTTRUST Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites are included in this database, but the facility responsible for the leak has not been identified. The state's investigation and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust Fund. This data was originally collected in 2002 from the Colorado Department of Labor & Employment, Division of Oil & Public Safety, State Fund Section by a former environmental database company known as Satisfi. Please refer to State LST database as source of current LUST Trust sites.

METHANESITES Methane Gas Study Sites

VERSION DATE: 01/01/81

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified 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. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

RECYCLERS Registered Recycling Facilities

VERSION DATE: 09/01/19

This list of registered recycling facilities in Colorado is maintained by the Colorado Department of Public Health & Environment. This list includes primarily processing facilities for recyclable materials, such as: material recovery facilities, industrial recycling operations, and recyclable material end user sites. Collection centers/drop-off locations are not included unless the site is also processing recyclable materials (separating, sorting, dismantling, grinding, baling, etc.).

SF Superfund Sites

VERSION DATE: 08/27/20

This list of superfunds is maintained by the Colorado Department of Public Health and Environment. This list contains active, deleted and proposed "Superfund" hazardous waste sites, as well as those sites identified through the Natural Resource Damages section of Superfund legislation and one Private Non-Superfund Cleanup site. A site qualifies for the National Priorities List (NPL or Superfund list) when the U.S. Environmental Protection Agency (EPA) determines there is a release or threatened release of hazardous substances that may

endanger public health, welfare or the environment. In Colorado, the lead agency for Superfund remediation may be either the EPA or the Colorado Department of Public Health and Environment.

SPILLS Spills Listing

VERSION DATE: 09/15/20

The Colorado Department of Public Health and Environment's Division of Emergency Preparedness and Response maintains this listing of chemical spills and/or releases.

SWF Solid Waste Facilities

VERSION DATE: 09/11/20

The Colorado Department of Public Health and Environment maintains this database of solid waste disposal facilities, transfer stations, recyclers, waste tire registrants, and waste grease registrants.

UMTS Uranium Mill Tailings Sites

VERSION DATE: 08/09/02

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act (UMTRA). These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going. This database was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

UST Underground Storage Tank Facilities

VERSION DATE: 08/04/20

This list of underground storage tank (UST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

VCRA Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 10/06/20

This list of Voluntary Cleanup and Redevelopment Program Sites is maintained by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The Voluntary Cleanup and Redevelopment program was created in 1994. The objective of the program is to

facilitate the redevelopment and transfer of contaminated properties. Properties that sit untouched because of their real or perceived contamination can be rehabilitated using the CDPHE's Brownfields Program in conjunction with the Voluntary Cleanup Program. Cleanup decisions are based on existing standards and the proposed use of the property. The actual cleanup and verification is the owner's responsibility.

DCTTLF Douglas County Trash Transfer and Landfills

VERSION DATE: 08/09/19

This list of landfills and trash transfer sites is maintained by the Douglas County Colorado Land Management and Development Department.

TCHDHISTLF Tri-County Historic Landfills

VERSION DATE: 09/30/15

This historic landfill database is provided by the Tri-County Health Department (TCHD). The TCHD serves Adams, Arapahoe and Douglas Counties. According to the TCHD, municipal landfills built prior to modern construction practices often were not built to properly vent landfill gas that builds up when the buried waste breaks down. This lack of proper venting can cause methane to build up and travel the path of least resistance to migrate through the soil, leading to potential explosive conditions. When excavating soils for building near an old landfill there is a potential for methane gas to migrate to the disturbed soils. Disclaimer: This database may not include all landfills as visible through the TCHD's online viewer. Please access the agency's Historic Landfills Searchable Map viewer for complete information: https://www.tchd.org/284/Landfills-Solid-Waste

Environmental Records Definitions - TRIBAL

INDIANRES Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/14/20

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/14/20

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

APPENDIX D

LOCAL GOVERNMENT RESPONSE

PLAN REVIEW # 9977

Castle Rock Fire and Rescue Department

300 Perry Street - Castle Rock, CO 80104
(303) 660-1066

PLAN REVIEW

PROJECT LOCATION	PROJECT #
West of I-25/North of Territorial Rd/South of Dawson Ridge/ Castle Roc]	2804
PROJECT DESCRIPTION	**OCCUPANCY ID**
West of I-25/North of Territorial Rd/South of Dawson Ridge/ Castle Rock Trade Ce	
AREA INVOLVED IN ENTIRE PROJECT	**ALTERNATE ID**
West of I-25/North of Territorial Rd/South of Dawson Ridge/ Castle Rock Trade Ce	

PERMIT #	PERMIT DESCRIPTION		
9977	OPEN RECORDS REQUEST		
AREA AFFECTED BY THIS PERMIT		SQUARE FEET	VALUE OF WORK
CORA20-0075 - Township 8 Multiple Sections Dawson Ridge - CORA REQUEST			
CONTACT NAME	NOTIFY BY	NOTIFY AT	
REASON FOR SUBMITTAL	PLAN REVIEWER	SUBMITTED	COMPLETED
Review Only	ryoung	10/22/2020	10/26/2020

CONTRACTOR	BUSINESS PHONE	FAX NUMBER
See Trakit (ID 3577)		
STREET ADDRESS	CITY, STATE, ZIP	
E-MAIL ADDRESS	STATE LICENSE NUMBER	

CASTLE ROCK FIRE AND RESCUE DEPARTMENT

**** PLAN REVIEW LETTER ****

<< PLEASE READ THE FOLLOWING CAREFULLY >>

On 10-26-2020 a review was completed on the submitted OPEN RECORDS REVIEW request for the property identified below.

Lela Updegrave
CTL Thompson
lupdegrave@ctlthompson.com

At your request, we conducted a search of our data base in an attempt to locate information pertaining to: **Dawson Ridge.**

It should be noted that there may have been incidents involving motor vehicle accidents where small amounts of fuels, battery acid or antifreeze leaked onto the street in the general area of your request. The spilled chemicals are typically cleaned up by the firefighters who responded to the incident. If there were leakage resulting in amounts greater than 25 gallons of Gasoline or 50 gallons of Diesel Fuel the Fire Department is required to conduct site cleanup in accordance with the requirements addressed by the Colorado Department of Public Health and Safety.

REVIEW OF PAST RESPONSES:

The fire department has responded to 0 responses. The specific details of the medical responses cannot be released due to medical protection laws.

Typical Questions:

1. Hazardous Materials Events?
   NONE FOUND

2. Storage Tanks, landfills, spills, hazardous waste?
   NONE FOUND IN FIRE FILES

Thank You,

Rick L. Young - Fire Prevention Officer - RYoung@crgov.com

DATE RECEIVED	BY:		
DATE FEE PAID	PLAN REVIEW FEE	CHECK #	RECEIPT #
10/26/2020	0.00		

PICKED UP BY	COMPANY	DATE

PUBLIC RECORDS REQUEST

If request exceeds 1 hour of staff time the Town will contact you for authorization to continue.
Time in excess of 1 hour will be billed at $33.58 per hour per CRS 24-72-205(6)(b)
Deposit is required & remaining fees must be paid prior to records release.

*Signature*_____ *Date* 10/22/2020

REQUESTOR INFORMATION

Your Name:	Lela Updegrave — Homeowner ○ Yes ◉ No
Company Name:	CTL Thompson
Email Address:	lupdegrave@ctlthompson.com

Individual unit addresses must be provided for an apartment or housing complex address
****One street address per form please***
RFPs are posted on BidNet - please access their website for this information

Address *or* Subject:	~2000 Acres west of I-25 Frontage Road and Territorial Road. Sections 15, 21, 22, 27, 28, 29, 32, 33 of Township 8 South Range 67 West. See attached map.
Purpose of Request:	Phase I ESA.
Date Range:	However far back they go` to current

Indicate Records Requested

- ☐ Certificate(s) of Occupancy
- ☐ Zoning Code Violations
- ☐ Building Code Violations
- ☐ Building Permits
- ☐ Zoning Verification
- ☐ ILC *(shows improvements on a parcel of land including position of house and utilities related to parcel boundary)*
- ☐ Plot Plan *(architectural, engineer or landscape plan for single family home showing the house, utilities & easements)*
- ☐ Site Plan *(subdivision or planned development plan showing several structures)*
- ☐ Fire Code Violations
- ☐ Last Annual Fire Inspection
- ☑ Hazardous Material Event Reporting
- ☐ Project Bid Award Results
- ☑ Other

Additional Details
PLEASE BE SPECIFIC

Requesting records of storage tanks, landfills, spills, haz waste.

Records are emailed or uploaded to OneNote for retrieval
Copies - $.25 per page after 20 pages, Zip Drives - $10, Certified Copies - $3 per page
RECORD REQUESTS ARE COMPLETED WITHIN 3 BUSINESS DAYS UNLESS A 7 DAY EXTENSION IS WARRANTED

APPENDIX E

PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS

MAXIM
TECHNOLOGIES INC

96 South Zuni Street
Denver, Colorado 80223-1292

Telephone: (303) 744-7105
Facsimile: (303) 744-0210

PHASE I ENVIRONMENTAL SITE ASSESSMENT APPROXIMATELY 900-ACRE PARCEL LOCATED 2.5 MILES SOUTHWEST OF CASTLE ROCK, COLORADO

Prepared for
Douglas County Development Corporation
Stanford Place 3, Suite 902
4582 South Ulster Street Parkway
Denver, Colorado 80237

Clifton W. Pope, Jr.
Project Manager

March 14, 1996

John B. Wennes
Environmental Scientist

Maxim Report No. 5009 60 0123

Prepared by
Maxim Technologies, Inc.
96 South Zuni Street
Denver, Colorado 80223

MAXIM
TECHNOLOGIES INC

96 South Zuni Street
Denver, Colorado 80223-1292

Telephone: (303) 744-7105
Facsimile: (303) 744-0210

March 14, 1996

Mr. Roger Addlesperger
Douglas County Development Corporation
Stanford Place 3, Suite 902
4582 South Ulster Street Parkway
Denver, Colorado 80237

Re: Environmental Site Assessment
Approximately 900-Acre Parcel Located 2.5 Miles Southwest of
Castle Rock, Colorado
Maxim Report No. 5009 60 0123

Dear Mr. Addlesperger:

Submitted herewith is the report for an Environmental Site Assessment conducted at the above-referenced site. This study was performed in accordance with Maxim's agreement dated February 29, 1996. The attached report, as noted therein, has been prepared in general accordance with the ASTM Standard E1527-94.

Information accumulated for this assessment will be retained with your project file. The report and information in your file is considered confidential and will not be released without your authorization.

We appreciate the opportunity to perform these services for the Douglas County Development Corporation. Please contact me if you have questions regarding this information.

Sincerely,
MAXIM TECHNOLOGIES, INC.

Richard M. Luce
Manager, Colorado Environmental Operations
Attachment

REGULATORY AND TECHNICAL ACRONYMS

ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AIRS	Aerometric Information Retrieval System
AST	Aboveground Storage Tank
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CDPHE	Colorado Department of Public Health & Environment
DOT	Department of Transportation
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
LPST	Leaking Petroleum Storage Tank
LUST	Leaking Underground Storage Tank
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
OIS	Colorado Department of Labor & Employment, Oil Inspection Section
PCB	Polychlorinated Biphenyl
PLM	Polarized Light Microscopy
PST	Petroleum Storage Tank
RAATS	RCRA Administrative Action Tracking System
RCRA	Resource Conservation and Recovery Act
TCHD	Tri-County Health Department
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank

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ENVIRONMENTAL SITE ASSESSMENT
OF
Approximately 900-Acre Parcel
Located 2.5 Miles Southeast of
Castle Rock, CO

EXECUTIVE SUMMARY

In accordance with our proposal dated February 29, 1996, and the executed agreement dated March 12, 1996, Maxim Technologies, Inc. (Maxim) performed an ESA of the above-referenced property (hereinafter, the site) for the Douglas County Development Corporation. The scope of service, objectives, extent and limitations of the services of this report are described in more detail in the text of the report.

The site is located in portions of Sections 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West of the 6th Principal Meridian, in Castle Rock, Douglas County, Colorado. The site includes approximately 900 acres of mostly undeveloped land. A single-story concrete building is located in the NE 1/4 of Section 27. A concrete paved road, Dawson Ridge Boulevard, borders the west and northwest side of the site. Dawson Ridge Boulevard intersects Pine Crest Circle South/North which are located on the northwesternmost and westernmost portions of the site. The remaining portions of site are covered by native grasses, scrub oak, pine trees, junipers trees, and weeds. Several fence lines separate the site from the surrounding properties. Dirt access roads are present throughout various portions of the site.

Properties adjoining the site include vacant land to the north that is covered by native grasses with single family residences located to the northwest of the site. A frontage road parallels the east side of the site with Interstate-25 and sparsely scattered rural homes found farther east. To the south is vacant land with a construction company facility and a single family residences found along the southeasternmost portion of the site. To the west is vacant land covered with the same vegetation cover as previously described for the site. Sparsely scattered, single family residences are found to the far west of the site.

Based upon a review of available historic information, the majority of the site was vacant, uncultivated land from at least 1973 through the present except for the northeastern portion. The Continental Divide Raceway was present along this portion of the site in the 1960's through 1984. By 1989 the raceway facilities had been removed except for a small commercial building located in the NW 1/4 of Section 27. This structure was later used, in the late 1980's, by the Dawson Ridge Development Company, as an office. Dawson Ridge Development Company planned to develop the site into residential properties. The company had access roads constructed on the western portion of the site and provided water and electrical utilities. Because of financial problems, the site was never developed.

A review of the regulatory history of the site indicated that the property was not listed in the regulatory databases searched. No regulated facilities were identified with one mile of the boundaries of the site.

The past presence of the Continental Divide Raceway between 1973 and 1984 suggest that USTs, wastewater tanks, and septic systems may have been present at the site. However, no evidence was found to indicate that such systems are still present at the site.

At least two small debris piles were observed on portions of the site. The observable portion of the debris piles contained household trash and some construction debris. No chemical odors or stained soils were noted in the vicinity of the debris piles. There may be other debris piles found over the site but were not observed during the site visit.

Several partially buried 55-gallon drums were observed on the off-site property located in the NW 1/4 of the SW 1/4 of Section 27. No leaks, spills, or odors were observed in the vicinity of the drums. However, because the buried drums are located immediately adjacent to a portion of the site acreage, they represent a potential source of environmental concern to the site if materials have leaked from the drums.

ASTs were observed off-site on adjacent properties, along the southeast side of the site. The presence of the ASTs represent potential sources of environmental concern if leaks or spills should occur. However, no information was obtained during the investigation of the site or visual evidence observed to indicate that leaks or spills have occurred.

Based upon the results of the foregoing assessment, it is Maxim offers the following recommendations:

1. If during the development of the site, unknown USTs, wastewater tanks, or septic tanks are encountered appropriate actions should be taken to excavate and remove each system. This would include the sampling of the soils and perhaps groundwater if potential impact has occurred.

2. The on-site debris piles should be removed from the site and properly disposed at an approved facility. If chemical containers, odors and/or soil staining is observed at the base of the debris piles, it may be necessary to collect soil samples for laboratory analysis.

3. The on-site structure should accessed for inspection by a trained environmental professional.

With the exception of the foregoing, it is Maxim's opinion that there is no reason to suspect other recognized environmental conditions of concern at the site at this time based upon the results of the assessment.

ENVIRONMENTAL SITE ASSESSMENT
OF
Approximately 900- Acre Parcel
Located 2.5 Miles Southwest of
Castle Rock, CO

1.0 INTRODUCTION AND SCOPE OF SERVICE

In accordance with our proposal dated February 29, 1996, and the executed agreement dated March 12, 1996, Maxim Technologies, Inc. (Maxim) performed an ESA of the above-referenced property (hereinafter, the site) for Douglas County Development Corporation.

This report is an instrument of service of Maxim and includes limited research, a review of specified and reasonably ascertainable listings and a site reconnaissance to identify "recognized environmental conditions" in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-94; however, this ESA may reflect additional or reduced services or service enhancements requested or authorized by the Client. "Recognized environmental conditions" are defined under the ASTM standard as "the presence or likely presence of any hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." Maxim's ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and Maxim observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

This study and report has been prepared on behalf of and for the exclusive use of Douglas County Development Corporation solely for their use and reliance in the environmental assessment of this site. Douglas County Development Corporation are the only parties to which Maxim has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from Douglas County Development Corporation's point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. Maxim's findings and opinions related in this report may not be relied upon by any party except Douglas County Development Corporation. With the consent of Douglas County Development Corporation and Maxim, Maxim may be available to contract with other parties to develop findings and opinions related specifically to such other parties' unique risk management concerns related to the site.

2.0 OBJECTIVES AND LIMITATIONS OF ASSESSMENT

Maxim has endeavored to meet what it believes is the applicable standard of care for the services performed and, in doing so, is obliged to advise Douglas County Development

Corporation of ESA limitations. Maxim believes that providing information about limitations is essential to help clients identify and thereby manage risks. These risks can be mitigated--but not eliminated--through additional research. Maxim will, upon request, advise Douglas County Development Corporation of the additional research opportunities available and associated costs.

This ESA did not include any inquiry with respect to radon, methane, ACM, lead-based paint, lead in drinking water, formaldehyde, endangered species, wetlands, subsurface investigation activities or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

The findings and opinions conveyed via this ESA report are based upon information obtained at a particular date from a variety of sources enumerated herein, and which Maxim believes are reliable. Nonetheless, Maxim cannot and does not warrant the authenticity or reliability of the information sources it has relied upon.

This report represents Maxim's service to Douglas County Development Corporation as of the report date. In that regard, the report constitutes Maxim's final document, and the text of the report may not be altered in any manner after final issuance of the same. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. Douglas County Development Corporation are herewith advised that the conditions observed by Maxim are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may have subsequently become observable. In similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Maxim's research, while fully appropriate for a Phase I ESA and in compliance with the scope of service, may not include other important information sources. Assuming such sources exist, their information could not have been considered in the formulation of our findings and conclusions.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources and comments made by interviewees. Specifically, Maxim does not and cannot represent that the site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by Maxim during its site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice.

3.0 SITE DESCRIPTION

The site is located in portions of Sections 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West of the 6th Principal Meridian, in Castle Rock, Douglas County, Colorado (Figure 1). The site includes approximately 900 acres of mostly undeveloped land (Figure 2). A single-story concrete building is located in the NW 1/4 of Section 27. A concrete paved road, Dawson Ridge Boulevard, borders the west and northwest side of the site. Dawson Ridge Boulevard intersects Pine Crest Circle South/North which are located on the northwesternmost and westernmost portions of the site. The remaining portions of site are covered by native grasses, scrub oak, pine trees, junipers trees, and weeds. Several fence lines separate the site from the surrounding properties.
Dirt access roads are present throughout various portions of the site.

Properties adjoining the site include:

North - Vacant land covered by native grasses with single family residences located to the northwest of the site in the Twin Oaks Development.

East - A frontage road parallels the east side of the site with Interstate-25 and sparsely scattered rural homes found farther east.

South - Vacant land with a construction company facility and a single family residences found along the southwesternmost portion of the site.

West - Vacant land covered with the same vegetation cover as previously described for the site. Sparsely scattered, single family residences are found to the far west of the site.

For purposes of this ESA, the term "adjoining property," as defined by the ASTM standard means properties which border or are contiguous or partially contiguous with the site or would be so but for a street, road or other public thoroughfare separating them.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Historical use information for the site and adjoining properties was obtained from reviewing reasonably ascertainable historical sources such as ownership information, aerial photographs, city directories and additional sources listed below. Uses of the site are referenced from the present back until 1960 using reasonably ascertainable standard historical sources, as noted below; whereas, uses prior to 1960 until the time the site was undeveloped relied upon at least one reasonable ascertainable standard historical source.

4.1.1 Ownership Information

A review of the ownership history for the site was not in the Scope of Work for this Phase I ESA. According to the City of Castle Rock Appraisers office, the current site owners of the site is the Douglas County Development Corporation.

A legal description of the site is included in Appendix C.

4.1.2 Review of Aerial Photographs

Reasonably available aerial photographs depicting development of the site and site vicinity were reviewed at periodic intervals, as summarized below. Evaluation of aerials is controlled by aerial photograph scale and quality. Available aerial photographs were previously reviewed at Colorado Aerial Photo Service located in Denver, Colorado. A summary of the available historical aerial photograph review is found below. The 1973 aerial photograph was the earliest readily available photograph.

Aerial Photograph Review Findings

Date	Findings
05/31/73 137-244	The site consists of mostly vacant land except for the northeast side. This portion of the site (Sections 22, 27, and 28) is occupied by the Continental Divide Raceway facility. The raceway complex contains a warehouse building, several smaller buildings, vehicle parking areas and two dirt tracks and a paved drag strip. Several "jeep" trails crisscross portions of the site. Railroad tracks, a frontage road, and Interstate-25 border the east side of the site with Plume Creek found farther east. The properties surrounding the site to the north, west, and south consist of vacant uncultivated land. Several irrigation or catchment ponds are present throughout the site. Two private residences or small commercial buildings, located off site, are present along the southeast side of the site.
10/15/78 148-53,54	(High altitude photographs) The site and surrounding properties remain basically unchanged. The raceway facility is still present along the northeast side of the site. Rural roads and several single family residences have been constructed adjacent to the northwest of the site and to the far north.
11/18/84 156	The site is basically unchanged. The raceway facility is still visible along the northeast side of the site. Additional "jeep" trails are present over various portions of the site. An animal corral is visible on the off-site property located in the west central portion of Section 27. Additional single family residences have been constructed to the northwest of the site. Properties to the far northeast of the site have been developed by single family residences.

Date	Findings
09/24/89 34,35	The raceway facilities have been removed from the site except for a small commercial building located in the NW 1/4 of Section 27. Dawson Ridge Boulevard has been constructed off-site bordering the northwest boundary of the site. Pine Crest Circle South and North have been constructed on-site along west-northwest portion, in Sections 28 and 29. A partially buried water tank, apparently constructed for domestic use, is visible in Section 28 with a pipeline from the tank running to the east where a pump house for the system is located. The pump house is located off site in Section 28 along the west side of Dawson Ridge Boulevard.
10/10/94 339,340	The site and surrounding properties remain unchanged except additional rural, single family homes have been constructed off site to the northwest, north, and far northeast of the site. The site appeared much as it was observed during the recent site visit by Maxim.

Based upon a review of historic aerial photographs covering the site, the site was occupied by the Continental Divide Raceway between 1973 through 1984. By 1989, the majority of the raceway facility had been removed except for a small commercial building found in the NW 1/4 of Section 27. During this same period, the remaining portions of the site were vacant, uncultivated lands. Several streets were constructed along the west-northwest side of the site in 1989. The site remained unchanged from 1989 through 1994. The surrounding properties have remained vacant except for the development of single family rural homes constructed adjacent to the northwest side of the site.

The presence of the raceway facility represents a potential source of environmental concern to the site. Such facilities typically used and stored petroleum products on site. If unknown leaks or spills of petroleum products occurred at the site, the site soils and groundwater could have been adversely impacted. However, no evidence was obtained during this investigation to indicate spills or leaks of petroleum products.

Copies of the 1973 and 1994 aerial photographs are provided in Appendix F.

4.1.3 City Directories

City directories include listings of residents, businesses and professional concerns organized both alphabetically by name similar to a telephone book, and alphanumerically by street name then specifically by street address. Because of the site contained no occupied buildings and the site is currently inactive and its rural status, city directories were not reviewed for the site.

4.1.4 Sanborn Fire Insurance Maps

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the approximate locations of tanks were noted, often without AST or UST designations. These maps were

updated and expanded geographically periodically through the twentieth century. Sanborn Maps are typically published for central business districts and were not available for the site area.

4.1.5 Historical Interviews

On March 5, 1996, Maxim interviewed by telephone Mr. Roger Applesperger, associated with the Douglas County Development Corporation. According to Mr. Applesperger, the northeastern portion of the site was occupied by the Continental Divide Raceway between the late 1960's through the early 1980's. One of the buildings, remaining after the raceway was removed, was used as an office for the Dawson Ridge Development. The company had roads constructed and began the process of developing the site for single family residences in the late 1980's. A water supply system and electrical services were provided. Because of financial problems, the development project was not developed beyond the preliminary stages.

According to Mr. Applesperger, no environmental concerns have been reported for the site in relation to the use of petroleum products or other substances. A water wells and pump house is located on site adjacent to the former office building used by the Dawson Ridge Development Company. Reportedly, there are no USTs, wastewater tanks, septic systems, or other storage facilities located on site.

A copy of the records of communication with Mr. Applesperger is included in Appendix G.

4.1.6 Additional Sources

No additional readily available sources of information were reviewed for this Phase I ESA report.

4.1.7 Historical Summary

The majority of the site was vacant, uncultivated land from at least 1973 through the present except for the northeastern portion. The Continental Divide Raceway was present along this portion of the site in the 1960's through 1984. By 1989 the raceway facilities had been removed except a small commercial building located in the NW 1/4 of Section 27. This structure was later used, in the late 1980's, by the Dawson Ridge Development Company as an office. Dawson Ridge Development Company planned to develop the site into residential properties. The company had access roads constructed on the western portion of the site and provide water and electrical utilities. Because of financial problems, the site was never developed.

4.2 Physical Setting Information

4.2.1 Topography

The land surface topography varies greatly over the site, generally sloping northeast to southwest at a moderate gradient on the along the eastern and southern portion of the site.

The westernmost portion of the site slopes to the west-northwest. The 1965, photorevised 1978, 7.5 minute USGS Topographic Quadrangle Map of Dawson Butte, Colorado indicates the general direction of surface water drainage appears to be toward the east-northeast, toward East Plum Creek located less than 0.5 miles east of the site. Surface water drainage along the westernmost portion of the site is to the west-northwest.

A topographical high is located in the western portion of the site. Surface elevations range from approximately 6,720 feet above mean sea level (msl) in the western portion of the site to approximately 6,350 feet above msl in the northeast portion of the site.

4.2.2 Soil Conditions

Maim's predecessor, Chen-Northern, performed geotechnical investigations in this area in the late 1980's. According to the information reviewed in several of the reports, the subsurface materials consist of sandy to very sandy clay and clayey sand. Bedrock in the area consists of either sandstone and claystone. Outcrops of sandstone are present along the west side of the site. Groundwater was not encountered in during the boring activities.

4.2.3 Site Geology

The Geologic Map of Colorado compiled by Ogden Tweto, and published by the U.S. Geological Survey in 1979 was reviewed to gather information on the subsurface geology beneath the site. According to the map, the soils on the site are underlain by unconsolidated Quaternary eolian deposits of the Peoria Loess, which includes dune sand and silt.

4.2.4 Regional Groundwater Conditions

The following source was consulted in the review of hydrologic conditions in the vicinity of the subject site: Depth to the Water Table (1976-1977) in the Colorado Springs-Castle Rock Area, Front Range Urban Corridor, Colorado, U.S. Geological Survey Environmental Geologic and Hydrologic Studies Map I-857-H, 1980, and Map Showing Hydrologic Data Published as of 1974, U.S. Geological Survey Environmental Geologic and Hydrologic Studies Map I-857-D.

In this area, the principal water-table aquifers are found in the unconsolidated alluvial deposits that are perennially saturated and in consolidated sedimentary rocks comprising the Dawson Aquifer. The unconsolidated alluvial deposits, which have a maximum thickness of about 100 feet, occur in stream valleys and interfaces both along the stream valleys and on slopes of the foothills east of the Front Range. The depth to water in the Dawson Aquifer is generally more than 20 feet and commonly it is more than 100 feet. The shallowest depths to the water table generally occur along stream valleys and in colluvial deposits derived from the Dawson Aquifer.

4.2.5 Floodplain and Zoning Information

Based upon a review of the Dawson Butte topographic map and the site reconnaissance, the site appears to lie outside of the 100-year and 500-year flood plain for East Plum Creek.

East Plum Creek is the closest perennial stream in the vicinity of the site and is located less than one-half mile to the east of the site.

According to the Town of Castle Rock Planning Department, the site currently zoned PD (planned development).

4.3 Regulatory Review

The purpose of the records review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions in connection with the site. For this review, VISTA/ENTRAC, Corporation of Englewood, Colorado, researched records obtained from available Environmental Protection Agency, CDPHE, and the Colorado Department of Labor and Employment.

As noted under ASTM, information requested and not received within 20 days after the report date will not be incorporated into this report. Maxim requested that a zip code search be performed for the site because of the large amount of acreage. The approximate minimum search distance (MSD) is indicated under each data base reviewed and extends from the boundary of the site nearest the facilities identified. Regulatory data researched by VISTA is included in Appendix B. Remaining regulatory support data will be maintained with the Maxim project file.

The site was not identified on the databases reviewed. A summary of the database information in the site vicinity appears below.

4.3.1 Federal Database Information

Federal NPL Site List (MSD=1.0 mile)

The NPL was reviewed to identify CERCLIS facilities within a one mile of the site.

No NPL facilities were identified within 1 mile of the site.

Federal CERCLIS List (MSD=.5 mile)

The EPA CERCLIS database identifies facilities that have potential releases of hazardous substances as reported under CERCLIS, Section 103 or private citizens. RCRA-permitted facilities do not appear on this database, but NPL facilities are typically listed.

No CERCLIS facilities were identified within one-half mile of the site.

Federal RCRA List (MSD=1.0 mile for TSD, adjoining for generators and transporters)

Facilities listed in the RCRA database are designated as hazardous waste treatment, storage, and disposal (TSD) facilities, hazardous waste generators or hazardous waste transporters.

No RCRA TSD facilities were identified within 1 mile of the site. No RCRA Violators were identified within 0.5 miles of the site. No adjoining RCRA generators were identified during this review.

Federal ERNS List (MSD-Site and Adjoining)

A review of the ERNS database was conducted to identify reported releases of oil and of hazardous substances on or adjacent to the site. The database contains information from spill reports made to federal agencies including the EPA, the U.S. Coast Guard, the National Response Center, and the DOT.

A search of the databases identified no reported releases on or adjacent to the site.

Federal Open Dumps List (MSD-1.0 mile)

The EPA defines open dumps as any facility where solid waste is disposed of which is not a sanitary landfill that meets the criteria promulgated under Section 4004 and which is not a facility for disposal of hazardous waste.

No open dumps were identified within one mile of the site.

4.3.2 State Database Information

State Superfund/Hazardous Waste Listings (MSD-1.0 mile)

The State of Colorado does not maintain a State Superfund/Hazardous Waste facilities database.

State Solid Waste Disposal Facility Listings (MSD-0.5 mile)

No State Solid Waste Disposal facilities were identified within the search radius.

State Registered Leaking PST/UST Listings (MSD-0.5 mile)

No State Registered Leaking PST/UST facilities were identified within one-half mile of the site.

State Registered PST/UST listings (MSD-0.12 mile)

No State Registered PST/UST facilities were identified within one-eighth mile of the site.

4.3.3 Additional Records Sources

Town of Castle Rock Fire Rescue Department

The Town of Castle Rock Fire Department was contacted by telephone on March 13, 1996. According to Mr. Norris Kroom of the department's hazardous materials division, he was not aware of any environmental issues of concern related to the site.

No additional sources of regulatory information were researched.

5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying ASTM recognized environmental conditions in connection with the site to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles.

The site and adjoining properties were visually observed on March 5, 1996, by Maxim Environmental Professional Clifton W. Pope, Jr. Mr. Pope was not accompanied during the visit but was allowed access to the site by Mr. Applesperger. The purpose of the reconnaissance was to note visual or olfactory evidence of recognized environmental conditions. Additionally, reconnaissance of adjoining properties was performed to identify land use and associated potential recognized environmental conditions. Site photographs (Appendix E) and the Site Plan (Figure 2) are included in the appendices of this report.

5.1 Site Observations

5.1.1 Site Overview

The site is located in portions of Sections 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West of the 6th Principal Meridian, in Castle Rock, Douglas County, Colorado. The site includes approximately 900 acres of vacant, mostly undeveloped land. A single-story concrete building is located in NE 1/4 of Section 27. A concrete paved road, Dawson Ridge Boulevard, borders portions of the west and northwest portions of the site. Dawson Ridge Boulevard intersects Pine Crest Circle South/North which are located on the northwesternmost and westernmost portions of the site. The remaining portions of site are covered by native grasses, scrub oak, pine trees, junipers trees, and weeds. Several fence lines separate the site from the surrounding properties. Dirt access roads are present throughout various portions of the site.

The single-story concrete building was not accessible during the site visit. The building appeared to be used as a storage area or perhaps a garage.

Surface runoff flows to the east-northeast along the eastern portion of the site toward East Plum Creek. Along the west side of the site, surface water flows to the west-northwest.

5.1.2 Current Uses of Site

The site appeared to be unused at the time of Maxim's March 5, 1996 site visit. Except for the streets and abandoned single-story building located at the site, it was covered by native vegetation in the form of grasses, weeds, bushes, scrub oak trees, pine trees, and junipers.

5.1.3 Description of Specific Site Features

Topographic Observations

Relief across the site ranges from a high of approximately 6,720 feet above msl on the west side of the site to approximately 6,350 feet above msl in the northeast corner of the site. The land surface topography varies greatly over the site, generally sloping northeast to southwest at a moderate gradient on the along the eastern and southern portion of the site. The westernmost portion of the site slopes to the west-northwest.

Source of Drinking Water

Drinking water is supplied to the area by the Town of Castle Rock. The supply source for the site is primarily supplied by surface water from lakes in reservoirs located west of Denver in the Rocky Mountains.

Sewage Disposal/Septic System

Although the site itself is basically undeveloped, sewage disposal in the vicinity of the site is provided by the Town of Castle Rock. The site structure located in Section 28 was not accessible during the site visit in order to determine if it contains a bathroom facility. If a bathroom is located in the building, it is possible that a septic tank is present at the site. In addition the past presence of the Continental Divide Raceway would suggest that septic tanks were used at the site for bathroom facilities. There was no evidence (clean-outs, unusual vegetation) found to suggest septic systems are still present at the site.

Hazardous Substances and Petroleum Products associated with Operations other than Storage Tanks

No hazardous materials were observed on the site.

Storage Tanks and Associated Equipment

No direct evidence of a USTs was observed on the site. However, a 1-1/4-inch diameter metal pipe was observed attached to the southwest side of the on-site single-story building located in the NW 1/4 of Section 28. The pipe did not resemble a typical vent pipe but the presence of the pipe suggest that a UST could be present at this location. The interior of the building was not accessible during the site visit in order to determine if a UST fill port was present within the building. During a telephone conversation (Section 4.1.5) with Mr. Applesperger, he indicated that no USTs are present on any portion of the site.

Odors

No unusual odors were observed on the site at the time of the reconnaissance.

Interior and Exterior Surficial Staining or Corrosion and Stressed Vegetation

No staining or stressed vegetation was observed on the site at the time of the reconnaissance.

Drums and Other Containers

No drums or other containers were observed on site that contain liquids. Several piles of trash were observed in portions of the site. The trash piles did contain empty plastic and metal containers. There were no odors emanating from the containers and no staining was observed below the containers. There may be drums contained within the on-site structure that could not be observed since the building was locked.

Several partially buried 55-gallon drums were observed on the off-site property located in the NW 1/4 of the SW 1/4 of Section 27. No leaks, spills, or odors were observed in the vicinity of the drums. However, because the buried drums are located immediately adjacent to a portion of the site acreage, they represent a potential source of environmental concern to the site if materials have leaked from the drums.

PCBs

At least six pad mounted and one pole-mounted electrical transformers were observed within the apparent site boundaries. The transformers appeared to be in good condition with no visual evidence of leaking or damage observed. The transformers are owned and operated by Intermountain Rural Electric Association. Each of the transformers contained a blue label stating that they contain no poly-chlorinated biphenyls (PCBs).

Heating and Cooling Systems

No heating or cooling systems were present on the site.

Drains and Sumps

No visible drains, sumps, or pits were observed at the time of the site reconnaissance. The on-site structure may contain drains or sumps but the building was not accessible during the site visit.

Pits, Ponds or Lagoons

No pits or lagoons were observed on the site. The site contains one large holding pond or irrigation pond that contained water during the site visit. Evidence of additional, former holding ponds are visible over various portions of the site. The depression formed to create the holding ponds are located along the channels of intermittent streams.

Solid Waste Disposal

Because the site is currently inactive and basically undeveloped, there is no solid waste disposal for the site.

At least two small debris piles were observed on portions of the site. The observable portion of the debris piles contained household trash and some construction debris. No chemical odors or stained soils were noted in the vicinity of the debris piles.

Wastewater Discharges

No wastewater discharges were observed on the site.

Wells

A small pump house used to pump water from an on-site well is located adjacent to the northwest side of the on-site structure located in Section 27. The topographic map of the site indicates at least one well on the site in the SE 1/4 of the SW 1/4 of Section 28, however, Maxim did not observe the location of the well during the site visit.

5.2 Adjoining Property Observations

Adjoining properties were visually examined from public access right-of-ways to make a cursory assessment of the current land use and its potential for recognized environmental conditions which may have impact on the site. Properties adjacent to the subject site were observed as follows:

North - Vacant land covered by native grasses with single family residences located to the northwest of the site in the Twin Oaks Development.

East - A frontage road parallels the east side of the site with Interstate-25 and sparsely scattered rural homes found farther east.

South - Vacant land with a construction company facility and a single family residences found along the southwesternmost portion of the site. Both facilities contain ASTs that are apparently used to store petroleum products.

West - Vacant land covered with the same vegetation cover as previously described for the site. Sparsely scattered, single family residences are found to the far west of the site.

Several partially buried 55-gallon drums were observed on the off-site property located in the NW 1/4 of the SW 1/4 of Section 27. No leaks, spills, or odors were observed in the vicinity of the drums. However, because the buried drums are located immediately adjacent to a portion of the site acreage, they represent a potential source of environmental concern to the site if materials have leaked from the drums.

The ASTs located on the adjacent properties represent potential sources of environmental concern if leaks or spills should occur. However, no information was obtained during the investigation of the subject site to indicate that leaks or spills have occurred.

No observable evidence of use, storage, or disposal of hazardous substances or petroleum products on adjacent properties was observed.

6.0 ADDITIONAL SERVICES

No additional services were performed as part of this assessment.

7.0 FINDINGS AND CONCLUSIONS

Based upon the foregoing assessment, no evidence was found that recognizable environmental conditions are present at the site at this time.

The past presence of the Continental Divide Raceway in the late 1960's through 1984 suggest that USTs, wastewater tanks, and septic systems may have been present at the site. However, no evidence was found to indicate that such systems are still present at the site. According to Mr. Applesperger, no USTs, wastewater tanks, or septic systems are present at the site.

Several partially buried 55-gallon drums were observed on the off-site property located in the NW 1/4 of the SW 1/4 of Section 27. No leaks, spills, or odors were observed in the vicinity of the drums. However, because the buried drums are located immediately adjacent to a portion of the site acreage, they represent a potential source of environmental concern to the site if materials have leaked from the drums.

The ASTs located on the adjacent properties, along the southeast side of the site, represent potential sources of environmental concern if leaks or spills should occur. However, no information was obtained during the investigation of the subject site to indicate that leaks or spills have occurred.

At least two small debris piles were observed on portions of the site. The observable portion of the debris piles contained household trash and some construction debris. No chemical odors or stained soils were noted in the vicinity of the debris piles. There may be other debris piles found over the site but were not observed during the site visit.

8.0 RECOMMENDATIONS

Based upon the results of the foregoing assessment, it is Maxim offers the following recommendations:

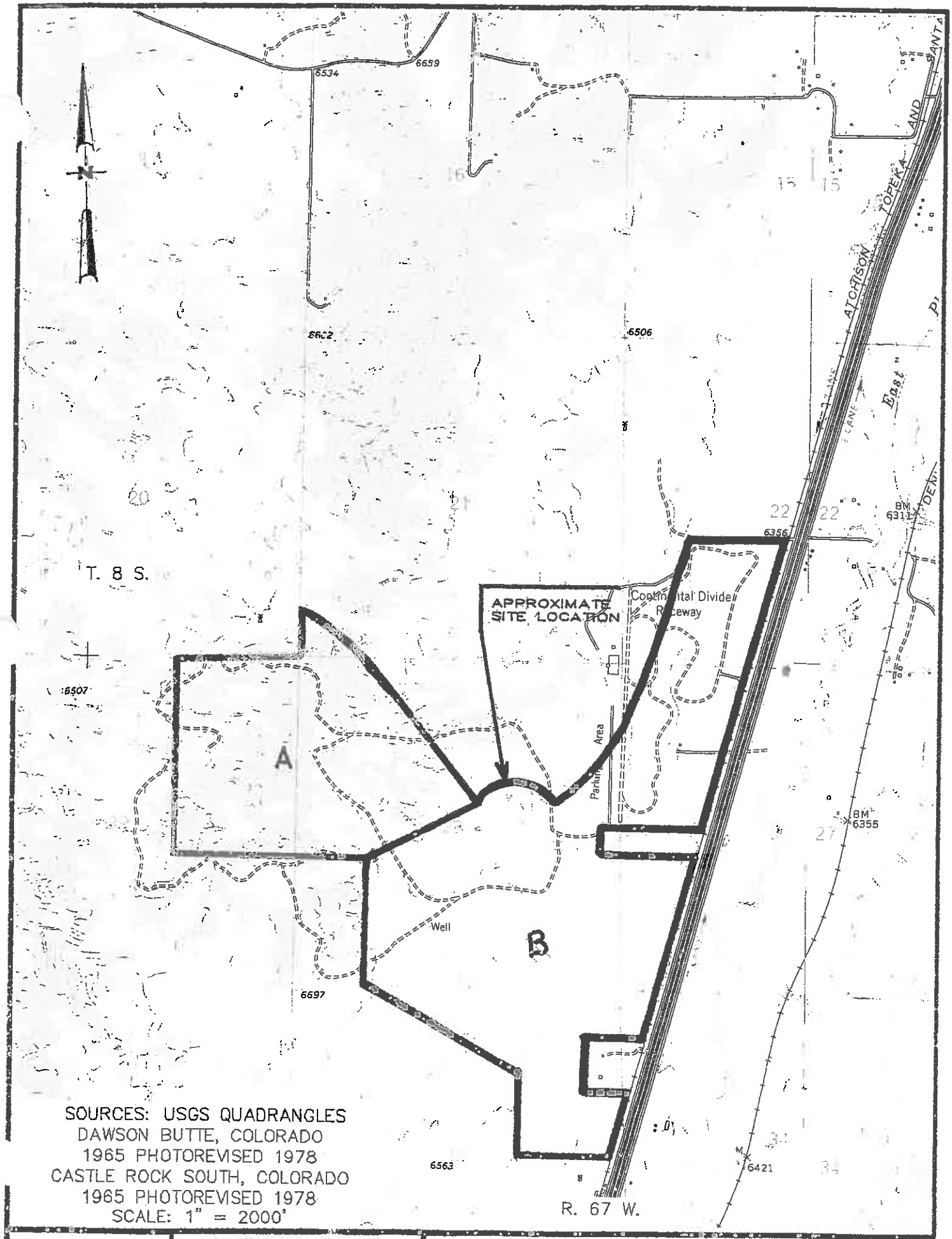
1. If during the development of the site, unknown USTs, wastewater tanks, or septic tanks are encountered appropriate actions should be taken to excavate and remove each system. This would include the sampling of the soils and perhaps groundwater if potential impact has occurred.

2. The on-site debris piles should be removed from the site and properly disposed at an approved facility. If chemical containers, odors and/or soil staining is observed at the base of the debris piles, it may be necessary to collect soil samples for laboratory analysis.

3. The on-site structure should accessed for inspection by a trained environmental professional in order to determine if floor drains, sumps, septic tanks, or other holding tanks are present.

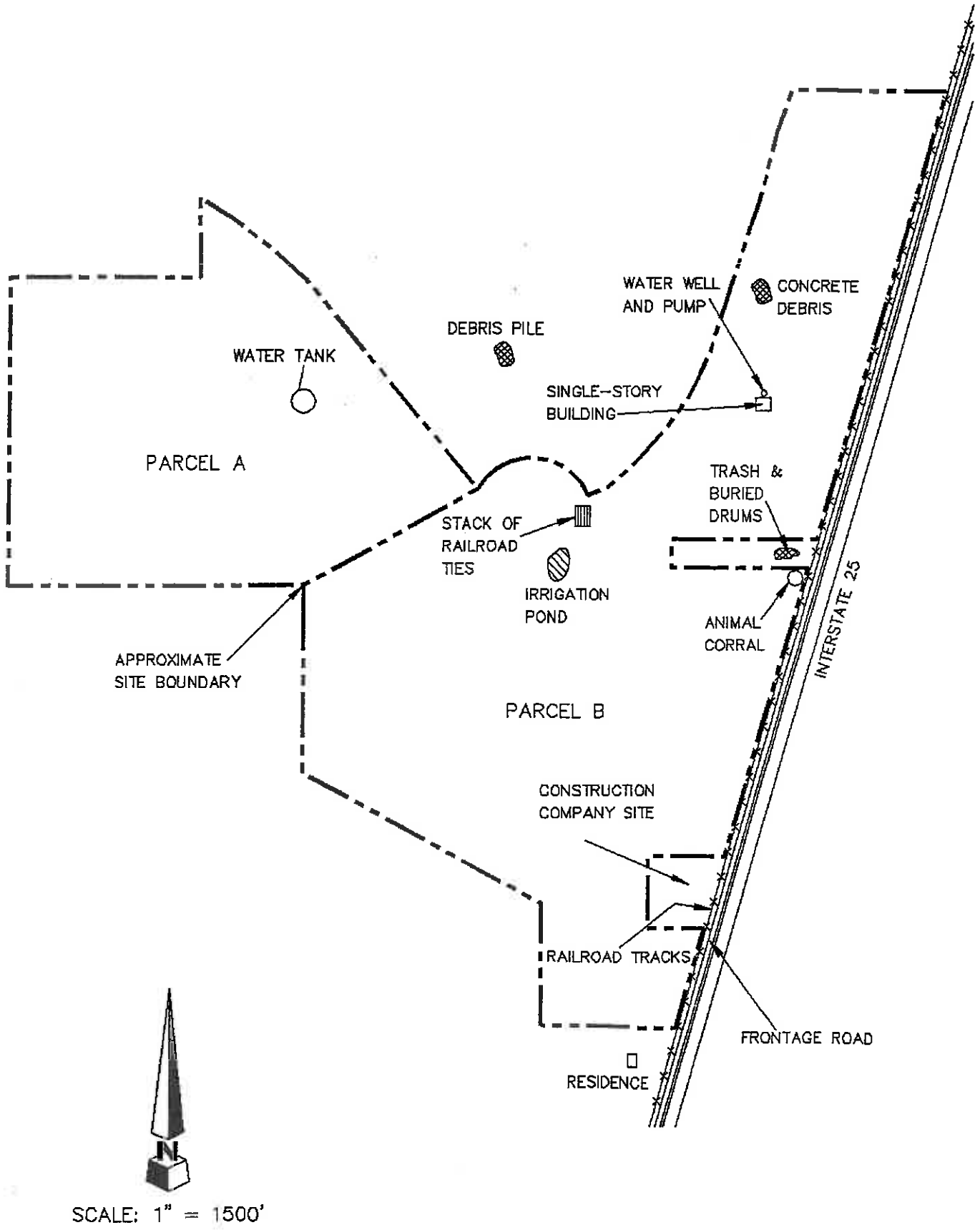
With the exception of the foregoing, it is Maxim's opinion that there is no reason to suspect other recognized environmental conditions of concern at the site at this time based upon the results of the assessment.

FIGURES



SOURCES: USGS QUADRANGLES
DAWSON BUTTE, COLORADO
1965 PHOTOREVISED 1978
CASTLE ROCK SOUTH, COLORADO
1965 PHOTOREVISED 1978
SCALE: 1" = 2000'

5009600123	MAXIM	SITE LOCATION MAP	Fig. 1



5009600123	MAXIM	SITE SKETCH MAP	Fig. 2

APPENDIX A

COPY OF SCOPE OF WORK

Scope of Work: The scope of work for a Phase I Environmental Site Assessment is designed to assess the potential for site contamination based on present and past site usage, by reviewing available data. If contamination is suspected, based on the information obtained in Phase I, then the scope of work for a Phase II preliminary field investigation will be developed. The Phase II scope of work, if believed to be necessary, will depend on the suspected contamination. It is therefore not possible to develop the Phase II scope of work at this time.

The scope of work for the proposed Phase I study will include the following:

(1) Review the site history using available property records, historical property maps, city directories and other available information.

(2) Review commercially available aerial photographs at a five-year interval, beginning as early as available. These photographs provide visual information on the historic development and usage of the site and adjacent property.

(3) Review available subsurface studies previously performed at the site to evaluate the subsurface conditions encountered.

(4) Review reasonably obtainable records from federal, state and local agencies to evaluate compliance with regulations concerning the generation, storage, treatment and disposal of hazardous wastes at the site and adjacent properties. Records of spills, permit violations and other disposal activities, which could result in site contamination will also be researched.

(5) Conduct a site visit to observe the property and adjacent land for current use and indications of potential soil and ground-water contamination. Indications may include

soil staining, distressed vegetation, evidence of underground storage tanks, trash and debris and use of hazardous substances or petroleum products.

(6) Prepare a final report which presents the data and findings of the assessment and conclusions concerning the potential for contamination as the result of previous or current site activities. Evaluation will also be presented regarding the extent of sampling required and recommendations for further work, if necessary, at the site. Copies of relevant documents obtained during the study will be included in the report.

The findings and conclusions from Maxim's site assessment will not be scientific certainties, but rather opinion based on our professional judgement concerning the significance of the data gathered during the course of the site assessment and its indication of abnormal site activities relative to similar sites and usage. We will not be able to represent that the site contains no hazardous material, petroleum products or other latent condition beyond that detected or observed during the site assessment. This level of detail is consistent with current standard practice for environmental assessments.

APPENDIX B

REGULATORY AGENCY REPORT

VISTA INFORMATION SOLUTIONS

FED/STATE REPORT

Client Project/P.O. No.:
Client Reference Name:

VISTA Report No.: 098697001
Date of Report: Mar. 6, 1996

Site Description

Subject Property: DOUGLAS COUNTY DEVELOPMENT CORP
Address:
City: CASTLE ROCK
State: CO
Zip: 80104
County: DOUGLAS

SITES FOUND

Agency/Database	Date of Data	# of Sites In Zip Code	# of Other Sites In the Area
US,EPA,NPL	09/95	0	0
US,EPA,CERCLIS	12/95	1	0
US,EPA,FINDS	10/95	57	0
US,EPA,RCRA*	10/95	24	0
US,EPA,ERNS	09/93	4	0
US,EPA,OPEN DUMP SITES	06/85	0	0
State,SPL	N/A	0	0
State,LUST	08/95	15	0
	12/95	.....	.....
State,UST	08/95	45	0
State,SPILL	N/A	0	0
State,SOLID WASTE	02/95	1	34
	07/95	.....	.....
	06/95	.....	.....
	05/86	.....	.....
	07/95	.....	.....
	01/90	.....	.....
	06/95	.....	.....

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FOR MORE INFORMATION CALL (619)450-6100

5060 Shoreham Place, Suite 300, San Diego, CA 92122

Agency/Database	Date of	# of Sites	# of Other Sites
	03/94	.....	.....
	01/95	.....	.....
	04/90	.....	.....
	11/93	.....	.....
	12/94	.....	.....
	12/93	.....	.....
	03/94	.....	.....

***Please Note: This is the most current data available from the US,EPA**

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5060 Shoreham Place, Suite 300, San Diego, CA 92122

FOR MORE INFORMATION CALL (619)450-6100

VISTA INFORMATION SOLUTIONS

NPL Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

A search of the 09/95 NPL database revealed the following sites within the zip code area of the subject property.

SITES IN ZIP CODE

0 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

CERCLIS Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activiies or events at the site, financial funding information for the events, and unrestricted enforcement activities.

A search of the 12/95 CERCLIS database revealed the following sites within the zip code area of the subject property.

SITES IN ZIP CODE

Facility Name	:	NAYLOR LANDFILL	Vista Number:	5564528
Facility Address	:	SW CORNER OF CAPRICE AND MALIBU	EPA ID:	CO0001098714
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Site Information

Status:	NOT ON NPL
Site Ownership:	PRIVATE

CERCLA EVENTS

Event Type:	DISCOVERY
Lead Agency:	EPA FUND FINANCED
Event Status:	NOT REPORTED
Actual Completion Date:	05/19/95

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NAYLOR LANDFILL (continued)

Event Type:	PRELIMINARY ASSESSMENT
Lead Agency:	STATE
Event Status:	HIGH
Actual Completion Date:	06/29/95

1 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

FINDS Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

The Facility Index System (FINDS) is a compilation of any property or site which the EPA has investigated, reviewed or been made aware of in connection with its various regulatory programs. Each record indicates the EPA Program Office that may have files on the site or facility.

A search of the 10/95 FINDS database revealed the following sites within the zip code area of the subject property.

SITES IN ZIP CODE

Facility Name	:	PLUM CREEK WASTEWATER AUTH	Vista Number:	4843006
Facility Address	:	400 SECOND ST	EPA ID:	COD983802950
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name:	Haz Waste
Agency Id:	COD983802950

Facility Name	:	WILLIE WILSONS AUTO BODY	Vista Number:	4843007
Facility Address	:	500 2ND ST	EPA ID:	CO0000025908
Facility City/Zip	:	CASTLE ROCK , CO 80104		

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Agency Id Information

Program Name: AIR
Agency Id: 0803500150

Program Name: AIR
Agency Id: 080350150

Program Name: Haz Waste
Agency Id: CO0000025908

Facility Name : DOUGLAS COUNTY GOVERNMENT
Facility Address : 101 3RD ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4843015
EPA ID: CO0000127951

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 014842934

Program Name: Haz Waste
Agency Id: CO0000127951

Facility Name : CASTLE ROCK FEED AND SUPPLY
Facility Address : 420 3RD STREET
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 73317
EPA ID: COD031915069

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 031915069

Program Name: ENF & COMPL
Agency Id: 08-89-0201

Program Name: FTTS/NCDB
Agency Id: D08#F-VIII-89-2

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CASTLE ROCK FEED AND SUPPLY (continued)

Program Name: FTTS/NCDB
Agency Id: I08#19890905169

Program Name: FTTS/NCDB
Agency Id: I08#19890905169

Program Name: FTTS/NCDB
Agency Id: I08#19890815169

Program Name: FTTS/NCDB
Agency Id: I08#19890815169

Program Name: FTTS/NCDB
Agency Id: I08#19861211169

Program Name: FTTS/NCDB
Agency Id: I08#19930609692

Program Name: FTTS/NCDB
Agency Id: D08#F-VIII-93-3

Facility Name : CASTLE ROCK PRINTING CO
Facility Address : 203 4TH. ST., CASTLE ROCK
Facility City/Zip : LITTLETON , CO
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3451452
EPA ID: CO0000742205

Agency Id Information

Program Name: AIR
Agency Id: 080350059

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Facility Name : CASTLE CLNRS
Facility Address : 206 5TH ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4225231
EPA ID: CO0000804732

Agency Id Information

Program Name: AIR
Agency Id: 0803500117

Program Name: AIR
Agency Id: 080350117

Facility Name : AQUIFER TECHNOLOGY
Facility Address : 5TH & WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5565527
EPA ID: CO0000695700

Agency Id Information

Program Name: AIR
Agency Id: 080350132

Program Name: AIR
Agency Id: 0803500132

Facility Name : WALLMART CORP
Facility Address : 880 S BRISCOE
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3103664
EPA ID: COD983785080

Agency Id Information

Program Name: Haz Waste
Agency Id: COD983785080

Facility Name : PLUM CREEK WASTEWATER AUTHORITY
Facility Address : 1400 CAPRICE

Vista Number: 3683255
EPA ID: COD088355102

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PLUM CREEK WASTEWATER AUTHORITY (continued)

Facility City/Zip : CASTLE ROCK , CO 80104

Agency Id Information

Program Name: NPDES
Agency Id: CO0020265

Facility Name : CASTLEROCK TRAILOR SALES
Facility Address : 185 CAPRICE CT
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3103901
EPA ID: COD983790866

Agency Id Information

Program Name: Haz Waste
Agency Id: COD983790866

Facility Name : CASTLE CHRY PLY DODGE
Facility Address : 1100 CAPRICE DR
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 73232
EPA ID: COD144290426

Agency Id Information

Program Name: Haz Waste
Agency Id: COD144290426

Facility Name : JM WOODWORKS INC
Facility Address : 1375 CAPRICE DR
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4843182
EPA ID: CO0000118190

Agency Id Information

Program Name: Haz Waste
Agency Id: CO0000118190

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JM WOODWORKS INC (continued)

Facility Name : BOTANICAL STANDARDS INC
Facility Address : 3155 COMMERCE CT BLDG B
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5239616
EPA ID: CO0000661678

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 199984873

Program Name: Haz Waste
Agency Id: CO0000661678

Facility Name : LITTLE VILLAGE CLEANERS
Facility Address : 834 D SOUTH BRISCOE
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 1517067
EPA ID: COD982590564

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 171625205

Program Name: AIR
Agency Id: 0803500121

Program Name: Haz Waste
Agency Id: COD982590564

Facility Name : DOUGLAS COUNTY HIGH SCHOOL
Facility Address : 2842 FRONT STREET
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3104169
EPA ID: COD983777715

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Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 182218594

Program Name: Haz Waste
Agency Id: COD983777715

Facility Name : MOBILE PREMIX
Facility Address : 309 S GILBERT
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3909712
EPA ID: COD980285472

Agency Id Information

Program Name: AIR
Agency Id: 0803500004

Program Name: AIR
Agency Id: 080350004

Program Name: Haz Waste
Agency Id: COD980285472

Facility Name : GREAT SOUTHWESTERN INC
Facility Address : 511 S GILBERT AVE
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4843235
EPA ID: CO0000024927

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 139723357

Program Name: Haz Waste
Agency Id: CO0000024927

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Facility Name	:	CENTENNIAL MATERIALS	Vista Number:	4225352
Facility Address	:	1713 S LAKE GULCH	EPA ID:	CO0000742239
Facility City/Zip	:	CASTLE ROCK , CO 80910		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: AIR
Agency Id: 0803500106

Program Name: AIR
Agency Id: 080350106

Facility Name	:	TRICON KENT CO	Vista Number:	430433
Facility Address	:	2931 N HWY 85	EPA ID:	COD982582207
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: Haz Waste
Agency Id: COD982582207

Facility Name	:	BRONSON & BRATTON INC	Vista Number:	5239958
Facility Address	:	3020 N US HWY 85	EPA ID:	CO0000380063
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 037540960

Program Name: Haz Waste
Agency Id: CO0000380063

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Facility Name	:	DOUGLAS COUNTY DEPT OF HWY'S	Vista Number:	126059
Facility Address	:	3030 N HWY 85	EPA ID:	COD050253293
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: Haz Waste
Agency Id: COD050253293

Facility Name	:	DOUGLAS COUNTY PUBLIC SCHOOLS	Vista Number:	115835
Facility Address	:	2808 NORTH HIGHWAY 85	EPA ID:	COD980960223
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 182218669

Program Name: Haz Waste
Agency Id: COD980960223

Facility Name	:	RTC THE MEADOWS PARCEL #2	Vista Number:	3683519
Facility Address	:	3611 N HWY 85	EPA ID:	COD983796145
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: Haz Waste
Agency Id: COD983796145

Facility Name	:	PLUM CREEK WASTEWATER AUTHORITY	Vista Number:	3683520
Facility Address	:	4822 N HWY 85	EPA ID:	COD017428863
Facility City/Zip	:	CASTLE ROCK , CO 80104		

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Agency Id Information

Program Name: NPDES
Agency Id: CO0038547

Facility Name : DOUGLAS COUNTY GOVT PUBLIC WORKS
Facility Address : 3030 INDUSTRIAL WAY
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 2262139
EPA ID: CO0001031566

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 784691875

Program Name: ENF & COMPL
Agency Id: 08-94-0338

Facility Name : CASTLE ROCK, TOWN OF
Facility Address : KINNER ST RIGHT OF WAY, CROSS ST WOL
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5675935
EPA ID: CO0001003151

Agency Id Information

Program Name: Haz Waste
Agency Id: CO0001003151

Facility Name : GENES RADIATOR & MUFFLER SVC
Facility Address : 215 MALIBU
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 2262187
EPA ID: COD983775214

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 149138349

Program Name: Haz Waste

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GENES RADIATOR & MUFFLER SVC (continued)

Agency Id: COD983775214

Facility Name : CASTLE ROCK COLLISION CTR
Facility Address : 701 PARK ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4843376
EPA ID: CO0000117887

Agency Id Information

Program Name: Haz Waste
Agency Id: CO0000117887

Facility Name : KOLBE STRIPING INC
Facility Address : 785 PARK STREET
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3104837
EPA ID: COD983779232

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 091909820

Program Name: Haz Waste
Agency Id: COD983779232

Facility Name : LITTLE VILLAGE CLEANERS
Facility Address : 963 PARK ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 246631
EPA ID: COD020287280

Agency Id Information

Program Name: Haz Waste
Agency Id: COD020287280

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Facility Name	:	CHRISTIAN WAY SCH	Vista Number:	5239997
Facility Address	:	1057 PARK ST	EPA ID:	CO0000328476
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: FTTS/NCDB
Agency Id: I08#19940502CO0

Program Name: FTTS/NCDB
Agency Id: C08#A-NONLEA117

Facility Name	:	RICH'S BODY	Vista Number:	3452091
Facility Address	:	1551 S PEAKVIEW DR., CASTLE R	EPA ID:	CO0000716019
Facility City/Zip	:	LITTLETON , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: AIR
Agency Id: 080350083

Facility Name	:	PLUM CREEK COUNTRY CLUB	Vista Number:	4917156
Facility Address	:	1921 PLUM CREEK BLVD	EPA ID:	CO0000943134
Facility City/Zip	:	CASTLE ROCK , CO 80104		

Agency Id Information

Program Name: ENF & COMPL
Agency Id: 08-94-0105

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Facility Name : WILLIE WILSONS TIRE
Facility Address : 1015 RARK ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 470989
EPA ID: COD144300282

Agency Id Information

Program Name: Haz Waste
Agency Id: COD144300282

Facility Name : DENVER BRICK COMPANY
Facility Address : 401 SANTA FE ROAD
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 495309
EPA ID: COD983768417

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 026048876

Program Name: TOXICS-TRIS
Agency Id: 80104DNVRB401SA

Program Name: AIR
Agency Id: 080350043

Program Name: AIR
Agency Id: 0803500043

Facility Name : NAYLOR LDFL
Facility Address : SW CORNER OF CAPRICE & MALIBU VILLAG
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5675976
EPA ID: CO00010987

Agency Id Information

Program Name: CERCLIS
Agency Id: CO0001098714

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Facility Name : DAWSON BUTTE LAND CO
Facility Address : 1923 W TOMAH
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4843460
EPA ID: CO0000226258

Agency Id Information

Program Name: FTTS/NCDB
Agency Id: I08#19930701692

Facility Name : JENSEN IRVING F CO INC
Facility Address : 704 TOPEKA
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 212177
EPA ID: COD981545429

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 102541653

Program Name: Haz Waste
Agency Id: COD981545429

Facility Name : SCHMIDT CONST CO
Facility Address : 1101 TOPEKA WAY
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5565398
EPA ID: CO0000792853

Agency Id Information

Program Name: AIR
Agency Id: 0803500088

Program Name: AIR
Agency Id: 080350088

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Facility Name : ACCESS/GOD LOVES YOU
Facility Address : 651 TOPEKA WAT, STE 700
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 5240145
EPA ID: CO0000380055

Agency Id Information

Program Name: Haz Waste
Agency Id: CO0000380055

Facility Name : WOERNER ENGINEERING INC
Facility Address : 3026 N US HWY 85
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 473755
EPA ID: COD086336542

Agency Id Information

Program Name: Haz Waste
Agency Id: COD086336542

Facility Name : SAV-O-MAT
Facility Address : 65 WILCOX ST
Facility City/Zip : CASTLEROCK , CO 80104
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104

Vista Number: 808004
EPA ID: CO0000695726

Agency Id Information

Program Name: AIR
Agency Id: 0803500134

Program Name: AIR
Agency Id: 080350134

Facility Name : CSU COUNTY EXTENSION SERVICE
Facility Address : 107 WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3105439
EPA ID: COD983780057

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Agency Id Information

Program Name: FTTS/NCDB
Agency Id: I08#19890815169

Program Name: FTTS/NCDB
Agency Id: I08#19890815169

Facility Name : PINES CLEANERS
Facility Address : 200 WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 4076615
EPA ID: COD983799982

Agency Id Information

Program Name: AIR
Agency Id: 080350146

Program Name: Haz Waste
Agency Id: COD983799982

Facility Name : WILLIE WILSONS TIRE STORE INC
Facility Address : 414 WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3683780
EPA ID: COD042641381

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 144300282

Program Name: Haz Waste
Agency Id: COD042641381

Facility Name : CASTLE ROCK, TOWN OF WTF
Facility Address : 680 N WILCOX ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 1110717
EPA ID: CO0000538306

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Agency Id Information

Program Name: NPDES
Agency Id: CO0042056

Facility Name : AMOCO OIL
Facility Address : 830 N WILCOX ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 807936
EPA ID: COD983788100

Agency Id Information

Program Name: AIR
Agency Id: 0803500120

Program Name: AIR
Agency Id: 080350120

Program Name: Haz Waste
Agency Id: COD983788100

Facility Name : DOUGLAS COUNTY SCHOOL DISTRICT
Facility Address : 620 WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 126078
EPA ID: COD039509609

Agency Id Information

Program Name: TOXICS-CUS

Facility Name : CASTLE ROCK SELF SERVICE, INC
Facility Address : 825 WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3433755
EPA ID: CO0000754374

Agency Id Information

Program Name: AIR
Agency Id: 0803500127

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CASTLE ROCK SELF SERVICE, INC (continued)

Program Name: AIR
Agency Id: 080350127

Facility Name : CASTLE ROCK CHIROPRACTIC CLINIC
Facility Address : 201 SOUTH WILCOX ST
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3452304
EPA ID: COD109313809

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 109313809

Program Name: Haz Waste
Agency Id: COD109313809

Facility Name : DOUGLAS COUNTY SHERIFFS DEPRTM
Facility Address : 355 SOUTH WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 126080
EPA ID: COD980954085

Agency Id Information

Program Name: TOXICS-CUS
Agency Id: 784748725

Program Name: Haz Waste
Agency Id: COD980954085

Facility Name : SOUTHLAND-11 #29076
Facility Address : 390 S WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 3452305
EPA ID: CO0000716027

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Agency Id Information

Program Name: AIR
Agency Id: 0803500086

Program Name: AIR
Agency Id: 080350086

Facility Name : CASTLE ROCK FORD-MERCURY-LINCOLN Vista Number: 1517737
Facility Address : 1100 S WILCOX ST . EPA ID: COD982590507
Facility City/Zip : CASTLE ROCK , CO 80104

Agency Id Information

Program Name: Haz Waste
Agency Id: COD982590507

Facility Name : GIL-SON PAVING COMPANY-VARIOUS SITES Vista Number: 5676313
Facility Address : 314 WILCOX PO BOX 10 CASTLE RO EPA ID: CO0000715953
Facility City/Zip : LITTLETON , CO 80104-0000
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104

Agency Id Information

Program Name: AIR
Agency Id: 080350044

Facility Name : COLORADO DEPT OF HWYS CASTLE ROCK Vista Number: 1517843
Facility Address : 1000 WILCOX ST I25 MP 182.05 EPA ID: COD983773425
Facility City/Zip : CASTLE ROCK , CO 80104

Agency Id Information

Program Name: ENF & COMPL
Agency Id: 08-94-0311

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COLORADO DEPT OF HWYS CASTLE ROCK (continued)

Program Name: Haz Waste
Agency Id: COD983773425

Facility Name : COMET CLEANERS
Facility Address : 190 S WILOX
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 95840
EPA ID: COD981544844

Agency Id Information

Program Name: Haz Waste
Agency Id: COD981544844

Facility Name : DIAMOND SHAMROCK #666
Facility Address : 94 WOLFENSBERGER
Facility City/Zip : CASTLE ROCK , CO 80104

Vista Number: 1516110
EPA ID: CO0000695692

Agency Id Information

Program Name: AIR
Agency Id: 0803500122

Program Name: AIR
Agency Id: 080350122

57 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

RCRA Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste.

A search of the 10/95 RCRIS database revealed the following sites within the zip code area of the subject property.

SITES IN ZIP CODE

Facility Name	:	PLUM CREEK WASTEWATER AUTHORITY	Vista Number:	4843006
Facility Address	:	400 SECOND ST	EPA ID:	COD983802950
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

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Facility Name	:	ARTS ACCURATE AUTOBODY INC	Vista Number:	5180790
Facility Address	:	500 2ND STREET	EPA ID:	CO0000025908
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

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Facility Name	:	DOUGLAS COUNTY GOVERNMENT	Vista Number:	4843015
Facility Address	:	101 3RD STREET	EPA ID:	CO0000127951
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	CASTLEROCK TRAILOR SALES	Vista Number:	3103901
Facility Address	:	185 CAPRICE COURT	EPA ID:	COD983790866
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	CASTLE CHRY PLY DODGE	Vista Number:	73232
Facility Address	:	1100 CAPRICE DR	EPA ID:	COD144290426
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	JM WOODWORKS INC	Vista Number:	4843182
Facility Address	:	1375 CAPRICE DRIVE	EPA ID:	CO0000118190
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	BOTANICAL STANDARDS INC	Vista Number:	5239616
Facility Address	:	3155 N COMMERCE COURT	EPA ID:	CO0000661678
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

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Facility Name	:	LITTLE VILLAGE CLEANERS	Vista Number:	1517067
Facility Address	:	834 D SOUTH BRISCOE	EPA ID:	COD982590564
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	MOBILE PREMIX CASTLE ROCK GARAGE	Vista Number:	3909712
Facility Address	:	309 SOUTH GILBERT	EPA ID:	COD980285472
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	DOUGLAS COUNTY DEPT OF HWY'S	Vista Number:	126059
Facility Address	:	3030 NORTH HIGHWAY 85	EPA ID:	COD050253293
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	DCPS SERVICE CENTER TRANSPORTATION	Vista Number:	115835
Facility Address	:	2808 N HWY 85	EPA ID:	COD980960223
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

Facility Name	:	RTC THE MEADOWS PARCEL #2	Vista Number:	3683519
Facility Address	:	3611 NORTH HIGHWAY 85	EPA ID:	COD983796145
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

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Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	GENES RADIATOR AND MUFFLER	Vista Number:	2262187
Facility Address	:	215 MALIBU	EPA ID:	COD983775214
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	CASTLE ROCK COLLISION CENTER	Vista Number:	4843376
Facility Address	:	701 PARK ST	EPA ID:	CO0000117887
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	KOLBE STRIPING	Vista Number:	3104837
Facility Address	:	785 PARK ST	EPA ID:	COD983779232
Facility City/Zip	:	CASTLE PARK , CO 80104		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

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Facility Name	:	IRVING F JENSEN CO, INC,	Vista Number:	212177
Facility Address	:	704 TOPEKA	EPA ID:	COD981545429
Facility City/Zip	:	CASTLE ROCK , CO 80107		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

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Facility Name	:	WOERNER ENGINEERING INC	Vista Number:	473755
Facility Address	:	3026 NORTH US HIGHWAY 85	EPA ID:	COD086336542
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	PINES CLEANERS	Vista Number:	4076615
Facility Address	:	200 WILCOX	EPA ID:	COD983799982
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	WILLIE WILSONS TIRE STORE INC	Vista Number:	3683780
Facility Address	:	414 WILCOX	EPA ID:	COD042641381
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	AMOCO OIL 8585	Vista Number:	807936
Facility Address	:	830 NORTH WILCOX ST	EPA ID:	COD983788100
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste

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Facility Name	:	CASTLE ROCK CHIROPRACTIC CLINIC	Vista Number:	3452304
Facility Address	:	201 SOUTH WILCOX ST	EPA ID:	COD109313809
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	CASTLE ROCK FORD-MERCURY-LINCOLN	Vista Number:	1517737
Facility Address	:	1100 SOUTH WILCOX ST	EPA ID:	COD982590507
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

Facility Name	:	COLORADO DEPT OF HWYS - CASTLE R	Vista Number:	1517843
Facility Address	:	1000 WILCOX ST I-25 MP 182.05	EPA ID:	COD983773425
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

Facility Name	:	USA CLEANERS	Vista Number:	5455982
Facility Address	:	190 SOUTH WILOX	EPA ID:	COD981544844
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Generator Details

Waste Quantity Class: Generates less than 100 kg./month of non-acutely hazardous waste.

24 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

ERNS Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

SITES IN ZIP CODE

ERNS Spill Details

Spill Date	:	01/03/1991	Vista ID#:	200032819
Spill Time	:	12:00 AM	Case Number:	910007
Spill Location	:	1301 CAPRICE DRIVE		
Spill City	:	CASTLE ROCK		
Spill State	:	CO		
Spill Zip	:	80104-		
Spill County	:	DOUGLAS		
Source/Agency	:			
Discharger Name	:			
Discharger Org	:			
Discharger Addr	:	1301 CAPRICE DRIVE		
Discharger Phone	:			
Discharger County	:	DOUGLAS		
Discharger City	:	CASTLE ROCK		
Discharger St/Zip	:	CO, 80104-		
Material Spilled	:	UNKNOWN , 00000000.00 , UNK		
Medium Affected	:	Land		
Water Way Affected	:	NONE		

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ERNS Spill Details

Spill Date	:		Vista ID#:	200159094
Spill Time	:	: 0 AM	Case Number:	
Spill Location	:	COLBY CONSTRUCTION		
Spill City	:	CASTLE ROCK		
Spill State	:	CO		
Spill Zip	:			
VISTA Enhanced Zip	:	80104		
Spill County	:	DOUGLAS		
Source/Agency	:			
Discharger Name	:			
Discharger Org	:	COLBY CONSTRUCTION		
Discharger Addr	:	785 PARK		
Discharger Phone	:	303-688-3925		
Discharger County	:	DOUGLAS		
Discharger City	:	CASTLE ROCK		
Discharger St/Zip	:	CO,		
Material Spilled	:	OTHER OIL , 0.00, UNK		
		OTHER OIL , 0.00, UNK		
Medium Affected	:	Land Water		
Water Way Affected	:	PLUM CREEK TO CHATFIELD		

ERNS Spill Details

Spill Date	:	11/28/1991	Vista ID#:	200065877
Spill Time	:	12:00 AM	Case Number:	911133
Spill Location	:	PLUM CREEK		
Spill City	:	CASTLE ROCK		
Spill State	:	CO		
Spill Zip	:			
VISTA Enhanced Zip	:	80104		
Spill County	:	DOUGLAS		
Source/Agency	:	TRI-COUNTY HEALTH		
Discharger Name	:			
Discharger Org	:	COOLEY GRAVEL COMPANY		
Discharger Addr	:			
Discharger Phone	:	303-987-1234		
Discharger County	:	DOUGLAS		
Discharger City	:	CASTLE ROCK		

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PLUM CREEK Continued

Discharger St/Zip	:	CO,
Material Spilled	:	SILT MATERIALS (INTO CREEK) , 00000000.00 , UNK
Medium Affected	:	Water
Water Way Affected	:	PLUM CREEK

ERNS Spill Details

Spill Date	:	05/17/1990	Vista ID#:	200083273
Spill Time	:	12:00 AM	Case Number:	900384
Spill Location	:	WILCOX ST./EXIT 181/FRONTAGE RD. & I-25		
Spill City	:	CASTLE ROCK		
Spill State	:	CO		
Spill Zip	:			
VISTA Enhanced Zip	:	80104		
Spill County	:	DOUGLAS		
Source/Agency	:			
Discharger Name	:			
Discharger Org	:	JOHN SIEBER		
Discharger Addr	:			
Discharger Phone	:	303-688-7300		
Discharger County	:			
Discharger City	:			
Discharger St/Zip	:			
Material Spilled	:	UNKNOWN , 00000000.00 , GAL		
Medium Affected	:	Air Land		
Water Way Affected	:	PLUM CREEK		

4 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

OpenDump Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

SITES IN ZIP CODE

0 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

State Priority Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

No list exists for this state.

SITES IN ZIP CODE

0 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

LUST Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

This database is provided by the Department of Health. This database contains information from the:

LUST Trust Fund	08/95
Location Of Reported Leaking Underground Storage Tanks	12/95

SITES IN ZIP CODE

Facility Name	:	CASTLE ROCK	Vista Number: 4939771
Facility Address	:	NOT REPORTED	
Facility City/Zip	:	CASTLE ROCK , CO	
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104	
County	:	DOUGLAS	

No details available for this list

Facility Name	:	WOLFENSBERGER ROAD	Vista Number: 4939893
Facility Address	:	NOT REPORTED	
Facility City/Zip	:	CASTLE ROCK , CO	
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104	

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WOLFENSBERGER ROAD (continued)

County : DOUGLAS

No details available for this list

Facility Name : CASTLE ROCK FIRE DEPARTMENT Vista Number: 1510029
Facility Address : 310 S 3RD
Facility City/Zip : CASTLE ROCK , CO
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

LUST Details

Remed. Status: CASE OPEN

Facility Name : DOUGLAS COUNTY Vista Number: 3103961
Facility Address : DOUGLAS COUNTY FAIR GROUNDS
Facility City/Zip : CASTLE ROCK , CO
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

LUST Details

Remed. Status: CASE OPEN

Facility Name : MOBILE PREMIX CONCRETE INC Vista Number: 3909712
Facility Address : 309 S GILBERT
Facility City/Zip : CASTLE ROCK , CO
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

LUST Details

Remed. Status: CASE CLOSED/CLEANUP COMPL

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Facility Name	:	DOUGLAS COUNTY	Vista Number:	3104244
Facility Address	:	GREENLAND SATELLITE SHOP		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	CASTLE PINES GOLF CLUB MAINTENAN	Vista Number:	3433259
Facility Address	:	110 HAPPY CANYON RD		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE CLOSED/CLEANUP COMPL

Facility Name	:	DOUGLAS COUNTY OPERATIONS & TECH	Vista Number:	2262139
Facility Address	:	3030 INDUSTRIAL WAY		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	DOUGLAS COUNTY DEPARTMENT OF	Vista Number:	2262182
Facility Address	:	301 S LEWIS		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

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LUST Details

Remed. Status: CASE OPEN

Facility Name	:	BURGESS MOTOR CO	Vista Number:	62803
Facility Address	:	414 WILCOX		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	AMOCO OIL #8585	Vista Number:	807936
Facility Address	:	830 N WILCOX		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	CDOT CASTLE ROCK MAINTENANCE FAC	Vista Number:	5349363
Facility Address	:	1000 WILCOX AVE		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	DIAMOND SHAMROCK #666	Vista Number:	1516110
Facility Address	:	94 WOLFENSBERGER RD		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced				

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DIAMOND SHAMROCK #666 (continued)

City/Zip	:	CASTLE ROCK , CO 80104
County	:	DOUGLAS

LUST Details

Remed. Status: CASE CLOSED/CLEANUP COMPL

Facility Name	:	WESTSIDE-CASTLE ROCK SINCLAIR #4	Vista Number:	4843494
Facility Address	:	20 WOLFENSBERGER RD		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE OPEN

Facility Name	:	TEXACO	Vista Number:	808007
Facility Address	:	23 W WOLFENSBERGER RD & I-25		
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

LUST Details

Remed. Status: CASE CLOSED/CLEANUP COMPL

15 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

UST Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

This database is provided by the Department of Labor, Oil Inspection Section; Caution- Many states do not require registration of heating oil tanks, especially those used for residential purposes. This database contains information from the:

Underground Storage Tanks List 08/95

SITES IN ZIP CODE

Facility Name	:	BURGESS PETROLEUM	Vista Number:	807944
Facility Address	:	2ND & FRONT STREET	Agency ID:	0002495
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Owner Information

Owner Name:	BURGESS PETROLEUM
Owner Address:	BOX 1078 - 2ND & FRONT STREET
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Tank Information

Number of Underground Tanks: 2

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Tanks Details

Tank Id: 2U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 49

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 49

Facility Name : CASTLE ROCK FEED & SUPPLY
Facility Address : 420 3RD STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 73317
Agency ID: 0002203

Owner Information

Owner Name: CASTLE ROCK FEED & S
Owner Address: 420 3RD STREET
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 19

Facility Name : CASTLE ROCK C.O.
Facility Address : 330 6TH STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3432830
Agency ID: 0007183

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Owner Information

Owner Name: U.S.WEST BUSINESS RE
Owner Address: 1005 17TH STREET #1530
Owner City: DENVER
Owner State: CO
Owner Zip: 80202

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Status: ACTIVE/IN SERVICE
Tank Material: UNK

Facility Name : ROLAND DANIELS CHEV/OLDS
Facility Address : 1160 CAPRICE DRIVE
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 4076213
Agency ID: 0007962

Owner Information

Owner Name: ROLAND DANIELS CHEV/
Owner Address: 1160 CAPRICE DRIVE
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: USED OIL
Tank Size: 500 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: UNK
Tank Age: 15

Facility Name : CASTLEWOOD STATION #36
Facility Address : 421 CASTLE PINES PARKWAY

Vista Number: 1511898
Agency ID: 0007509

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CASTLEWOOD STATION #36 (continued)

Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Owner Information

Owner Name: CASTLEWOOD FIRE PROT
Owner Address: 7900 EAST BERRY PLACE
Owner City: GREENWOOD VILLAGE
Owner State: CO
Owner Zip: 80111

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 548 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 7

Facility Name : TOTAL #2341
Facility Address : 506 CASTLE PINES PKWY
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 5323078
Agency ID: 0008798

Owner Information

Owner Name: TOTAL PETROLEUM INC.
Owner Address: P.O. BOX 500
Owner City: DENVER
Owner State: CO
Owner Zip: 80201

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)

TOTAL #2341 (continued)

Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: LINED INTERIOR,FIBERGLASS
Tank Age: 5

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: LINED INTERIOR,FIBERGLASS
Tank Age: 5

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: LINED INTERIOR,FIBERGLASS
Tank Age: 5

Facility Name : KOA EMERGENCY BROADCAST
Facility Address : COLO.HWY. 83
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 4076170
Agency ID: 0007960

Owner Information

Owner Name: UNKNOWN OWNER
Owner Address: UNK - UNK, UN UNK

Tank Information

Number of Underground Tanks: 2

Tanks Details

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 500 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 1U

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KOA EMERGENCY BROADCAST (continued)

Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 500 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Facility Name : SHAWNEE CONSTRUCTION
Facility Address : 2911 COLO.HWY. 85
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3433016
Agency ID: 0000575

Owner Information

Owner Name: SHAWNEE CONSTRUCTION
Owner Address: 2911 COLO.HWY. 85
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id: 4U
Tank Contents: USED OIL
Tank Size: 500 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: UNK
Tank Age: 19

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 5000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: UNK
Tank Age: 19

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE

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SHAWNEE CONSTRUCTION (continued)

Tank Material: UNK
Tank Age: 19

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: UNK
Tank Age: 19

Facility Name : MCI TELECOMMUNICATIONS
Facility Address : 5281 E. GARTON ROAD
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 807987
Agency ID: 0007231

Owner Information

Owner Name: HUGHES COMMUNICATION
Owner Address: P. O. BOX 847
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 4000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 15

Facility Name : WESTERN MOBILE
Facility Address : 309 S. GILBERT STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 1512598
Agency ID: 0007391

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Owner Information

Owner Name:	WESTERN MOBILE INC.
Owner Address:	1400 W 64TH AVE - P.O. BOX 21588
Owner City:	DENVER
Owner State:	CO
Owner Zip:	80221

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id:	4U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	3000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	UNK
Tank Age:	14

Tank Id:	3U
Tank Contents:	DIESEL
Tank Size:	3000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	UNK
Tank Age:	14

Tank Id:	2U
Tank Contents:	DIESEL
Tank Size:	8000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	UNK
Tank Age:	14

Tank Id:	1U
Tank Contents:	DIESEL
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	UNK
Tank Age:	14

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Facility Name	:	CASTLE PINES GOLF - MAINTENANCE	Vista Number:	3433259
Facility Address	:	110 HAPPY CANYON ROAD	Agency ID:	0003085
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Owner Information

Owner Name:	CASTLE PINES GOLF CL
Owner Address:	1000 HUMMINGBIRD DRIVE
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	5000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	14

Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	4000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4

Tank Id:	1U
Tank Contents:	DIESEL
Tank Size:	2000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	14

Facility Name	:	CASTLE ROCK JUNIOR HIGH	Vista Number:	3433243
Facility Address	:	2701 HIGH SCHOOL ROAD	Agency ID:	0004304
Facility City/Zip	:	CASTLE ROCK , CO 80104		

CASTLE ROCK JUNIOR HIGH (continued)

County : DOUGLAS

Owner Information

Owner Name: DOUGLAS PUBLIC SCHOO
Owner Address: 2808 N. US.HWY. 85 - BLDG B
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 2

Tanks Details

Tank Id: 2U
Tank Status: CLOSED
Tank Material: UNK
Tank Age: 16

Tank Id: 1U
Tank Status: CLOSED
Tank Material: UNK
Tank Age: 16

Facility Name : DOUGLAS COUNTY HIGH SCHOOL
Facility Address : 2842 HIGH SCHOOL ROAD
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3433244
Agency ID: 0004309

Owner Information

Owner Name: DOUGLAS PUBLIC SCHOO
Owner Address: 2808 N. US.HWY. 85 - BLDG B
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 9

Facility Name : DOUGLAS COUNTY SCHOOL SERV CNTR
Facility Address : 2808 N HWY 85
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 115835
Agency ID: 0009249

Owner Information

Owner Name: DOUGLAS PUBLIC SCHOO
Owner Address: 2808 N. US.HWY. 85 - BLDG B
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 20000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: DOUBLE WALLED,FIBERGLASS

Facility Name : DCPS SERVICE CENTER
Facility Address : 2808 N. US.HWY. 85
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 115835
Agency ID: 0004300

Owner Information

Owner Name: DOUGLAS PUBLIC SCHOO
Owner Address: 2808 N. US.HWY. 85 - BLDG B
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

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Tank Information

Number of Underground Tanks: 6

Tanks Details

Tank Id:	6U
Tank Contents:	USED OIL
Tank Size:	500 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	FIBERGLASS REINFORCED PLA
Tank Age:	10

Tank Id:	5U
Tank Contents:	TRANSMISSION FLUID
Tank Size:	1000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	FIBERGLASS REINFORCED PLA
Tank Age:	10

Tank Id:	4U
Tank Contents:	MOTOR OIL
Tank Size:	1000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	FIBERGLASS REINFORCED PLA
Tank Age:	10

Tank Id:	3U
Tank Contents:	DIESEL
Tank Size:	18000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	UNK

Tank Id:	2U
Tank Contents:	DIESEL
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Tank Id:	1U
Tank Contents:	GASOLINE (UNSPECIFIED)

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DCPS SERVICE CENTER (continued)

Tank Size: 20000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: CATHODICALLY PROTECTED ST
Tank Age: 10

Facility Name : POWER RENTAL EQUIPMENT
Facility Address : 8600 S. I-25
Facility City/Zip : CASTLE ROCK , CO 80110
VISTA Enhanced City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 5323230
Agency ID: 0002139

Owner Information

Owner Name: POWER RENTAL EQUIPME
Owner Address: 725 W. 39TH AVENUE
Owner City: DENVER
Owner State: CO
Owner Zip: 80216

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id: 4U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 11

Tank Id: 3U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 11

Tank Id: 2U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 11

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POWER RENTAL EQUIPMENT (continued)

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 11

Facility Name : DOUGLAS OP-TECH FACILITY
Facility Address : 3030 N. INDUSTRIAL WAY
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 2262139
Agency ID: 0008284

Owner Information

Owner Name: DOUGLAS COUNTY
Owner Address: P.O. BOX 1390
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 7

Tanks Details

Tank Id: 7U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 2000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: CATHODICALLY PROTECTED ST
Tank Age: 12

Tank Id: 6U
Tank Contents: DIESEL
Tank Size: 2000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: CATHODICALLY PROTECTED ST
Tank Age: 12

Tank Id: 5U
Tank Contents: USED OIL
Tank Size: 2000 GALLONS
Tank Status: ACTIVE/IN SERVICE

DOUGLAS OP-TECH FACILITY (continued)

Tank Material:	STEEL
Tank Age:	12
Tank Id:	4U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4
Tank Id:	3U
Tank Contents:	DIESEL
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4
Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED,UN
Tank Age:	4
Tank Id:	1U
Tank Contents:	DIESEL
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED,UN
Tank Age:	12

Facility Name	: CASTLE ROCK KAMPGROUND	Vista Number:	1515068
Facility Address	: 6531 S. I-25	Agency ID:	0001891
Facility City/Zip	: CASTLE ROCK , CO 80104		
County	: DOUGLAS		

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Owner Information

Owner Name:	RICHARD S. ARVIDSON
Owner Address:	6531 S. I-25
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id:	3U
Tank Status:	CLOSED
Tank Material:	STEEL
Tank Age:	27

Tank Id:	2U
Tank Status:	CLOSED
Tank Material:	STEEL
Tank Age:	27

Tank Id:	1U
Tank Status:	CLOSED
Tank Material:	STEEL
Tank Age:	27

Facility Name	:	DITMARZ RANCH	Vista Number:	807976
Facility Address	:	1717 LAKE GULCHER ROAD	Agency ID:	0003185
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Owner Information

Owner Name:	EDWARD DITMARZ
Owner Address:	P.O. BOX 126
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Tank Information

Number of Underground Tanks: 2

Tanks Details

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 1000 GALLONS
Tank Status: OUT OF SERVICE
Tank Material: STEEL
Tank Age: 9

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 59

Facility Name : DOUGLAS COUNTRY FAIRGROUNDS
Facility Address : 301 S. LEWIS STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 2262182
Agency ID: 0002866

Owner Information

Owner Name: DOUGLAS COUNTY
Owner Address: P.O. BOX 1390
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 5

Tanks Details

Tank Id: 5U
Tank Contents: DIESEL
Tank Size: 560 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 4U
Tank Contents: USED OIL
Tank Size: 560 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

DOUGLAS COUNTRY FAIRGROUNDS (continued)

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 560 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 2U
Tank Contents: DIESEL
Tank Size: 560 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 2000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Facility Name : FORMER DOUG.CT SCHOOL FAC.
Facility Address : 301 S. LEWIS STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 5546711
Agency ID: 0002215

Owner Information

Owner Name: UNKNOWN OWNER
Owner Address: UNK - UNK, UN UNK

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id: 3U
Tank Contents: DIESEL
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 2U
Tank Contents: DIESEL

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FORMER DOUG.CT SCHOOL FAC. (continued)

Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL

Facility Name : CASTLE ROCK RCLR
Facility Address : 7 MI. N.E. OF CASTLE ROCK
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 4916739
Agency ID: 0006516

Owner Information

Owner Name: FAA DENVER HUB AFS
Owner Address: 26705 E. 68TH AVE.
Owner City: DENVER
Owner State: CO
Owner Zip: 80249

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 515 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 32

Facility Name : DOUGLAS LUMBER CO.
Facility Address : 1335 PARK STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 807985
Agency ID: 0000358

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Owner Information

Owner Name: LARKEN PROPERTIES
Owner Address: 5342 SO. HICKORY ST.
Owner City: LITTLETON
Owner State: CO
Owner Zip: 80120

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Status: CLOSED
Tank Material: UNK

Facility Name : PLUM CREEK GOLF AND COUNTRY CLUB Vista Number: 4917156
Facility Address : 1921 PLUM CREEK BLVD Agency ID: 0009135
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Owner Information

Owner Name: HOLMBY LEISURE COUNT
Owner Address: 1921 PLUM CREEK BLVD
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 2

Tanks Details

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 1000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 11

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 1000 GALLONS

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PLUM CREEK GOLF AND COUNTRY CLUB (continued)

Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 11

Facility Name : D&RG CASTLE ROCK SECTION
Facility Address : RAILROAD
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3433534
Agency ID: 0004486

Owner Information

Owner Name: DENVER & RIO GRANDE
Owner Address: P.O. BOX 5482
Owner City: DENVER
Owner State: CO
Owner Zip: 80217

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 150 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 44

Facility Name : IRVING F. JENSEN COMPANY
Facility Address : 704 TOPEKA WAY
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 212177
Agency ID: 0003614

Owner Information

Owner Name: IRVING F. JENSEN CO.
Owner Address: 704 TOPEKA WAY
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: USED OIL
Tank Size: 1500 GALLONS
Tank Status: OUT OF SERVICE
Tank Material: CONCRETE
Tank Age: 8

Facility Name : ALLEN OIL CO.
Facility Address : 2911 N. US.HWY. 85
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 1513847
Agency ID: 0004901

Owner Information

Owner Name: ALLEN OIL INC.
Owner Address: BOX 415 - 2911 N. U.S.HWY. 85
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 20

Facility Name : SAV-O-MAT
Facility Address : 65 WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 808004
Agency ID: 0005331

Owner Information

Owner Name: SAV-O-MAT INC.
Owner Address: BOX 9354 - 105 S. CHEROKEE

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SAV-O-MAT (continued)

Owner City: DENVER
Owner State: CO
Owner Zip: 80209

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 22

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 22

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 22

Facility Name : BURGESS PETROLEUM
Facility Address : 418 WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 62803
Agency ID: 0002494

Owner Information

Owner Name: BURGESS PETROLEUM
Owner Address: BOX 1078 - 2ND & FRONT STREET
Owner City: CASTLE ROCK
Owner State: CO

BURGESS PETROLEUM (continued)

Owner Zip: 80104

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id: 4U
Tank Status: CLOSED
Tank Material: STEEL

Tank Id: 3U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 9

Tank Id: 2U
Tank Status: CLOSED
Tank Material: STEEL

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL

Facility Name : CASTLE ROCK FORD
Facility Address : 414 N. WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 887103
Agency ID: 0006881

Owner Information

Owner Name: BURGESS PETROLEUM
Owner Address: BOX 1078 - 2ND & FRONT STREET
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 2

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Tanks Details

Tank Id: 2U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 34

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 49

Facility Name : AMOCO #8585
Facility Address : 830 N. WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 807936
Agency ID: 0006091

Owner Information

Owner Name: AMOCO OIL CO.
Owner Address: 4380 S. SYRACUSE #505
Owner City: DENVER
Owner State: CO
Owner Zip: 80237

Tank Information

Number of Tanks: Not Reported

Facility Name : AMOCO #8585
Facility Address : 830 N. WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 807936
Agency ID: 0006091

Owner Information

Owner Name: AMOCO OIL CO.
Owner Address: 4380 S. SYRACUSE #505
Owner City: DENVER
Owner State: CO
Owner Zip: 80237

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Tank Information

Number of Underground Tanks: 10

Tanks Details

Tank Id:	9U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4

Tank Id:	8U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4

Tank Id:	7U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	4

Tank Id:	6U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	17

Tank Id:	5U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	8000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	24

Tank Id:	4U

AMOCO #8585 (continued)

Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	4000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	30
Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	4000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	30
Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	4000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	30
Tank Id:	10U
Tank Contents:	USED OIL
Tank Size:	560 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED,FI
Tank Age:	4
Tank Id:	1U
Tank Contents:	USED OIL
Tank Size:	560 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	30

Facility Name : WESTERN GAS & CONVENIENCE STORE Vista Number: 4917514
Facility Address : 800 S. WILCOX Agency ID: 0004369
Facility City/Zip : CASTLE ROCK , CO 80104

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WESTERN GAS & CONVENIENCE STORE (continued)

County : DOUGLAS

Owner Information

Owner Name: HDT LTD
Owner Address: 7310 S. ALTON WAY
Owner City: ENGLEWOOD
Owner State: CO
Owner Zip: 80112

Tank Information

Number of Tanks: Not Reported

Facility Name : WESTERN GAS & CONVENIENCE STORE Vista Number: 4917514
Facility Address : 800 S. WILCOX Agency ID: 0004369
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Owner Information

Owner Name: HDT LTD
Owner Address: 7310 S. ALTON WAY
Owner City: ENGLEWOOD
Owner State: CO
Owner Zip: 80112

Tank Information

Number of Underground Tanks: 12

Tanks Details

Tank Id: 9U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 6

Tank Id: 8U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE

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WESTERN GAS & CONVENIENCE STORE (continued)

Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 6

Tank Id: 7U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 6U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 5U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 4U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 3U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 2U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Tank Id: 12U
Tank Contents: USED OIL
Tank Size: 500 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: CATHODICALLY PROTECTED,FI

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WESTERN GAS & CONVENIENCE STORE (continued)

Tank Age: 6

Tank Id: 11U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 6000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 6

Tank Id: 10U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 6000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 6

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 29

Facility Name : CDOH WILCOX AVENUE
Facility Address : 1000 WILCOX AVENUE
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 1516055
Agency ID: 0006304

Owner Information

Owner Name: COLO.DEPT TRANSPORT
Owner Address: 18500 E. COLFAX
Owner City: AURORA
Owner State: CO
Owner Zip: 80011

Tank Information

Number of Underground Tanks: 2

Tanks Details

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)

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CDOH WILCOX AVENUE (continued)

Tank Size: 2000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 18

Tank Id: 1U
Tank Contents: DIESEL
Tank Size: 8000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 11

Facility Name : HARRY E. ROEMER
Facility Address : 113 WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 1516050
Agency ID: 0006838

Owner Information

Owner Name: HARRY E. ROEMER
Owner Address: 113 WILCOX STREET
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Status: CLOSED
Tank Material: STEEL
Tank Age: 19

Facility Name : WILCOX ELEMENTARY SCHOOL
Facility Address : 620 WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 4917513
Agency ID: 0004305

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Owner Information

Owner Name:	DOUGLAS PUBLIC SCHOO
Owner Address:	2808 N. US.HWY. 85 - BLDG B
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id:	1U
Tank Status:	CLOSED
Tank Material:	UNK
Tank Age:	9

Facility Name	:	Q SUPERETTE	Vista Number: 808001
Facility Address	:	810 WILCOX	Agency ID: 0005162
Facility City/Zip	:	CASTLE ROCK , CO 80104	
County	:	DOUGLAS	

Owner Information

Owner Name:	UNKNOWN OWNER
Owner Address:	UNK - UNK, UN UNK

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST

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Q SUPERETTE (continued)

Tank Age: 10

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 12000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: CATHODICALLY PROTECTED ST
Tank Age: 10

Facility Name : CASTLE ROCK SELF SERVICE
Facility Address : 825 WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3433755
Agency ID: 0003646

Owner Information

Owner Name: HARICK INC.
Owner Address: 5555 S. MONACO PARKWAY
Owner City: ENGLEWOOD
Owner State: CO
Owner Zip: 80111

Tank Information

Number of Underground Tanks: 5

Tanks Details

Tank Id: 5U
Tank Contents: DIESEL
Tank Size: 3000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 20

Tank Id: 4U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 4000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 20

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CASTLE ROCK SELF SERVICE (continued)

Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	20

Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	20

Tank Id:	1U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	20

Facility Name	:	C.S.P. - CASTLE ROCK #49131	Vista Number:	1516054
Facility Address	:	900 WILCOX STREET	Agency ID:	0008339
Facility City/Zip	:	CASTLE ROCK , CO 80104		
County	:	DOUGLAS		

Owner Information

Owner Name:	COLORADO STATE PATRO
Owner Address:	4201 E. ARKANSAS AVENUE
Owner City:	DENVER
Owner State:	CO
Owner Zip:	80222

Tank Information

Number of Underground Tanks: 1

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Tanks Details

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 20

Facility Name : DOUGLAS COUNTY - SHERIFFS DEPT
Facility Address : 355 S. WILCOX STREET
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 126080
Agency ID: 0004767

Owner Information

Owner Name: DOUGLAS COUNTY SHERI
Owner Address: 355 S. WILCOX STREET
Owner City: CASTLE ROCK
Owner State: CO
Owner Zip: 80104

Tank Information

Number of Underground Tanks: 1

Tanks Details

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 10

Facility Name : 7-ELEVEN #29076
Facility Address : 390 S. WILCOX
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 3452305
Agency ID: 0002123

Owner Information

Owner Name: THE SOUTHLAND CORP.
Owner Address: 7167 S ALTON WAY
Owner City: ENGLEWOOD

7-ELEVEN #29076 (continued)

Owner State: CO
Owner Zip: 80112

Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 8

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 8

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: STEEL
Tank Age: 8

Facility Name : WESTSIDE-CASTLE ROCK
Facility Address : 1350 WOLFENBERGER RD.
Facility City/Zip : CASTLE ROCK , CO 80104
County : DOUGLAS

Vista Number: 807988
Agency ID: 0007483

Owner Information

Owner Name: MERCHANTS OIL INC.
Owner Address: 105 S. CHEROKEE STREET
Owner City: DENVER
Owner State: CO
Owner Zip: 80223

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Tank Information

Number of Underground Tanks: 3

Tanks Details

Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	24

Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	24

Tank Id:	1U
Tank Contents:	DIESEL
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	STEEL
Tank Age:	24

Facility Name	: DIAMOND SHAMROCK #666	Vista Number:	1516110
Facility Address	: 94 WOLFENSBERGER	Agency ID:	0005056
Facility City/Zip	: CASTLE ROCK , CO 80104		
County	: DOUGLAS		

Owner Information

Owner Name:	DIAMOND SHAMROCK RMC
Owner Address:	BOX 696000
Owner City:	SAN ANTONIO
Owner State:	TX
Owner Zip:	78269

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id:	4U
Tank Contents:	KEROSENE
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Tank Id:	3U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Tank Id:	2U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Tank Id:	1U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Size:	12000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Tank Material:	CATHODICALLY PROTECTED ST
Tank Age:	10

Facility Name	: TEXACO #31	Vista Number:	808007
Facility Address	: 23 W. WOLFENSBERGER	Agency ID:	0007307
Facility City/Zip	: CASTLE ROCK , CO 80104		
County	: DOUGLAS		

Owner Information

Owner Name:	TEXACO REFG. & MKTG.
Owner Address:	SP-1 SUITE 100 P O BOX 2100
Owner City:	DENVER
Owner State:	CO

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TEXACO #31 (continued)

Owner Zip: 80201

Tank Information

Number of Underground Tanks: 4

Tanks Details

Tank Id: 4U
Tank Contents: DIESEL
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 7

Tank Id: 3U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 7

Tank Id: 2U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 10000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 7

Tank Id: 1U
Tank Contents: GASOLINE (UNSPECIFIED)
Tank Size: 12000 GALLONS
Tank Status: ACTIVE/IN SERVICE
Tank Material: FIBERGLASS REINFORCED PLA
Tank Age: 7

45 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

Spills Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

No list exists for this state.

SITES IN ZIP CODE

0 site(s) found in the zip code area(s)

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VISTA INFORMATION SOLUTIONS

Solid Waste Sites

Client Project/P.O. No.:		VISTA Report No.:	098697001
Client Reference Name:		Date of Report:	Mar. 6, 1996

Site Description

Subject Property:	DOUGLAS COUNTY DEVELOPMENT CORP
Address:	
City:	CASTLE ROCK
State:	CO
Zip:	80104
County:	DOUGLAS

This database is provided by the Department of Health. This database contains information from the:

Inactive Solid Waste Facilities	02/95
Summary Report on Methane Gas Hazards	07/95
A Survey of Landfills in Arapahoe County	06/95
Boulder County Old Landfill Sites (One time only list)	05/86
Methane Gas & Swamp Gas Findings	07/95
Denver Metro Priority Solid Waste Disposal Sites (One time only list)	01/90
Tri-County Belleview Office Interoffice Memo; Douglas County Landfill Key	06/95
Methane Site Investigations - Jefferson County 1980	03/94
Larimer County Priority Site Landfills (One time only list)	01/95
Pueblo City & County Designated Landfill Sites (One time only list)	04/90
Weld County Waste Disposal, Landfills, & Treatment Sites (One time only list)	11/93
Solid Waste Sites List	12/94
El Paso County Solid Waste Facilities-Inactive (One time only list)	12/93
Tri-County Area Solid Waste Facilities List	03/94

A search of this database revealed the following facilities located in the zip code searched. Also included are sites with incomplete addresses reported to be located in the city searched. If no city name has been reported, the county name was used.

SITES IN ZIP CODE

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Facility Name	:	OLD DISPOSAL SITE	Vista Number:	5501037
Facility Address	:	WOLFENBURGER ROAD	Agency ID:	C6007
Facility City/Zip	:	CASTLE ROCK , CO		
VISTA Enhanced City/Zip	:	CASTLE ROCK , CO 80104		

Solid Waste Details

Status : INACTIVE

OTHER SITES IN THE AREA

Facility Name	:	CASTLE ROCK SWDS	Vista Number:	3146840
Facility Address	:	NOT REPORTED		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL

Status : CLOSED

Facility Name	:	CASTLE ROCK SWDS	Vista Number:	3146840
Facility Address	:	NOT REPORTED	Agency ID:	D#14
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: RESIDENTIAL

Status : INACTIVE

Facility Name	:	LARKSPUR	Vista Number:	3147173
Facility Address	:	NOT REPORTED		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

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Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name : LARKSPUR
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147173
Agency ID: D#15

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name : MOLLY CORP PO 607 LOUVIERS,
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147207

Solid Waste Details

Facility Type: ASH MONOFILL
Status : INACTIVE
Waste #0 LIQUID WASTE

Facility Name : NEW PARKER
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147284

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name : PARKER S.W.D.S
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147358

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Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name : SWAY BACK DS
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147545

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name : SWAY BACK DS
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 3147545
Agency ID: D#17

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name : CASTLE ROCK CITY SHOPS LANDFILL
Facility Address : 2ND AVENUE
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 4593348
Agency ID: D#5

Solid Waste Details

Facility Type: CONSTRUCTION/DEMOLITION
Status : INACTIVE

Facility Name : LANDFILL(POSSIBLY LARKSPUR) AIRPORT
Facility Address : NOT REPORTED
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Vista Number: 4593340
Agency ID: D#11

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Solid Waste Details

Status : INACTIVE

Facility Name : ARAPAHOE LINE RD DS 4200 E. C
Vista Number: 4556670
Facility Address : T06S R67W S06
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name : ANDREWS ADDITION LANDFILL
Vista Number: 4593410
Facility Address : CASTLE ROCK,JERRY & FAIR & S WILCOX
Agency ID: D#4
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name : LANDFILL
Vista Number: 4593382
Facility Address : CASTLE ROCK,SANTA FE & SW OF BRICK Y
Agency ID: D#8
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Solid Waste Details

Status : INACTIVE

Facility Name : NAYLOR LANDFILL
Vista Number: 4593411
Facility Address : CASTLE ROCK,WOLFENSBERGER RD,W PLUM
Agency ID: D#7
Facility City/Zip : NOT REPORTED, CO
County : DOUGLAS

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

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Facility Name	:	SWAYBACK TRANSFER STATION	Vista Number:	3147860
Facility Address	:	CO ROAD 67		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Owner Information

Owner Name:	DOUGLAS COUNTY COMMI
Owner Address:	101 3RD STREET
Owner City:	CASTLE ROCK
Owner State:	CO
Owner Zip:	80104

Solid Waste Details

Facility Type:	TRANSFER STATION
Status :	ACTIVE/OPEN

Facility Name	:	LANDFILL	Vista Number:	4593540
Facility Address	:	HIGHWAY 83, NORTH OF SARATOGA ROAD	Agency ID:	D#2
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Status :	INACTIVE

Facility Name	:	PARKER LANDFILL	Vista Number:	4566211
Facility Address	:	3 MILES EAST PARKER, LEFT ON PARKER	Agency ID:	D#1
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type:	RESIDENTIAL
Status :	INACTIVE

Facility Name	:	CASTLE ROCK W. OF CR. NEA I-2	Vista Number:	4556704
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

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Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name	:	LARKSPUR	Vista Number:	4593496
Facility Address	:	PERRY PARK AVENUE	Agency ID:	D#18
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: OTHER
Status : INACTIVE

Facility Name	:	SHAMBALLA ASHRAMA LANDFILL	Vista Number:	4593524
Facility Address	:	SHAMBALLA ASHRAMA	Agency ID:	D#19
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name	:	LANDFILL	Vista Number:	4593531
Facility Address	:	SILVER HEIGHTS, 1/2 MILE EAST OF EVE	Agency ID:	D#12
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Status : INACTIVE

Facility Name	:	LANDFILL(POSSIBLY OLD LITTLETON AIRP	Vista Number:	4593461
Facility Address	:	SOUTH OF LOUVIERS BLVD. APPRX. 1/2 M	Agency ID:	D#9
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Status : INACTIVE

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Facility Name	:	PERRY PARK RANCH	Vista Number:	4593542
Facility Address	:	SW1/4, SECTION 10, T9S, R68W	Agency ID:	D#21
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Status : INACTIVE

Facility Name	:	BOOTS&SADLES/FRANKTOWN PUBLIC	Vista Number:	4555714
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL

Waste #0 REFUSE

Facility Name	:	LARKSPUR CDI DISPOSAL #3 TRAN	Vista Number:	4556064
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: OTHER

Waste #0 REFUSE

Facility Name	:	LOUVIERS WORKS	Vista Number:	4556073
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: OTHER

Waste #0 OTHER

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Facility Name	:	SEDALIA	Vista Number:	4556294
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name	:	SEDALIA	Vista Number:	4556294
Facility Address	:	T R S	Agency ID:	D#10
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name	:	SEDALIA CDI DS. #2 TRANSFER	Vista Number:	4556295
Facility Address	:	T R S		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: OTHER
Waste #0 REFUSE

Facility Name	:	EIDUPONT PO#67 LOUVIERS, CO	Vista Number:	4555842
Facility Address	:	T07 R68 S04		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 LIQUID WASTE

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Facility Name	:	WILLIAMSON PROPERTY	Vista Number:	4556473
Facility Address	:	T65 R66W S26		
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: SANITARY LANDFILL/LANDFILL
Waste #0 REFUSE

Facility Name	:	LOUVIERS - FROM MEMORY ONLY	Vista Number:	4593553
Facility Address	:	WEST OF TOWN, SECTION 4	Agency ID:	D#6
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Facility Type: RESIDENTIAL
Status : INACTIVE

Facility Name	:	LANDFILL	Vista Number:	4593509
Facility Address	:	RICHLAWN, NORTH CROWFOOT VALLEY RD,S	Agency ID:	D#13
Facility City/Zip	:	NOT REPORTED, CO		
County	:	DOUGLAS		

Solid Waste Details

Status : INACTIVE

1 site(s) found in the zip code area(s)
34 site(s) with incomplete addresses possibly exist in the stated zip code area(s)

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GLOSSARY

Description of Report:

This report is a compilation of federal environmental data which identifies environmental problem sites and activities from the records of the United States Environmental Protection Agency(US EPA). The data contained in this report are the result of a search of VISTA's proprietary database.

The VISTA database search is designed to identify all sites known to be located within the specified zip code(s). Because not all government records have complete and accurate addresses, VISTA uses Post Office verification software to assign or to correct zip codes where necessary. For those records which cannot be assigned a zip code, VISTA uses the specifed city name(s) to identify any sites which may be located in the zip code area. If no city name is reported, the county name is used.

Limitations Of Information

All information contained in this report was obtained from US EPA records. VISTA does not warrant the accuracy,timeliness,merchantability, completeness or usefulness of any information furnished, and the subscriber accepts any and all risks resulting from decisions made solely or in part on VISTA information.

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FOR MORE INFORMATION CALL (619)450-6100

5060 Shoreham Place, Suite 300, San Diego, CA 92122

APPENDIX C

LEGAL DESCRIPTION

CASTLE ROCK RANCH PUBLIC IMPROVEMENT AUTHORITY
Golf Course Parcel "B"

A parcel of land located in portions of Sections 22, 27, 28, 33 and 34, Township 8 South, Range 67 West of the Sixth Principle Meridian, City of Castle Rock, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the found #3 rebar for the southeast corner of Section 21, the basis of bearing being S 00°01'18" E along the west line of said section 27 to the found 1/4" axle for the southeast corner of said section 28;
THENCE N 63°01'36" E a distance of 2631.63 feet, to the POINT OF BEGINNING;
THENCE S 15°40'13" W a distance of 5018.68 feet;
THENCE N 89°25'27" W a distance of 2386.46 feet;
THENCE S 00°22'51" E a distance of 308.79 feet;
THENCE S 89°25'27" E a distance of 2298.03 feet;
THENCE S 15°40'13" W a distance of 2424.44 feet;
THENCE N 89°59'02" W a distance of 678.73 feet;
THENCE S 00°41'47" W a distance of 600.54 feet;
THENCE S 89°16'50" E a distance of 515.85 feet;
THENCE S 15°40'13" W a distance of 548.06 feet;
THENCE N 00°20'06" E a distance of 226.87 feet;
THENCE S 15°40'13" W a distance of 789.98 feet;
THENCE N 88°53'22" W a distance of 1119.94 feet;
THENCE N 02°35'23" E a distance of 1228.39 feet;
THENCE N 05°01'24" E a distance of 239.41 feet;
THENCE N 56°57'41" W a distance of 3203.00 feet;
THENCE N 20°53'50" E a distance of 2677.27 feet;
THENCE N 71°31'44" E tangent with the following described curve a distance of 500.55 feet;
THENCE along the arc of a curve to the right having a central angle of 60°16'50", a radius of 888.07 feet, the chord of which bears N 78°19'51" W a distance of 891.83 feet, and an arc length of 934.33 feet;
THENCE S 48°11'26" E tangent with the last described curve and non-tangent to the following described curve a distance of 261.03 feet;
THENCE along the arc of a curve to the right having a central angle of 14°00'19", a radius of 1740.00 feet, the chord of which bears S 46°50'10" W a distance of 424.26 feet, and an arc length of 425.32 feet;
THENCE N 53°50'19" E tangent with the last and following described curves a distance of 1060.41 feet;
THENCE along the arc of a curve to the left having a central angle of 21°00'00", a radius of 2160.00 feet, the chord of which bears N 43°20'19" E a distance of 787.26 feet, and an arc length of 791.68 feet;
THENCE N 32°50'19" E tangent with the last described curve a distance of 2596.66 feet;

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FEB 29 1996

CASTLE ROCK RANCH PUBLIC IMPROVEMENT AUTHORITY
Golf Course Parcel "B"

THENCE S 84°52'53" E a distance of 746.71 feet, to the POINT OF BEGINNING.

EXCEPTING FORM THE ABOVE PARCEL THE FOLLOWING TWO PARCELS::

PARCEL 2:

A parcel of land lying in Section 28, Township 8 South, Range 67 West of the Sixth Principle Meridian, City of Castle Rock, Douglas County, Colorado, being more particularly described as follows:

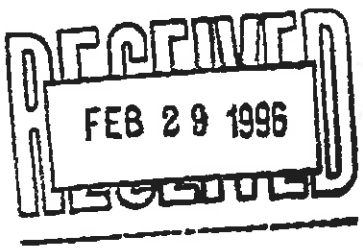
COMMENCING at the southwest corner of said section 28, whence the northwest corner of said Section 28 bears N 00°11'08" W a distance of 5299.57 feet;
THENCE N 58°37'49" E a distance of 3415.73 feet, to the POINT OF BEGINNING;
THENCE N 04°01'05" E a distance of 208.84 feet;
THENCE S 87°59'38" E a distance of 208.71 feet;
THENCE S 04°01'05" W a distance of 208.84 feet;
THENCE N 87°59'38" W a distance of 208.71 feet, to the POINT OF BEGINNING.

PARCEL 3:

A parcel of land lying in the Southeast Quarter of Section 28, Township 8 South, Range 67 West of the Sixth Principle Meridian, City of Castle Rock, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the southeast corner of said Section 28, whence the northeast corner of said Section 28 bears N 00°01'18" W a distance of 4631.44 feet;
THENCE N 62°23'09" W a distance of 660.85 feet, to the POINT OF BEGINNING;
THENCE S 63°50'19" W a distance of 144.71 feet;
THENCE N 26°09'41" W a distance of 208.00 feet;
THENCE N 63°50'19" E a distance of 251.43 feet;
THENCE along the arc of a curve to the right having a central angle of 29°26'30", a radius of 460.00 feet, the chord of which bears N 00°59'57" E a distance of 233.78 feet, and an arc length of 236.37 feet, to the POINT OF BEGINNING.

Containing a net area of 527.005 ACRES, more or less.



CASTLE ROCK RANCH PUBLIC IMPROVEMENT AUTHORITY
Golf Course Parcel "B"

David R. Franzen, P.L.S. No. 29036
For and on behalf of
Merrick & Company
JN: 18012198
Date: _____

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FEB 29 1996

CASTLE ROCK RANCH PUBLIC IMPROVEMENT AUTHORITY
Golf Course Parcel "A"

A parcel of land located in Sections 28, 29, 20 & 21 all in Township 8 Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28, whence the south line of Section 28 bears N 89°22'05" W;
THENCE N 63°14'52" E a distance of 1420.83 feet to the POINT OF BEGINNING;
THENCE N 00°22'51" W a distance of 1262.69 feet;
THENCE N 89°25'27" W a distance of 4017.11 feet;
THENCE N 00°09'30" W a distance of 3570.89 feet;
THENCE S 88°37'18" E a distance of 2661.62 feet;
THENCE N 00°23'27" W a distance of 518.62 feet;
THENCE S 40°09'00" E a distance of 3643.18 feet;
THENCE S 20°53'50" W a distance of 2722.91 feet to the POINT OF BEGINNING;

EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING PARCELS:

DAWSON RIDGE FILINGS A & B ALL DEDICATED STREET RIGHTS-OF-WAY;
DAWSON RIDGE FILING A TRACT G;

ALSO EXCEPTING THE FOLLOWING ONE ACRE PARCEL DESCRIBED AS FOLLOWS:

Parcel 1

A parcel of land located in the East half of Section 29, Township 8 South, Range 67 West of the Sixth Prime Meridian, Douglas County, Colorado, being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 29;
THENCE S 00°14'06" E along the westerly line of said east half of Section 29, a distance of 3267.55 feet to the POINT OF BEGINNING;
THENCE N 89°45'54" E a distance of 208.71 feet;
THENCE S 00°14'06" E a distance of 208.71 feet;
THENCE S 89°45'54" W a distance of 208.71 feet;
THENCE N 00°14'06" W along said westerly line a distance of 208.71 feet to the POINT OF BEGINNING;

Containing a net area of 349.168 Acres, more or less.

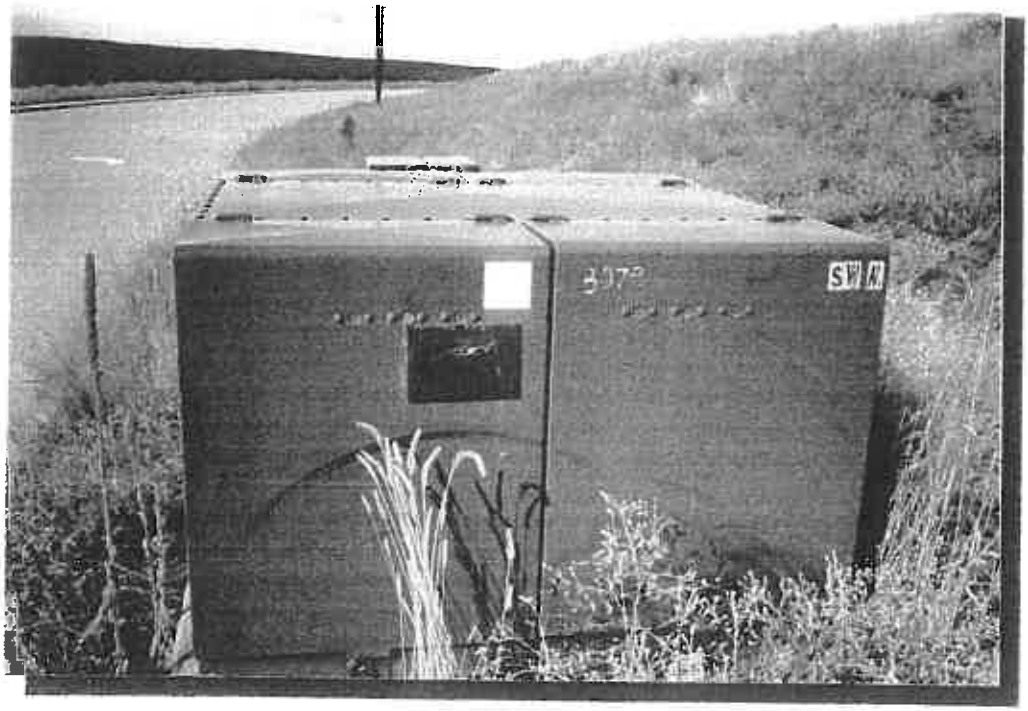
RECEIVED
FEB 29 1996

David R. Franzen P.L.S. No. 29036
For and on Behalf of
Merrick & Company
JN: 18012198
Date: _____

APPENDIX E

SITE PHOTOGRAPHS

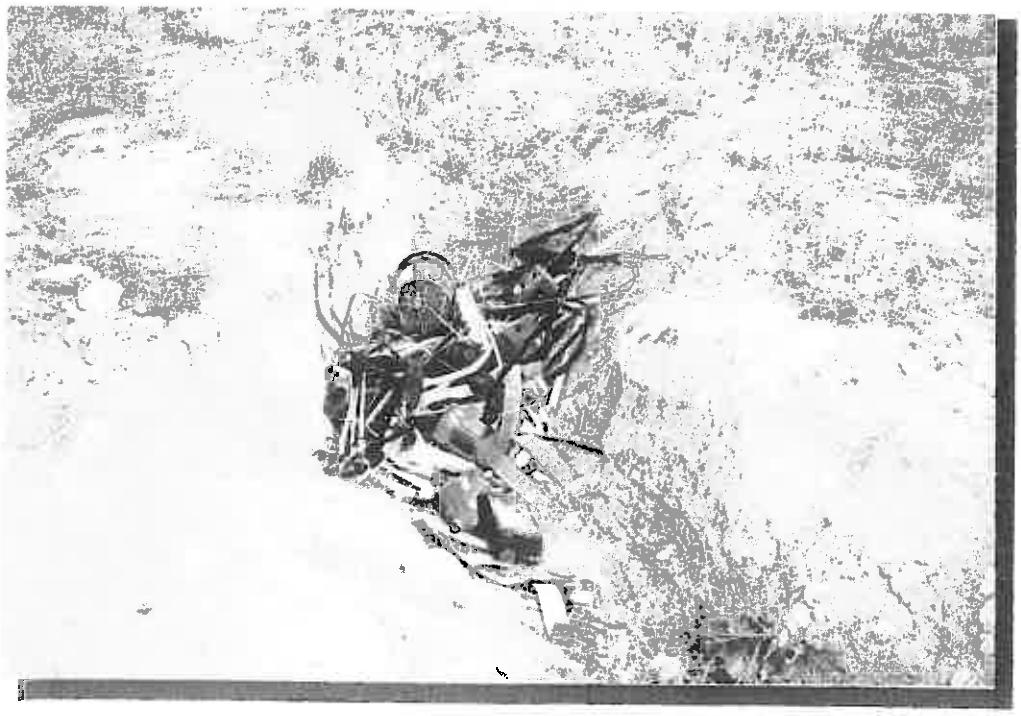
1. VIEW EAST–NORTHEAST OF THE 900 ACRE SITE LOCATED 2.5 MILES SOUTHWEST OF THE CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



2. VIEW OF TYPICAL "NON PCB" PAD–MOUNTED TRANSFORMER LOCATED ON PORTIONS OF THE SITE.

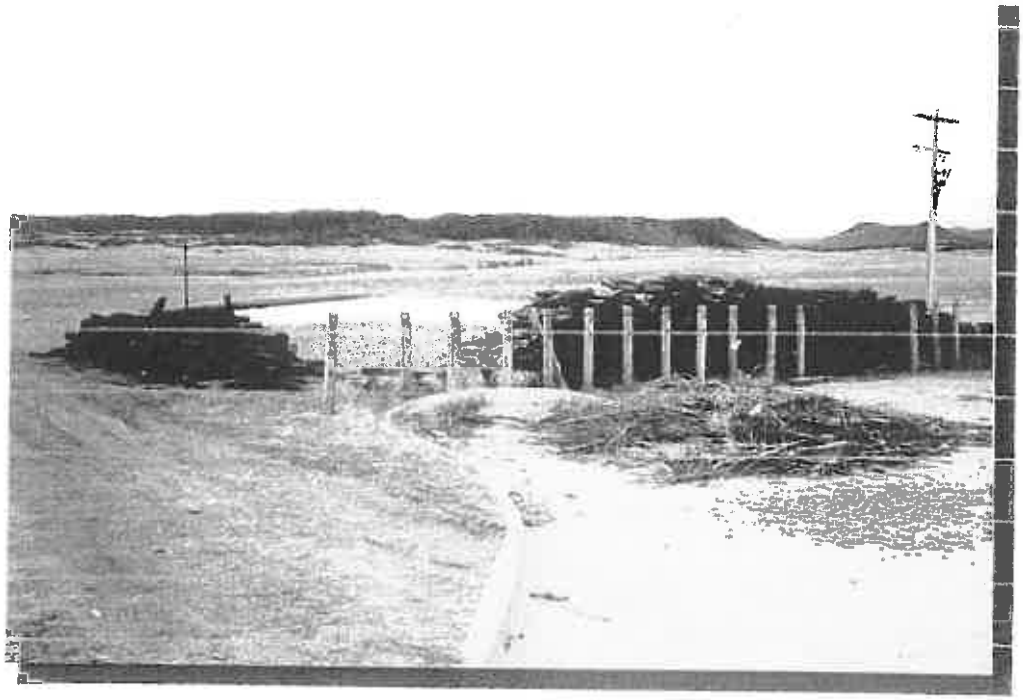
5009600123	MAXIM	SITE PHOTOGRAPHS	Fig. E–1

3. NORTHEAST VIEW OF SINGLE-STORY CINDER BLOCK AND WOOD BUILDING LOCATED IN SECTION 27. NOTE SMALL PUMP HOUSE BUILDING LOCATED LEFT OF LARGER STRUCTURE.



4. VIEW OF GENERAL TRASH AND EMPTY PLASTIC OIL CANS AND 5 GALLON BUCKETS LOCATED IN SECTION 29.

5. VIEW OF WOOD DEBRIS AND CONCRETE MATERIALS LOCATED IN SECTION 28.

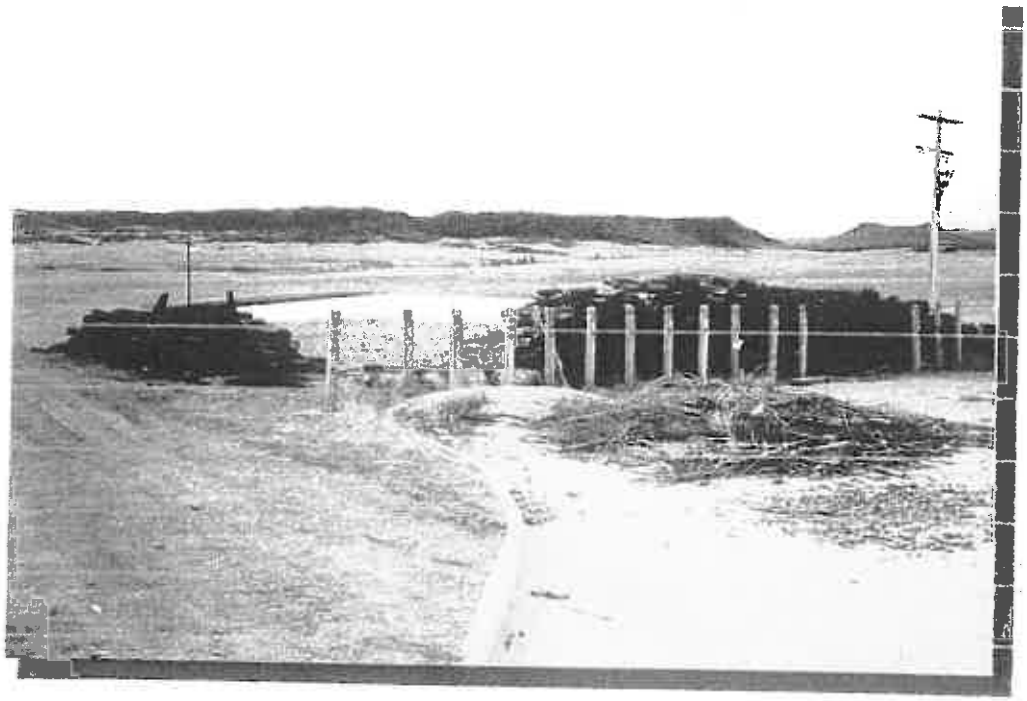


6. VIEW OF USED RAILROAD TIES STACK ON SITE IN SECTION 28.

APPENDIX F

AERIAL PHOTOGRAPHS

5. VIEW OF WOOD DEBRIS AND CONCRETE MATERIALS LOCATED IN SECTION 28.



6. VIEW OF USED RAILROAD TIES STACK ON SITE IN SECTION 28.

APPENDIX F

AERIAL PHOTOGRAPHS

APPENDIX F

AERIAL PHOTOGRAPHS

APPENDIX G

RECORDS OF COMMUNICATION

RECORD OF COMMUNICATION

Project name: Phase I ESA Location: 900 Acres - Douglas Co, Colorado
Communication with: Mr. Roger Applespeare Of: Douglas County Development Corp.
Location: Phone: (✓) 303-770-0200

Communication via: (✓) telephone ( ) discussions during site inspection
( ) office visitation/meeting at _____ ( ) other

Recorded By: C Lit Pope Of: Maxim
at: (time) 10:00 Am on (date) 3/7/96
Subject: General site data

Summary of Communication:

NE side of site occupied by Continental Divide Raceway - 1960's through the early 1980's

Bldg remaining onsite used as office for Dawson Ridge Development Company in the 1980's. The company constructed roads at the site & prepare the area for development for residential properties, provide H2O & electricity;

Property never completed due to financial problems

No known environmental concerns at site,

No USTs, septic systems or waste water tanks on site;

Water well & pump located adj to the on site Bldg

Conclusions, actions taken, required or recommended:

(*) We suggest gaining access to the onsite Bldg ~~none~~

Follow up required: When, with and by whom:

none

MAXIM TECHNOLOGIES INC

Project No. 5009600123

RECORD OF COMMUNICATION

Project name: Phase I ESA Location: 900 acres in Douglas Co. Colorado
Communication with: Norris Broom Of: Castle Rock Fire Dept. Haz material
Location: office Phone: ( ) 303-660-1066

Communication via: ( ) ~~telephone~~ ( ) discussions during site inspection
( ) office visitation/meeting at _____ ( ) other

Recorded By: C.L. Pope Of: Maxim
at: (time) 10:20 Am on (date) 3/13/96
Subject: Spills, dumping, USTs etc. USTs

Summary of Communication:

No significant concerns have been reported for the vicinity & none for the S.T.

Conclusions, actions taken, required or recommended:

none

Follow up required: When, with and by whom:

none

MAXIM TECHNOLOGIES INC

Project No. 500960123

APPENDIX F

RESUMES

Resume

LELA T. UPDEGRAVE

Environmental Technician

CTL | THOMPSON

Office Location

Denver, Colorado

Years of Experience

1 Year

Education

B.S. Wildlife Biology
Humboldt State University
2014

Certifications & Professional Training

Track and Sign Level III, CyberTracker Conservation, *Humboldt County CA (2013)*

First Aid and CPR, American Heart Association, *Fairplay, CO (2017)*

Ms. Updegrave joined CTL | Thompson in 2018 as a Biologist and Environmental Technician for commercial and municipal projects for the Environmental Department. Her past background is mainly in the biological and ecological sciences with 6 seasons of relevant field work. Her current responsibilities include Phase I Environmental Site Assessments, research of historical documentation, and biological evaluations.

Project Experience

Brighton East Farms, Brighton, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for biological study.

Brighton Homestead Farms, Brighton, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Cutler Farms, Commerce City, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Sky Ranch, Aurora, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA.

Stonegate, Parker, Colorado
Conducted several burrowing owl presence/absence surveys in accordance with Colorado Parks and Wildlife Recommended Burrowing Owl Survey Protocol.

Sorrel Ranch, Arapahoe County, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Copperleaf J, Aurora, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Southgate II, Brighton, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Meadows J, Castle Rock, Colorado
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

Matthew L. Wardlow, P.E.

Environmental Department Manager

Office Location
Denver, Colorado

Years of Experience
20 Years

Professional Registration
Registered Professional Engineer: Colorado

Education
B.S. Engineering and Policy, Washington University, St. Louis, MO, 1993

Training & Certifications
40 Hour OSHA Training

Confined Space Training

Mold Remediation Technician

Training Principals of Forced Air Remediation

Asbestos Inspector
Air Monitoring Specialist
Designer

Professional Affiliations
American Society of Civil Engineers

American Society of Foundation Engineers

Colorado Environmental Management Society

Urban Land Institute

Mr. Wardlow has a variety of technical expertise in Phase I and II Environmental Site Assessments, CDPHE Voluntary Cleanup (VCP) applications, asbestos consultation, underground storage tank removals, site characterizations, and assessments under the National Environmental Policy Act. Mr. Wardlow reviews all environmental deliverables, making sure that the latest practices are followed. He has developed a reputation as a consistent and reliable consultant for his clients, which include the City & County of Denver, Auraria Campus and its colleges, and Boulder County. He encompasses a variety of project experience including brownfields, historical mine sites, medical facilities, and wastewater treatment plants.

Project Experience

Regency Athletic Complex at MSU Denver, Denver Colorado
2016 ACEC CO GRAND CONCEPTOR AWARD – Highest Engineering Honor
This former brownfield, located at the southern end of Auraria Campus, was the site of geotechnical and environmental issues from past industrial use. There was also the potential for settlement due to undocumented fill. Mr. Wardlow devised an idea using Deep Dynamic Compaction (DDC), which is a ground improvement technique that densifies the majority of soils and fills in-place by using a drop weight. CTL then provided on-site geotechnical and environmental inspection services, management of contaminants excavated, and also successfully entered the client into the State of Colorado Voluntary Cleanup Program. Measures were also taken to monitor air quality and vibrations from the impact. The solution was about 25% of the removal and replacement costs, and there has been no noticeable settlement.

Other Redevelopment/Voluntary Cleanup Projects:
Prepared Overall 2016 Auraria Campus Materials Management Plan
New Breckenridge Brewery – VCP – Remediation of Pesticides
Community College of Denver Confluence Building
Metro State Hotel and Hospitality Learning Center
Metro State Student Success Building
AHEC 5th Street Parking Garage – VCP – Coal Ash and Asbestos
Gold Hill Mesa - VCP - Subdivision Constructed on Mine Tailings
4th and Santa Fe – VCP Remediation of Chrome Plating Site
ConocoPhillips - Purchase/Redevelopment of 400-acre StorageTek

Other Major Projects and Clients
Denver Department of Environmental Health - 20+ P1 and P2 ESAs
CDOT - Over 30 Asbestos Surveys, Air Clearances of Buildings
Land Developers - Due Diligence Studies and SWMP Consultation
Urban Land Conservancy - P1 and P2 ESAs, IAQ Concerns
CU Boulder - Asbestos Consultant - Ketchum Hall, Hallett Hall
Homebuilders - Due Diligence, Mold and Moisture Consultation
Boulder County Risk Management - On-Call Industrial Hygienist
Boulder Valley School District - On-Call Asbestos Consultant
Regis University - P1 ESA of 7 Parcels of Campus

June 22, 2021
Revised June 29, 2021

Dawson Trails I, LLC
Dawson Trails II, LLC
Westside Property Investment Company, Inc.
4100 East Mississippi Avenue, Suite 500
Glendale, Colorado 80249

Attention: Mr. Jake Schroeder

Subject: Limited Phase II Environmental Site Assessment
Dawson Trails
I-25 Frontage Road and Territorial Road
Castle Rock, Colorado
Project No. DN50,773.000-205-L1

This letter presents the results of the Limited Phase II Environmental Site Assessment (ESA) conducted at selected locations within an approximately 2,000-acre parcel of land identified as Dawson Trails and located west of the intersection of I-25 Frontage Road and Territorial Road in Castle Rock, Colorado. The purpose of this investigation was to gather subsurface data in order to evaluate possible environmental concerns related to the former Continental Divide Raceway that was constructed on the northern portion of the Site circa 1960 until it was razed circa 1989. Additionally, areas of dumping were observed in various locations across the property, and especially concentrated within the dry wash located along the southern property boundary. The Site and surrounding regional topography are depicted on Figure 1.

SITE DESCRIPTION

The Site mostly consists of vacant rangeland. Territorial Road intersects the Site on the northern portion of the Site. Some paved roads and utilities have been installed south of Territorial Road. All other access roads are unpaved on the Site. Five structures are present on the Site, including a hay storage building, an abandoned farm utility building, two abandoned water utility buildings and a large, abandoned water tank. Several man-made ponds are present on the Site, which are used as drinking areas for cattle. The Site is located in Sections 15, 21, 22, 27, 28, 29, 32, 33, and 34, Township 8 South, Range 67 West of the Sixth Principal Meridian in Castle Rock, Colorado.

PREVIOUS INVESTIGATIONS

CTL conducted a Phase I ESA at the Site, with report dated November 19, 2020 under our Project Number DN50,773.000-200-R1. Our Phase I ESA identified two recognized environmental conditions (RECs) at the Site, including:

- Areas of debris accumulation, which contained 55-gallon drums; and,
- The possibility of contamination or underground storage tanks (USTs) resulting from the former Continental Divide Raceway

PURPOSE AND METHODOLOGY

The RECs identified in our Phase I ESA indicated the potential for subsurface petroleum impacts at specific locations across the Site as the result of historic uses of the Property. The purpose of our pre-subsurface investigation document review was to identify likely areas of petroleum impacts using GPS, aerial photography, and topographic map overlays on Google Earth.

Investigatory methodologies for this investigation included completing soil borings using a four-inch diameter solid-stem auger to drill to maximum depths of 30 feet bgs or to bedrock, whichever is earlier. Sampling was conducted using an 18-inch split-spoon sampler, which was decontaminated in the field between sample collection using Alconox®.

Soil and groundwater samples are submitted to an independent laboratory for chemical analysis based on field observations; for this investigation, sample analyses included Volatile Organic Analysis (VOA) by EPA Method 8260 (indicators of petroleum and common solvents) and Total Petroleum Hydrocarbons (TPH) by EPA Method 8015M.

GEOPHYSICAL SURVEY

Prior to the initiation of our subsurface investigation, CTL contracted with International Geophysical Services, LLC (IGS) to conduct a ground magnetic survey over the areas believed to be the locations of the the former pit areas associated with the Continental Divide Raceway, based on historic aerial imagery. A copy of the IGS report is included in **Attachment A**.

According to an historical site plan, the raceway appears to have had racing pits for both drag racing (north area) and the conventional track/loop (south area). The purpose of the investigation was to identify potential USTs and other ferromagnetic object by collecting and analyzing total magnetic intensity (TMI) data. The data was collected over two areas along a series of parallel traverses spaced approximately 10 meters apart.

Within Area 1 (as referenced in **Attachment A**), the magnetic data revealed two zones containing ferromagnetic objects. There were multiple sources causing anomalous magnetic responses in the “northern” zone of Area 1; IGS concluded that the complex magnetic signatures of this area potentially obscured TMI response due to a possible UST. The magnetic anomaly in the “southern” zone of Area 1 is interpreted to be due to a steel culvert used to drain effluent and water away from the former observation structure.

Within Area 2 (as referenced in **Attachment A**), two magnetic anomalies were of interest. One magnetic anomaly was interpreted to be the result of a potential UST while the other was interpreted to be due to a buried ferromagnetic object of similar size to UST, but likely not a buried tank. This could be possible debris from the demolition of the raceway and associated structures circa 1989.

LOCATION OF TEST HOLES

Based on the conclusions made by IGS in their magnetic survey report, CTL overlayed the magnetic data onto a Site plan uploaded into Google Earth. Therefore, CTL was able to identify the locations of suspected ferromagnetic objects within the subsurface of the Site to inform the locations of our borings. CTL placed three temporary borings in the vicinity of the northern anomaly (TH-01 through TH-03), and three temporary borings within the vicinity of the southern anomaly (TH-04 through TH-06). The wells were located in areas determined to be topographically down- or cross-gradient to the locations of possible USTs as indicated by the IGS report. The locations of our wells, as well as field screening and laboratory analytical results, are included on Figures 2 through 5. Figure 2 shows the location of the test holes installed around a possible UST identified in the IGS report north of Gamble Ridge Drive North and Figure 3 shows the location of the test holes installed around a possible UST identified south of Gamble Ridge Drive North. Soil laboratory analytical results are depicted on each of these figures. Figure 4 provided groundwater analytical data for the sample collected from TH-05.

Figure 5 shows the approximate location of suspect asbestos-containing debris that were sampled, as well as the corresponding laboratory analytical data.

FIELD INVESTIGATION

CTL contacted Colorado 811 to locate public underground utilities, who contacted Tier 1 Member Facilities to complete utility locates. Private utilities were also identified for the investigation.

CTL mobilized to the Site on Friday, April 9, 2021, in order to install the six monitoring wells at the Site. Odell Drilling, Inc. (Odell) drilled the monitoring wells using a four-inch solid-stem auger. The wells were drilled to depths between approximately 20 and 30 feet bgs, based on observed depth to bedrock. Soils beneath the Site generally consisted of clays, sandy clays, and silty sandy clays underlain by claystone and siltstone bedrock. The wells were generally constructed using 10 feet of screened PVC pipe topped with 10 to 20 feet of PVC riser. The annuli of the borings were filled with sand to approximately one (1) to two (2) feet above the screened interval and topped with hydrated bentonite to the ground surface.

CTL used a portable Photo-Ionization Detector (PID), and our visual and olfactory observations to field-screen soils observed during drilling. The PID was calibrated to isobutylene. CTL screened soil samples every five feet during drilling. Samples were

placed in resealable plastic bags for testing with the PID. The bagged samples were warmed and the vapor headspace inside the bags was then field-screened. The PID detects total vapor volatile organic compounds with the ionization potential of less than or equal to 10.6 eV. The PID does not provide a direct measure of compounds in the samples and it does not identify specific compounds, therefore, the results of field-screening are identified in units of parts per million volume (in air) (ppmv).

PID readings measured during drilling were typically below 5.0 ppm; these readings are within the range considered to be within "background" readings for moisture or natural organics. The highest PID reading was 7.6 ppm at a depth of approximately 15 feet bgs in TH-01. Additionally, a reading of 5.8 ppm was observed at a depth of approximately 20 feet bgs in TH-05. Generally, CTL did not observe olfactory or visual evidence of contamination in the borings during drilling activities.

CTL collected one soil sample each from TH-01 and TH-05 at depths of approximately 15 and 20 feet bgs, respectively, as these locations and depths had the highest observed readings on the PID. The soil samples were collected in laboratory-provided glassware and submitted on ice to Origins Laboratory in Denver, Colorado for analysis of VOCs via EPA Method 8260 and Total Petroleum Hydrocarbons (TPH) via EPA Method 8015M.

Groundwater was not typically encountered during drilling activities on April 9, 2021. CTL returned to the Site on Wednesday, April 14, 2021 to measure depth to groundwater in the six temporary groundwater monitoring wells and, if water was present, to develop the wells by hand using a two-inch plastic bailer. Groundwater was not measured in any of the wells, with the exception of TH-05; groundwater was measured at approximately 18.58 feet bgs in TH-05. Note that the total depth of TH-05 was measured to be approximately 20.38 feet bgs. CTL attempted to purge three well volumes from the well before a sample was collected. However, due to slow recharge rates, CTL was unable to purge three well volumes of water from TH-05. CTL collected one groundwater sample from TH-05 in laboratory-provided glass 40-milliliter (mL) vials with a hydrochloric acid preservative and placed in a cooler on ice for transport to Origins Laboratory in Denver, Colorado for analysis of VOCs via EPA Method 8260. Water was not found in other borings.

Environmental protocol was used by CTL during drilling and field screening activities. Gloves and plastic bags were used by CTL to obtain and screen subsurface soils, and dedicated gloves and bags were used after each boring.

LABORATORY ANALYTICAL RESULTS

Laboratory analytical results were non-detect for the two soil samples and one groundwater sample collected as part of this investigation. Laboratory analytical reports are included in **Attachment B**.

ASSESSMENT OF DEBRIS PILES

During our Phase I ESA Site reconnaissance, seven locations were identified across the Site as areas of debris, some of which were observed to contain 55-gallon drums. CTL re-visited these locations on April 9, 2021, in order to determine a risk level for each location, which would be used to determine the most suitable form of investigation. In total, there were seven locations across the Site that were identified in our Phase I ESA. Generally, piles of debris were comprised of scraps of wood, metal, and concrete, and are likely the result of abandoned redevelopment of the Site into a residential neighborhood in the late 1980s. CTL determined that these locations did not require further investigation as the nature of the debris is generally considered to be inert from an environmental perspective.

Of the most concern were areas of dumping observed within the dry wash located along the southern property boundary. During our Phase I ESA investigation, CTL was concerned with the presence of 55-gallon drums and potential asbestos-containing building debris. Upon further observation of these areas between April 14 and April 30, 2021, CTL determined that the 55-gallon drums initially observed on the Site were likely the remnants of farm waste dumping and were most likely empty long before they were dumped at the Site. During our subsequent inspection of these areas, we did not observe soil staining or unusual odors associated with the nearby soils. Therefore, CTL determined that the observed 55-gallon drums were not of immediate environmental concern. Further, the dumping appeared to be surficial and there did not appear to be evidence of buried drums at the locations initially identified as part of our previous Phase I ESA investigation.

Additionally, CTL assessed the areas of dumping along the southern Site boundary for the presence of suspected asbestos-containing debris. CTL representatives Richard Blessing and John Castellano, both Certified Asbestos Building Inspectors (CABIs) with CDPHE, observed for materials that may potentially contain asbestos on April 30, 2021. Note that these areas of dumping appear to be primarily surficial; it was not obvious that materials are buried within the dry wash. If suspected materials were identified, samples were collected and submitted to EMSL Analytical, Inc. in Denver, Colorado under chain of custody for asbestos analysis via Polarized Light Microscopy (PLM). A total of five materials were sampled on April 30, 2021, including large pieces of transite pipe. Table I, below, describes the materials samples and provides a summary of the laboratory analytical results. Laboratory reports are provided in **Attachment B**. Approximate asbestos sample collection areas are depicted on Figure 5.

TABLE I
SUSPECT ASBESTOS SAMPLE RESULT SUMMARY

HOMOGENEOUS MATERIAL	HOMOGENEOUS IDENTIFIER	MATERIAL TYPE	DESCRIPTION	ASBESTOS CONTENT	FRIABLE
ROOFING MATERIALS	RM1	MISC	WHITE AND BLACK	ND	YES
ROOFING MATERIALS	RM2	MISC	GREEN AND BLACK	ND	YES
FIBERBOARD	FB1	MISC	BROWN	ND	YES
TAR PAPER	TP1	MISC	BLACK	ND	NO
TRANSITE PIPE	PIPE1	MISC	GREY	33% CHRYSOTILE 5% CROCIDOLITE	NO

MISC= Miscellaneous
ND = None Detected

Asbestos was detected in two of the samples; large pieces of transite pipe are located within the debris piles located in the dry wash along the southern Site boundary. Note that both samples were taken from the same material.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigation, it does not appear that the subsurface materials at the Site have been impacted by activities conducted at the former Continental Divide Raceway in the areas of the Site that were the focus of this investigation.

The possibility for underground storage tanks to be encountered during development still exists at the Site. A geophysical study conducted as part of this investigation indicated the presence of buried ferromagnetic objects in select locations on the northern portion of the Site. The possibility of encountering tanks or other debris in these areas should be planned for prior to development, and the appropriate contractor(s) informed.

Asbestos has been identified in transite piping located within the dry wash dump area on the southern portion of the Site. It does not appear that asbestos debris are buried at the locations that were the focus of this investigation. Therefore, the Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division Regulation 6 CCR 1007-2 applies to the Site. We recommend that a General Abatement Contractor (GAC) be retained to remove the transite piping. Note that the possibility remains for similar piping, or asbestos-containing debris, to be uncovered during Site redevelopment. It may be beneficial to have Standard Operating Procedures in place to assist in the proper disposal and management of asbestos materials, if encountered during the redevelopment of the property. CDPHE has pre-approved SOPs in their solid waste regulations. We should be contacted if these materials are encountered.

LIMITATIONS

This letter was prepared for the use of Dawson Trails I, LLC, Dawson Trails II, LLC, and Westside Property Investment Company, Inc. in evaluating the subsurface conditions at selected on-site locations of the property known as Dawson Trails. Our sampling and analytical plan was designed using previously obtained environmental background information and our judgment. The accuracy and reliability of environmental studies reflect the number and type of samples taken and extent of the analyses conducted. This investigation does not result in any guarantee that the Site is free and clear of hazardous materials other than those indicated in this letter.

We believe our environmental site evaluation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of the project. No warranty, express or implied, is made by CTL.

If you have any questions, or need additional information, please call.

Sincerely,

CTL | THOMPSON, INC.

Richard R. Blessing IV, G.I.T.
Staff Geologist

Reviewed by:

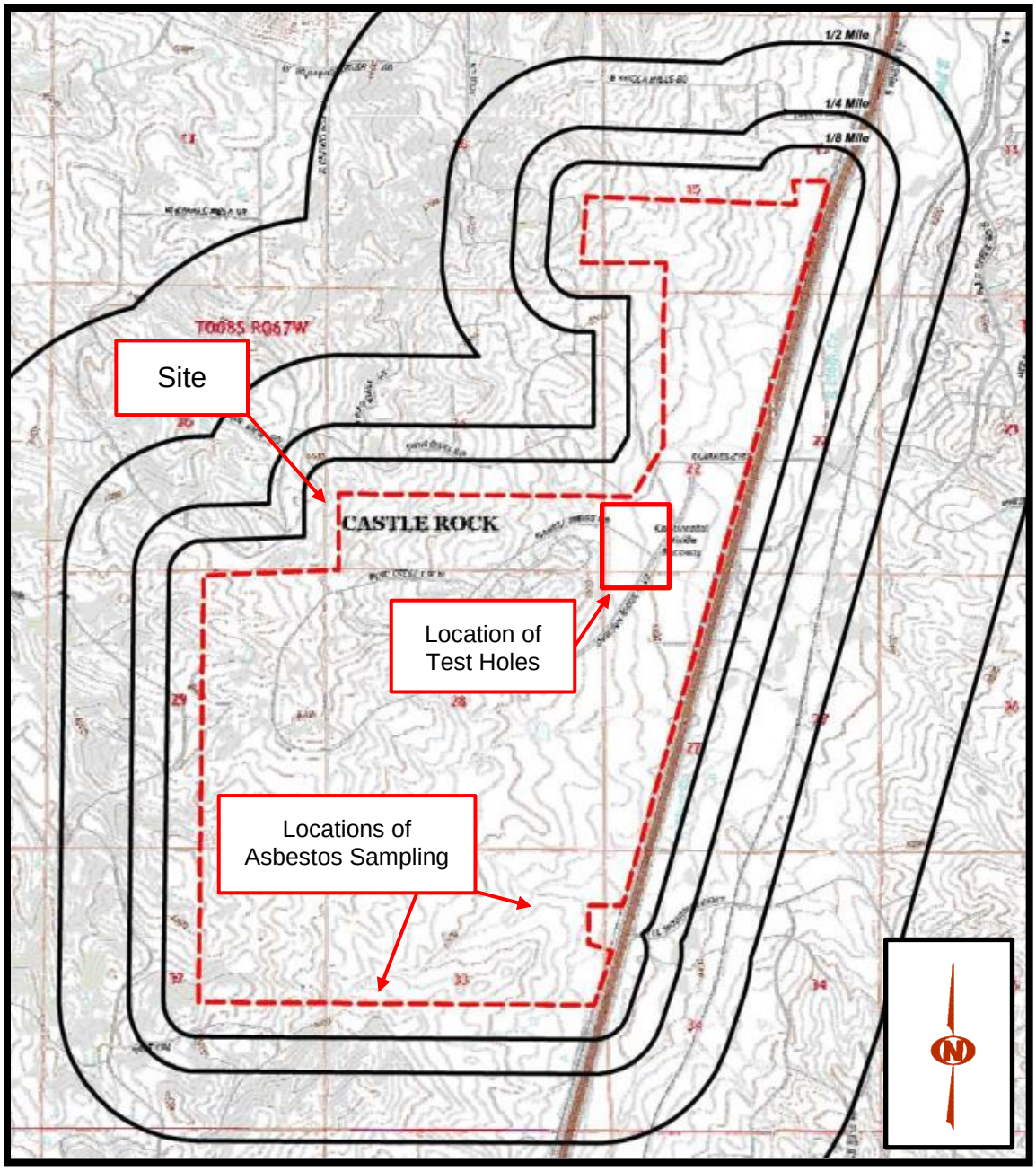
Matthew L. Wardlow, P.E.
Environmental Department Manager

Attachments:
Figure 1 – Topographic Map
Figure 2 – Northern Soil Boring Site Plan and Analytical Results
Figure 3 – Southern Soil Boring Site Plan and Analytical Results
Figure 4 – Southern Groundwater Analytical Results
Figure 5 – Asbestos Sample Location and Analytical Results
Attachment A – Ground Magnetic Survey – IGS, Inc.
Attachment B – Laboratory Analytical Reports
Attachment C – Site Photos

RRB:MLW/nn

Via e-mail: jschroeder@westsideinv.com

R 67 W, T 8 S

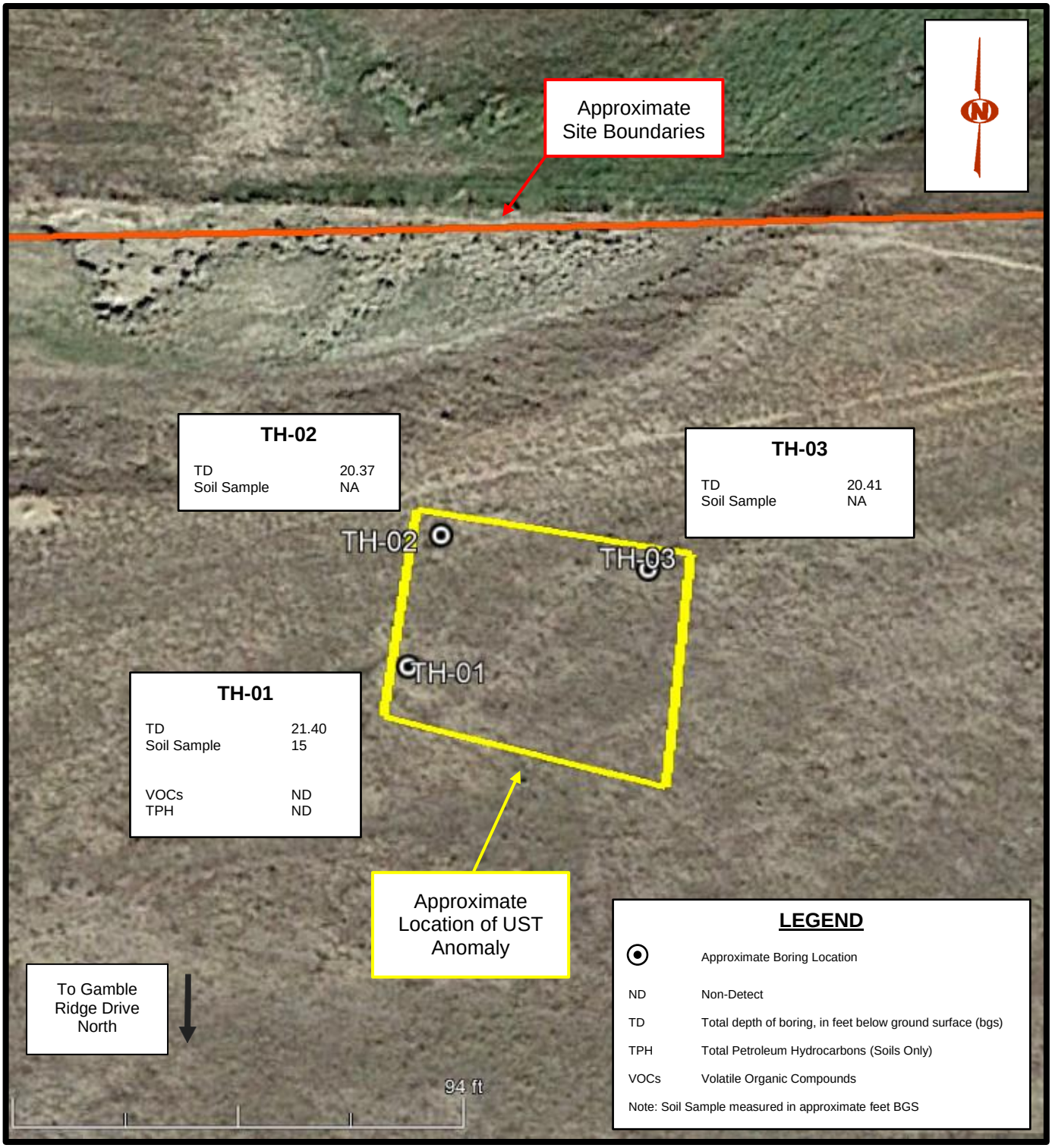


Source:
U.S.G.S. Topographic Map
Dawson Butte Quadrangle
Colorado, 2013

CTL | THOMPSON

FIGURE 1: TOPOGRAPHIC AREA MAP

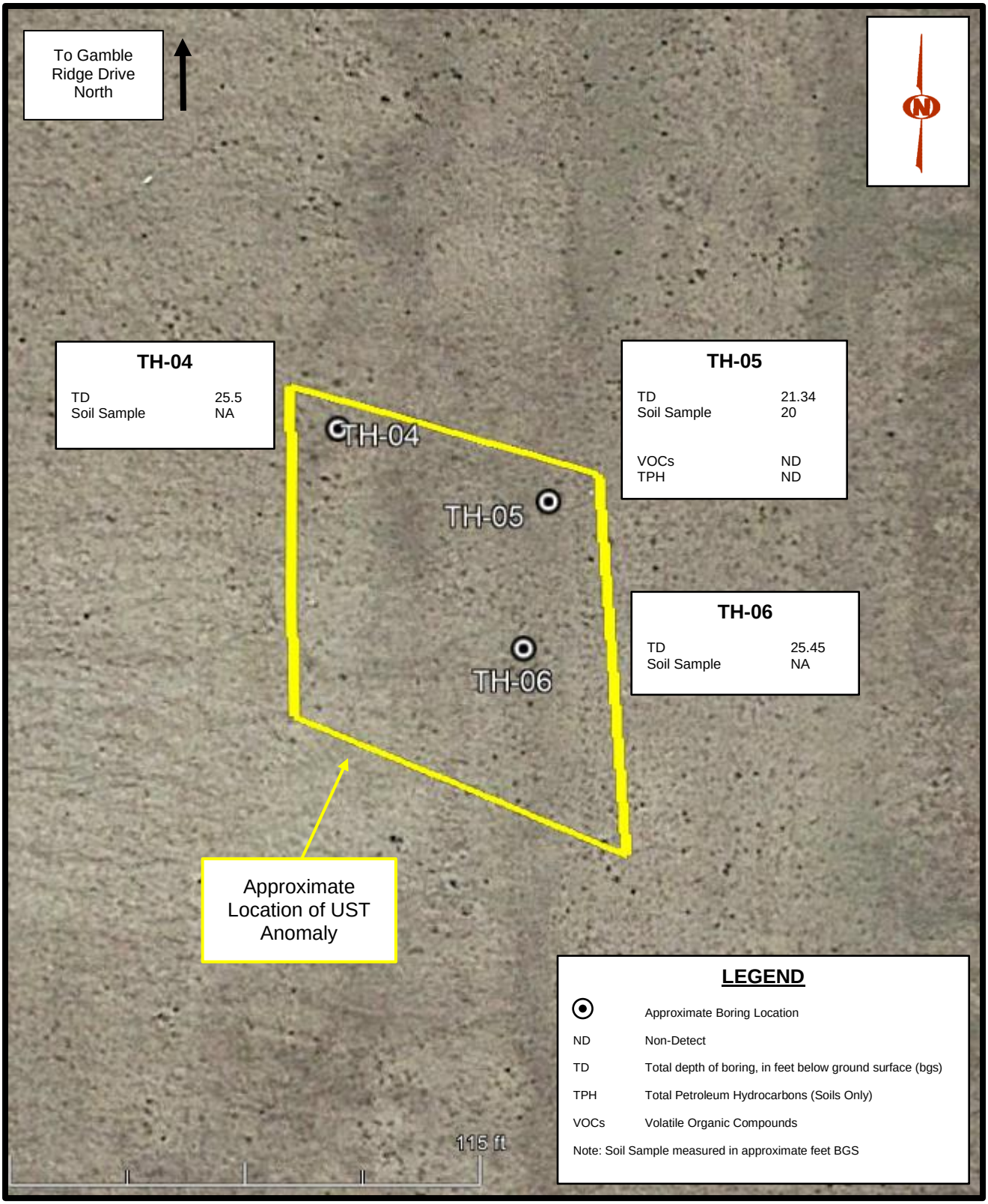
DAWSON TRAILS I, LLC; DAWSON TRAILS II, LLC; AND WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS
CTL | THOMPSON PROJECT NO. DN50,773.000-205-L1



(Scale Bar Above)

CTL | THOMPSON

FIGURE 2: NORTHERN SOIL BORING SITE PLAN AND ANALYTICAL RESULTS
DAWSON TRAILS I, LLC; DAWSON TRAILS II, LLC; AND WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS
CTL | THOMPSON PROJECT NO. DN50,773.000-205-L1

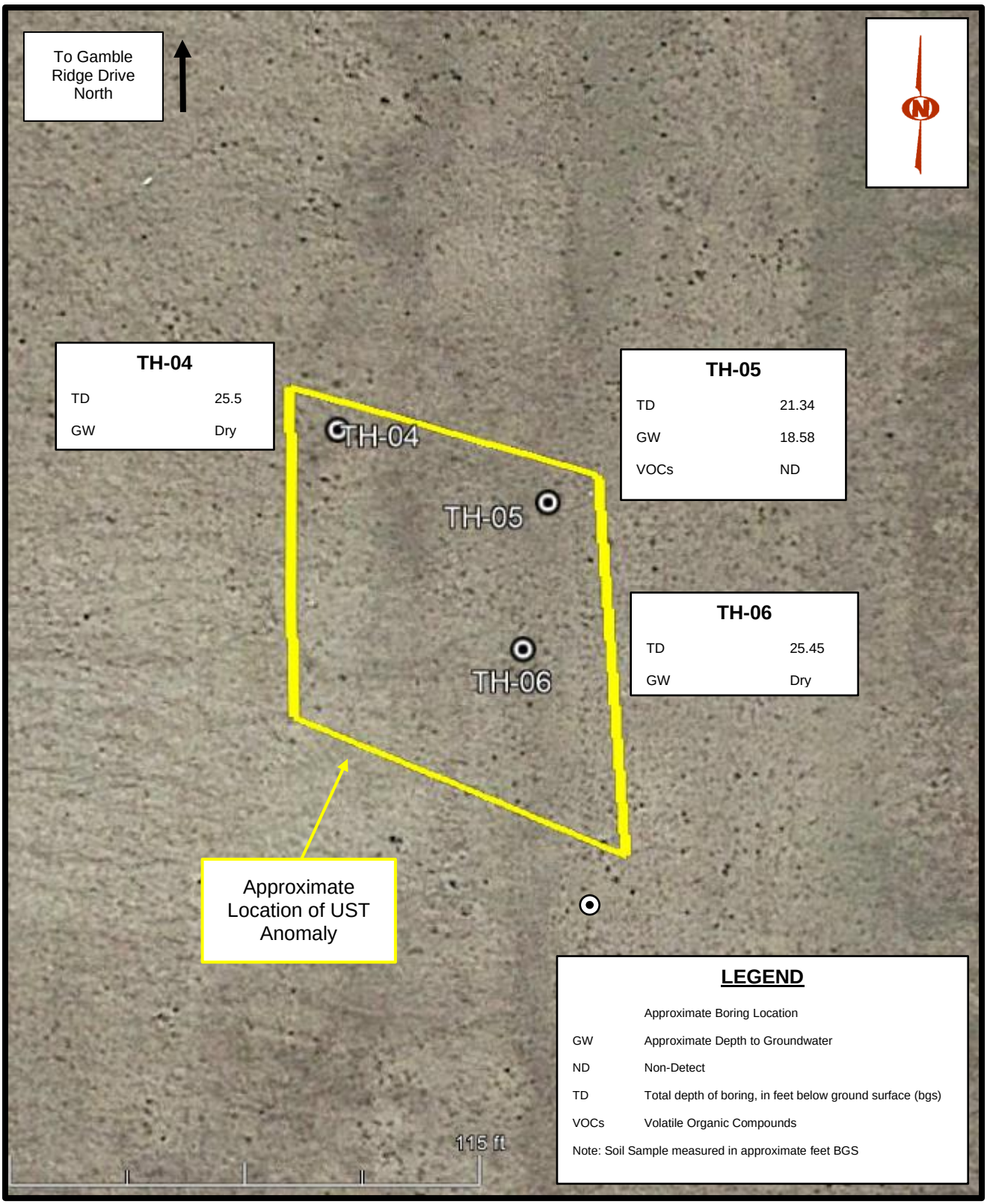


(Scale Bar Above)

CTL | THOMPSON

FIGURE 3: SOUTH SOIL BORINGS SITE PLAND AND ANALYTICAL RESULTS

DAWSON TRAILS I, LLC; DAWSON TRAILS II, LLC
WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS
CTL | THOMPSON PROJECT NO. DN50,773.000-205-L1

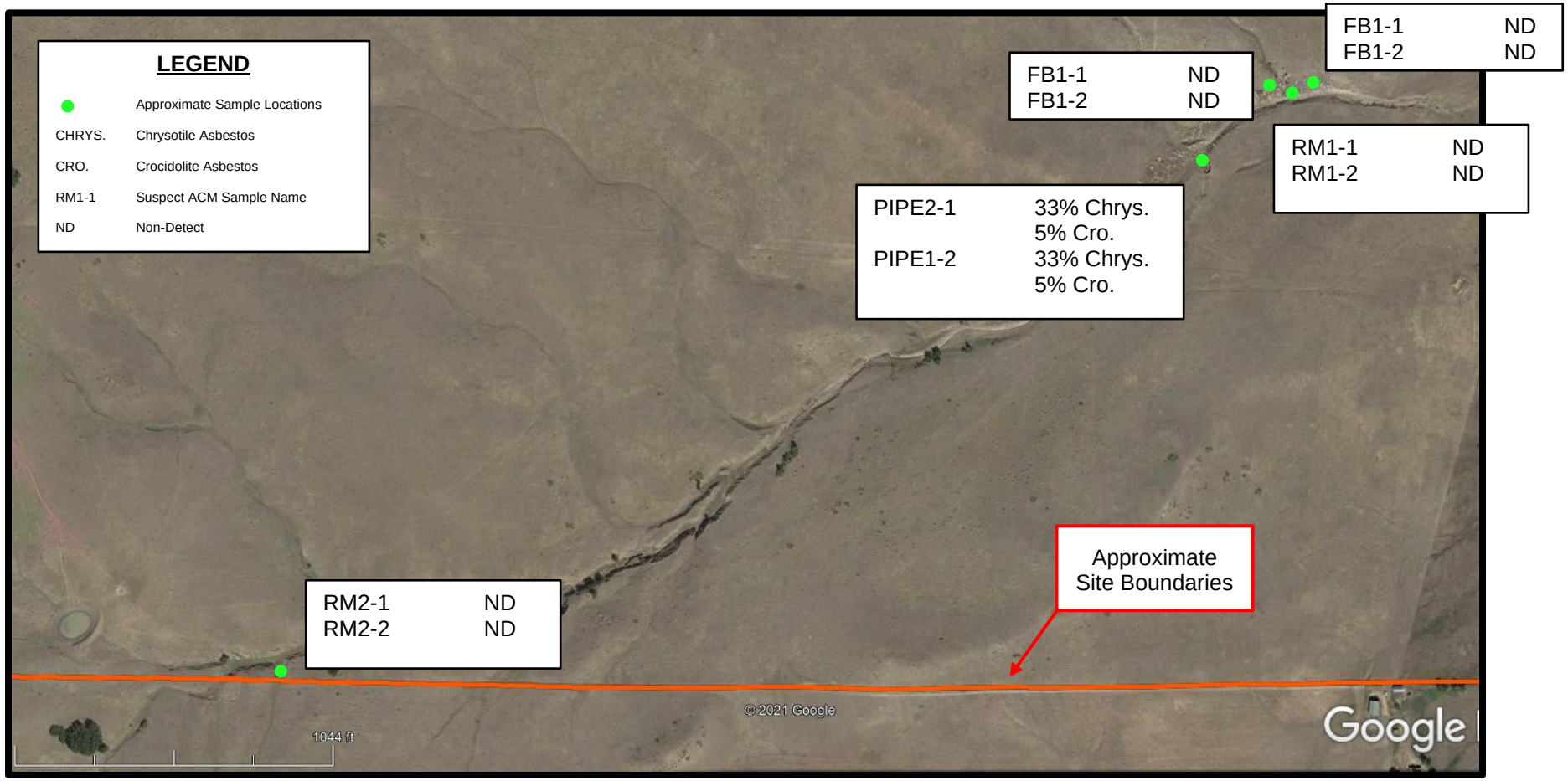


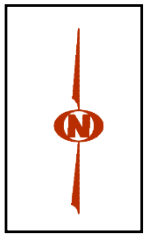
(Scale Bar Above)

CTL | THOMPSON

FIGURE 4: GROUNDWATER ANALYTICAL RESULTS

DAWSON TRAILS I, LLC; DAWSON TRAILS II, LLC; AND WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS
CTL | THOMPSON PROJECT NO. DN50,773.000-205-L1





CTL | THOMPSON

FIGURE 5: ASBESTOS SAMPLING LOCATIONS AND ANALYTICAL RESULTS

DAWSON TRAILS I, LLC; DAWSON TRAILS II, LLC; AND WESTSIDE PROPERTY INVESTMENT COMPANY, INC.
DAWSON TRAILS
CTL | THOMPSON PROJECT NO. DN50,773.000-205-L1

ATTACHMENT A

GROUND MAGNETIC SURVEY – IGS, INC.

International Geophysical Services, LLC

Report on a Ground Magnetic Survey Over the Two Areas at the Site of the Former Continental Divide Raceways near Castle Rock, CO

Prepared for:

Mr. Matt L. Wardlow, P.E.
Environmental Dept. Manager
CTL/ Thompson Inc.
1971 W. 12th Ave.
Denver, CO 80204

cell: 720-219-6870
phone: 303-825-0777
e-mail: mwardlow@CTLThompson.com

Prepared by: R. Bell Project ID: IGS-2116 date: 12 MARCH 2021

SUMMARY

On March 10, 2021, a ground magnetic survey was conducted over the pit areas at the former Continental Divide Raceway to scan the subsurface for underground storage tanks (USTs) and other ferromagnetic objects. Total magnetic intensity (TMI) data were collected over two areas along a series of parallel traverses spaced approximately 10 meters apart.

Within Area 1, the magnetic data reveal two zones containing ferromagnetic objects. There are clearly many sources causing the anomalous magnetic response in the northern zone. The net result is a complex magnetic signature potentially obscuring the response due to a UST. However, one of anomalies is interpreted as a possible UST. The magnetic anomaly in the southern zone is interpreted to be due to a steel culvert used to drain effluent and water away from the structure hosting spectators.

Within Area 2, there are two magnetic anomalies of note. One magnetic anomaly in interpreted to be the result of a UST while the other is interpreted to be due to a buried ferromagnetic object of similar size to UST but is probably not a UST.

Introduction

A ground magnetic survey was conducted over two areas of interest (AOI) on March 10, 2021 at the site of the former Continental Divide Raceway located approximately 2.5 miles south of Castle Rock, CO and west of I-25. Upon review of historical documents, the areas of interest were determined to be the pit areas.

The blue rectangles shown in Figure 1 are the extents of the 2D plan maps created for Area 1 and Area 2. The base image is a portion of the USGS 1:24000 scale Dawson Butte, CO topographic map published in 1965. In contrast, the actual location of each geophysical survey line and plots of the TMI data are superimposed on the recent Google Earth image for the project area.

The objective for each survey is to detect and delineate underground storage tanks (USTs) left behind after the 1983 shut down of the facility.

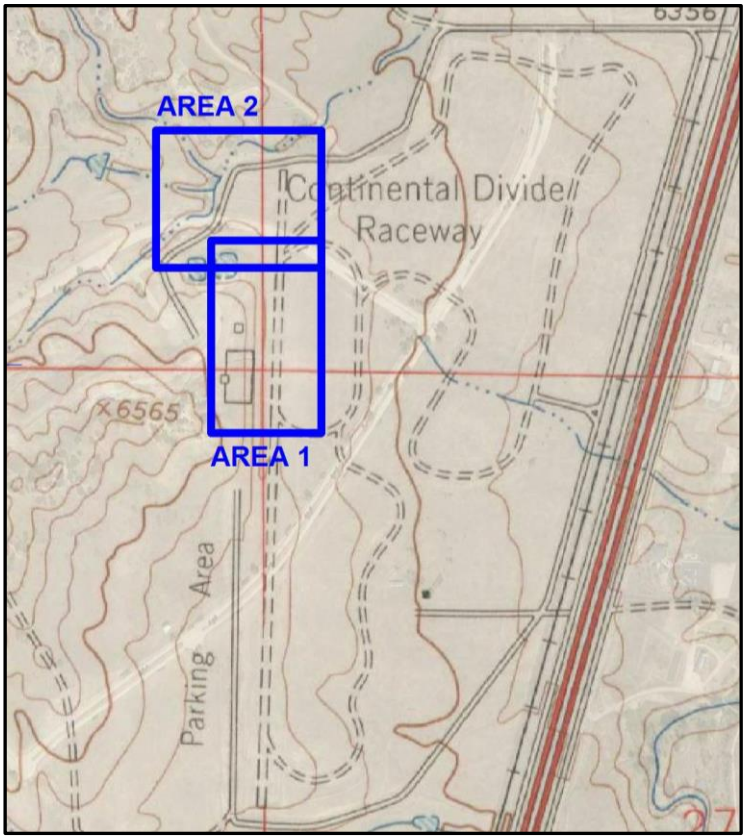


Figure 1 Location of Survey Areas

Geophysical Investigation

Total magnetic intensity (TMI) data were collected along a set of quasi-parallel survey lines oriented N 0° E and spaced approximately 10 meters apart. The actual location of the geophysical traverse lines for Areas 1 and Area 2 are presented in Figure 2 and Figure 3, respectfully.

A G-859 optically pumped Cesium vapor magnetometer with integrated GPS (https://www.geometrics.com) was employed to measure the total magnetic intensity (TMI) while walking along each survey line. In addition, longitude and latitude coordinates for each data point were acquired using the agricultural grade GPS system attached to the unit. A Garmin 64s handheld GPS was used to navigate along the traverse lines. Measurements of the intensity of the magnetic field were temporally referenced to a locally established magnetic base station prior to and at the end of the collection of TMI data for each area. The base station TMI data are used to compute and apply a correction for the diurnal variations of the inducing magnetic field.

Upon completion of the magnetic data collect for an area, the magnetic data were downloaded from the magnetometer to a laptop PC. Although it is common procedure to QC\QA the data before leaving the field, due to the worsening weather conditions the decision was made to return the office before beginning the initial processing and visualization of the data. A preliminary color contour map of the measured

magnetic field for each survey area was created and emailed to the Mr. Matt Wardlow & Mr. Richard Blessing of CTL \ Thompson on the evening of the day of the data collection.

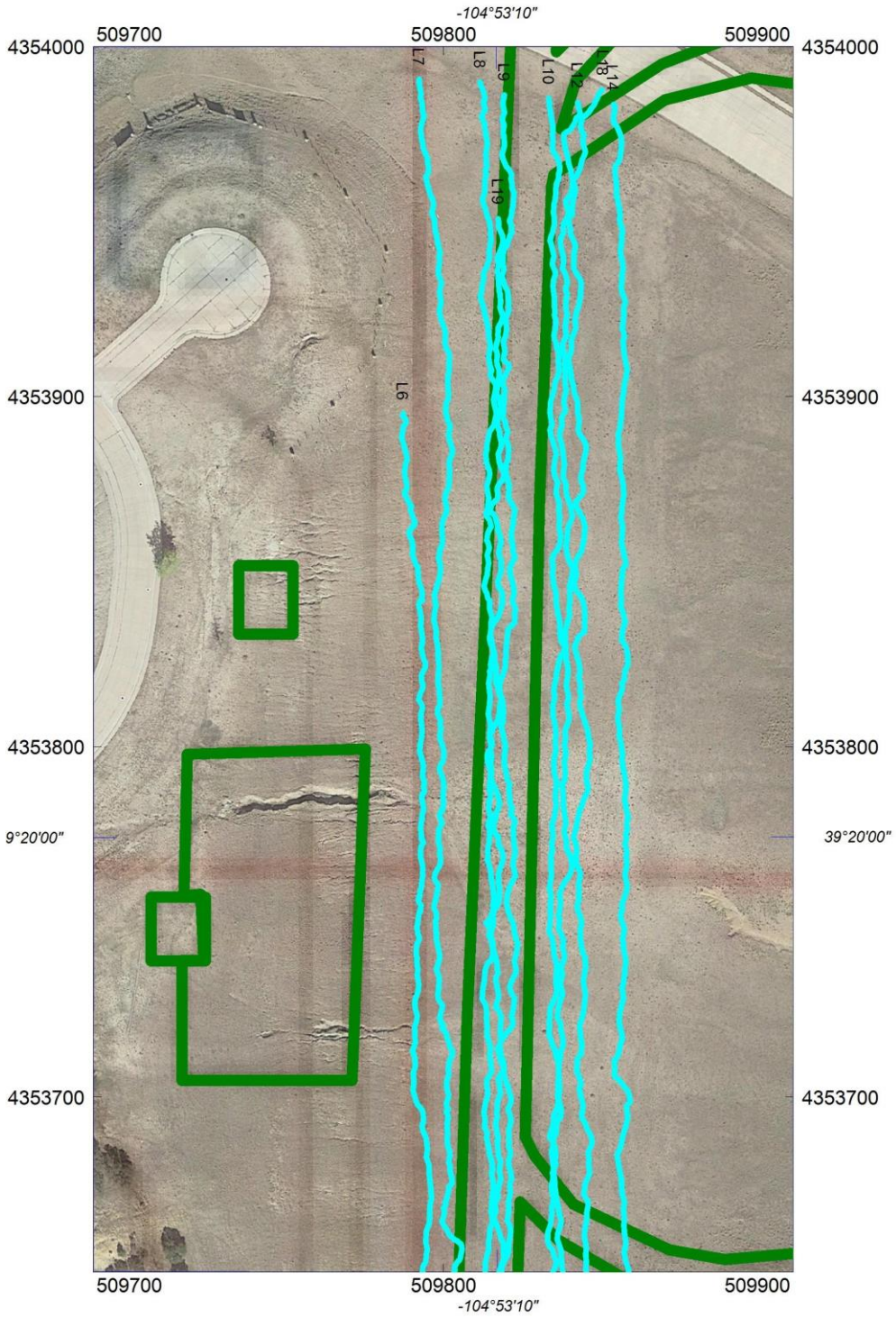


Figure 2 - Area 1 Geophysical Survey Line Locations
(survey lines are light blue; outline of raceway roads and buildings shown as green lines)

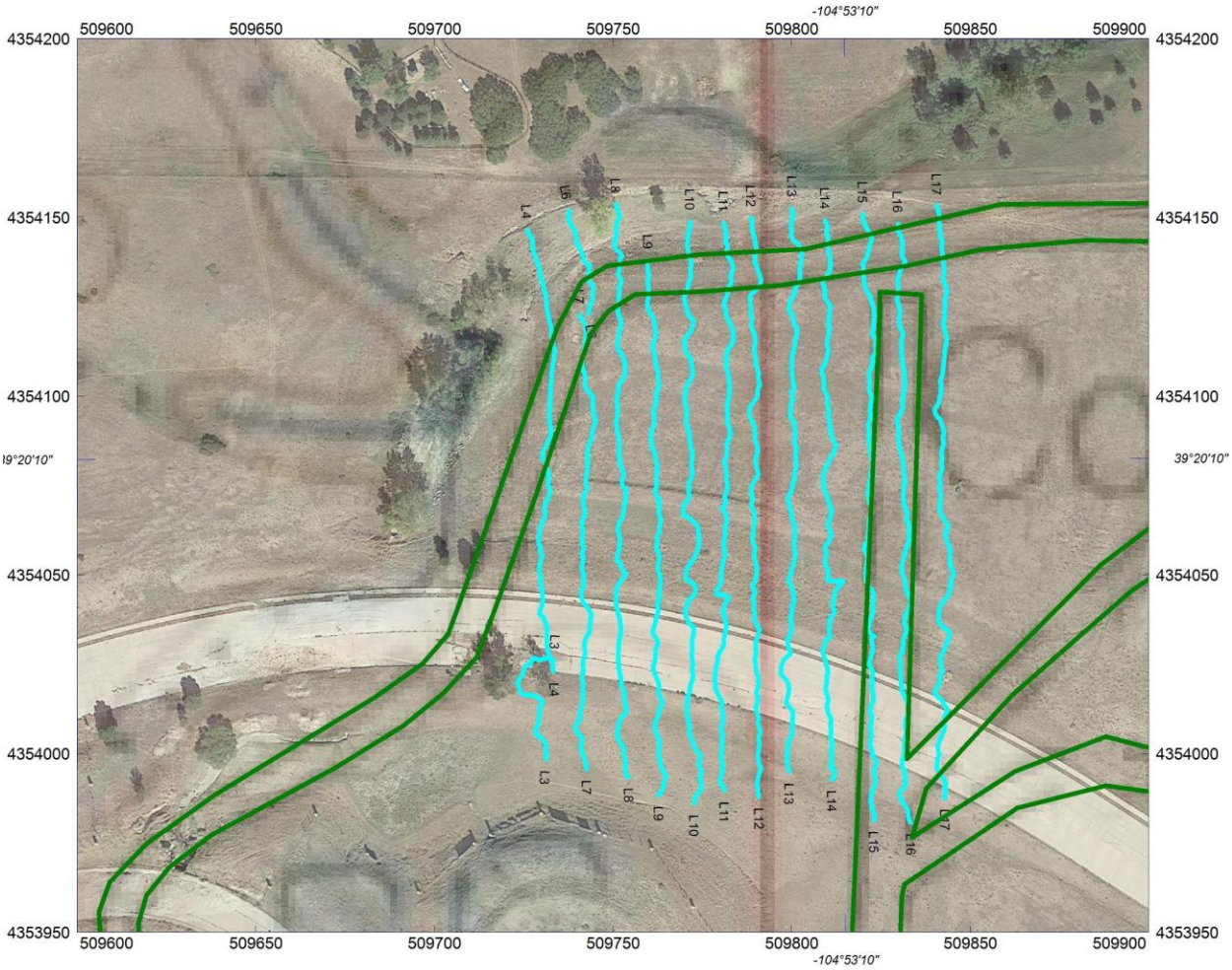


Figure 3 - Area 2 Geophysical Survey Line Locations
(survey lines are light blue; outline of raceway roads and buildings shown as green lines)

During the post-acquisition processing of the TMI data, it was determined that the temporal variation of the inducing magnetic field during the data collect was only 1 nT. Since such a small variation has no impact on the final TMI results, no diurnal correction was applied to the TMI data. The TMI point data were reprojected to the UTM Zone 13 coordinates in meters using the WGS 84 datum. Erroneous and non-essential TMI were deleted from the measured data volume prior to gridding the point data using a minimum curvature algorithm and 1 meter grid cell size. Corrections were applied to remove the impact of the inclination and declination of the inducing field, a process known as reduction to the pole (RTP). In addition, the vertical gradient of the gridded corrected TMI data along with tilt derivative were calculated and visualized for use during the interpretation process but are not presented herein.

Results

The TMI data for Area 1 area are presented as profile plots superimposed on the TMI color contours at the top of Figure 4. The map shown as the bottom of Figure 4 presents the qualitative interpretation of the magnetic superimposed is of the TMI color contours. The TMI data for Area 2 are presented in the same manner in Figure 5.

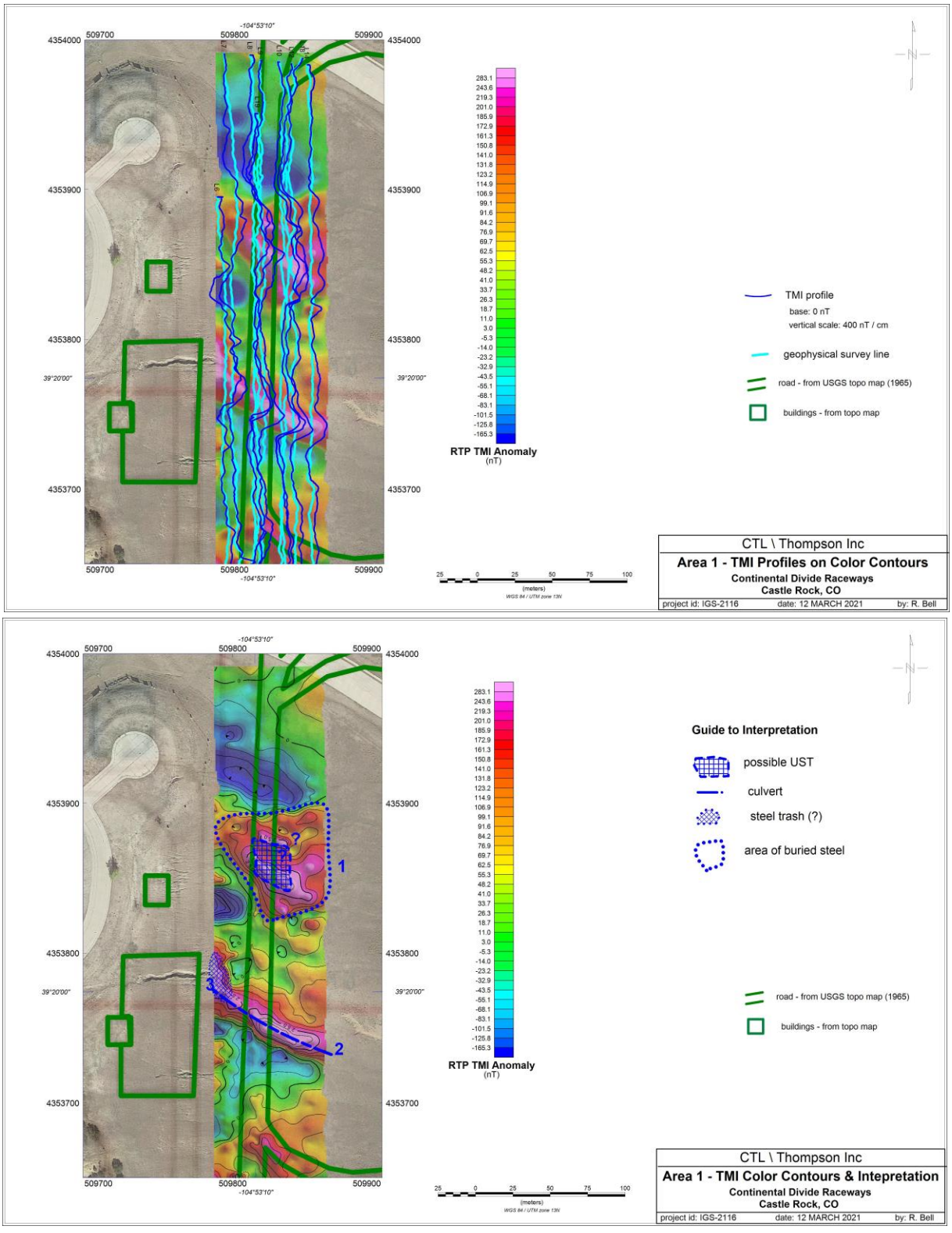
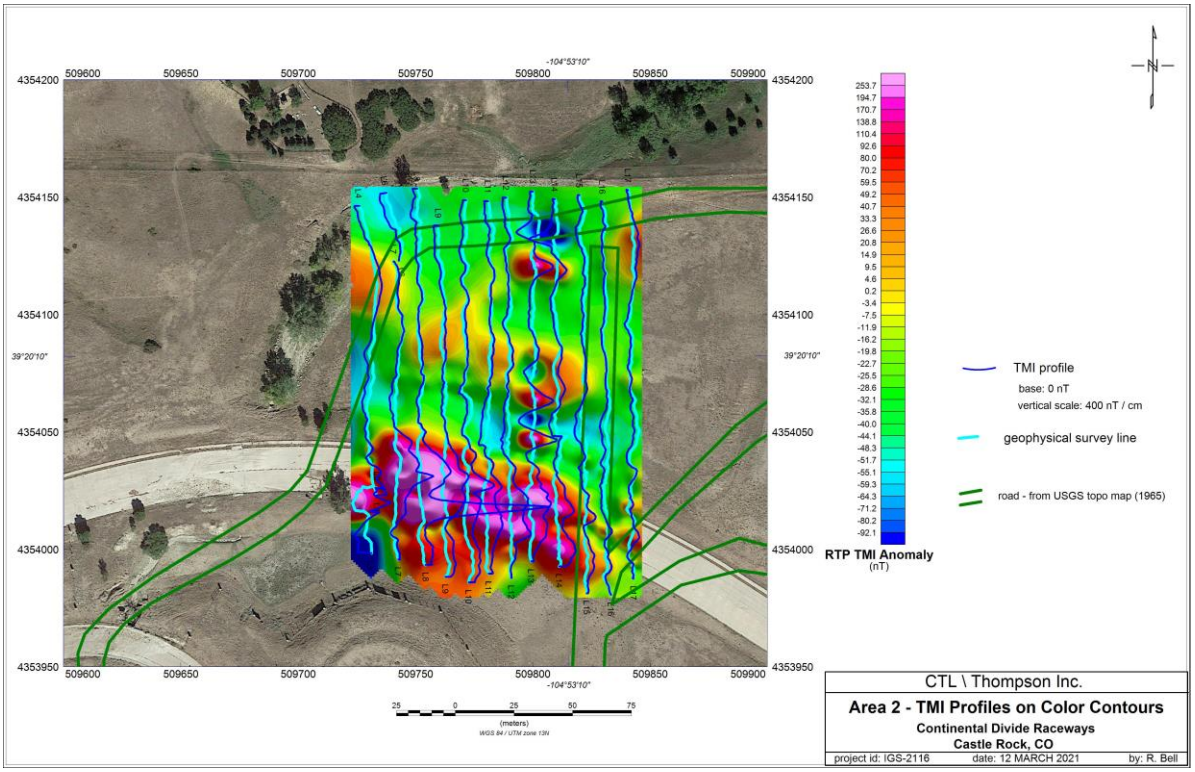


Figure 4 - Area 1 TMI data presented as profile plots superimposed on color contours (top) and color contours with interpretation (bottom).



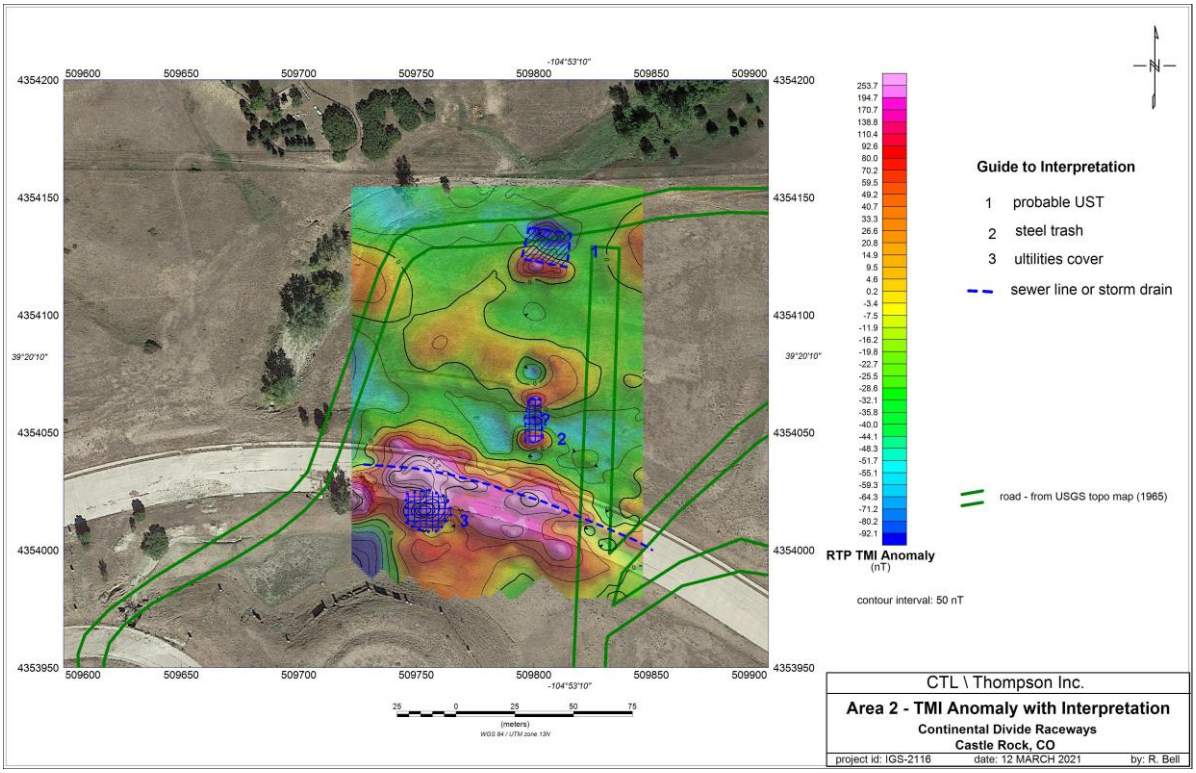


Figure 5 - Area 2 TMI data presented as profile plots superimposed on color contours (top) and color contours with interpretation (bottom).

Interpretation

The TMI data were interpreted qualitatively through the visual inspection and analysis of the profile plots and color contour grid images to identify the location of an underground storage tank (UST).

For Area 1, there are two zones with an anomalous magnetic signature. The north zone is a complex mixture of anomalous magnetic responses suggesting the site was used as a dump site for a multitude of ferromagnetic objects. Within the zone, there is a magnetic signature interpreted to be due to a possible UST. A clear and distinct quasi-linear magnetic anomaly extends east from the location of the building hosting the spectators in the south zone. It is interpreted to be a corrugated, steel pipeline or culvert on the order of 3 feet in diameter intended to be a conduit for effluent and water. (see Figure 6)

For Area 2, there are two (2) magnetic anomalies of interest. The northern most anomaly (annotated as "1" on map shown in Figure 7) is interpreted to be due to a UST oriented quasi-orthogonally to the direction of the geophysical traverse lines. The second anomaly is interpreted to be due to a buried ferromagnetic object about the same size as a UST oriented parallel to the direction of the geophysical traverse lines.

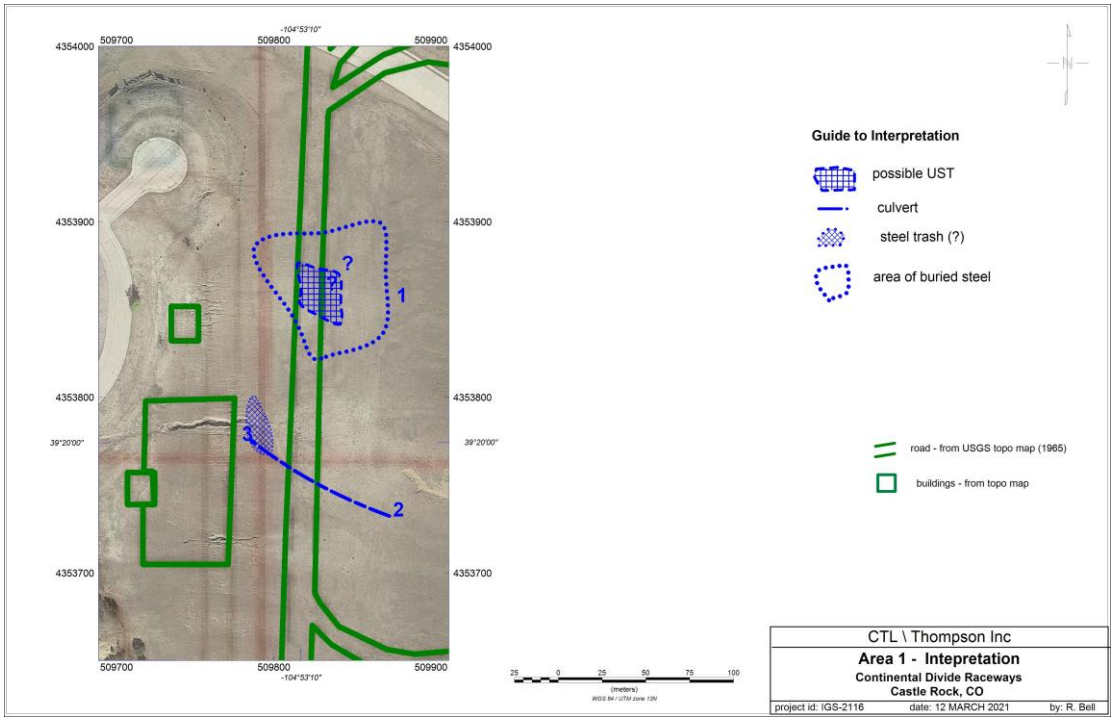


Figure 6 Area 1 – Interpretation of ground magnetic survey data

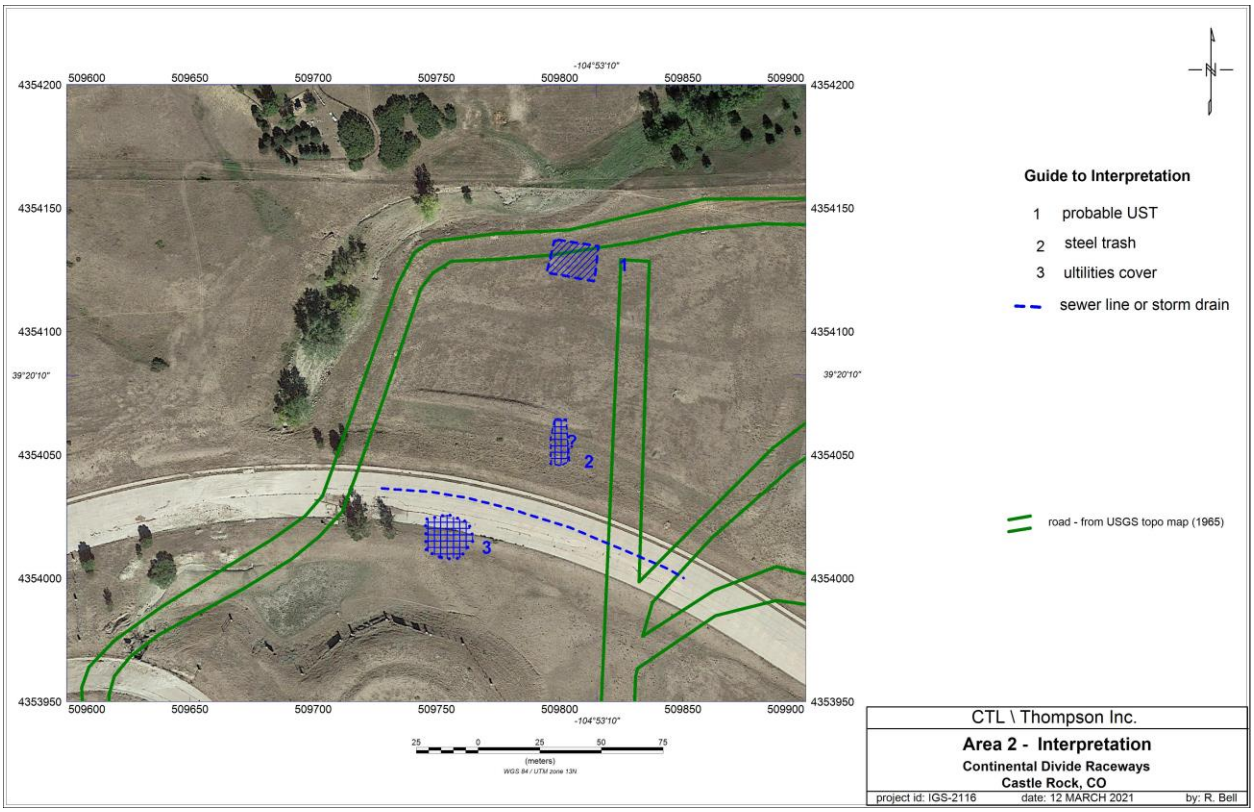


Figure 7 Area 2– Interpretation of ground magnetic survey data

Conclusion and Recommendations

The ground magnetic survey results described in the previous sections successfully achieved the objective of scanning the subsurface to detect possible UST and other ferromagnetic debris within the pit areas of the Continental Divide Raceway when decommissioned in the early 1980's. It is outside the scope of the current project to obtain a high-definition geophysical set with which to determine the precise location and depth of burial for the UST and buried objects; information that could be employed in the planning and execution of an exploratory drilling \ site excavation program.

If the budget allows, a detailed survey using deep looking EM 61 metal detector (http:// www.geonics.com) is recommended over the magnetic anomalies interpreted as probable and possible USTs to more precisely and accurately determine the lateral extent and depth of burial of the objects prior to breaking ground.

ATTACHMENT B

LABORATORY ANALYTICAL REPORTS

ORIGINS LABORATORY, INC

April 16, 2021

CTL Thompson, Inc.

Richard Blessing IV

1971 West 12th Avenue

Denver CO 80204

Project Name - Dawson Ridge **Project Number - DN50773.000-205**

Attached are your analytical results for Dawson Ridge received by Origins Laboratory, Inc. April 09, 2021. This project is associated with Origins project number Y104178-01.

The analytical results in the following report were analyzed under the guidelines of EPA Methods. These methods are identified as follows; "SW" are defined in SW-846, "EPA" are defined in 40CFR part 136 and "SM" are defined in the most current revision of Standard Methods For the Examination of Water and Wastewater.

The analytical results apply specifically to the samples and analyses specified per the attached Chain of Custody. As such, this report shall not be reproduced except in full, without the written approval of Origin's laboratory.

Unless otherwise noted, the analytical results for all soil samples are reported on a wet weight basis. All analytical analyses were performed under NELAP guidelines unless noted by a data qualifier.

Any holding time exceedances, deviations from the method specifications or deviations from Origins Laboratory's Standard Operating Procedures are outlined in the case narrative.

Thank you for selecting Origins for your analytical needs. Please contact us with any questions concerning this report, or if we can help with anything at all.

Origins Laboratory, Inc.
303.433.1322
o-squad@oelabinc.com

THE NELAC INSTITUTE

ORIGINS LABORATORY, INC

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

CROSS REFERENCE REPORT

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TH-01@15'	Y104178-01	Soil	April 9, 2021 11:30	04/09/2021 15:00
TH-05@20'	Y104178-02	Soil	April 9, 2021 10:30	04/09/2021 15:00

Origins Laboratory, Inc.

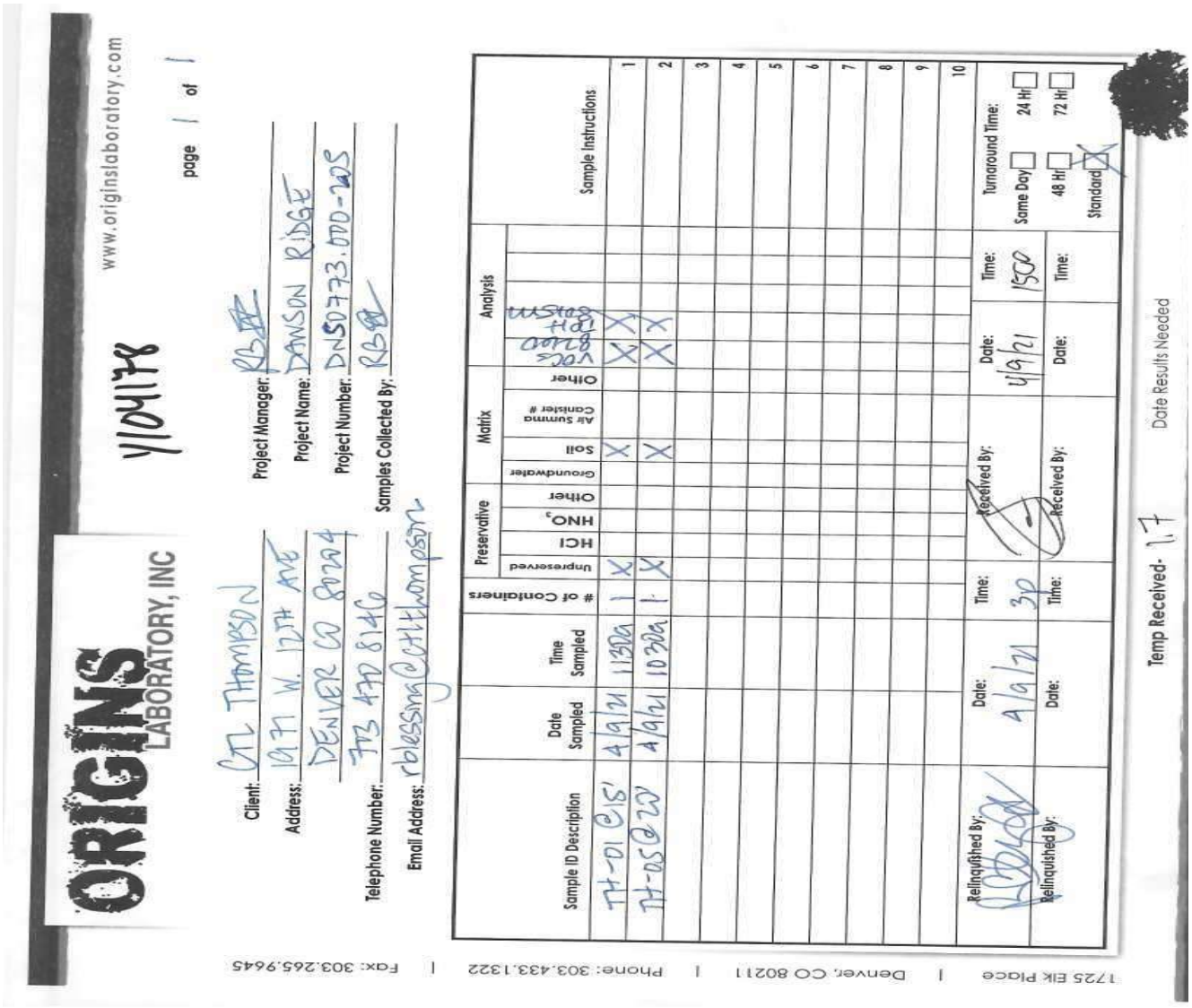
The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jordan A. Merrill For Noelle Doyle Mathis, President

ORIGINS LABORATORY, INC

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge



Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

Origins Laboratory

F-012207-01-R1
Effective Date: 01/09/12

Sample Receipt Checklist

Origins Work Order: Y104178
Client: CTL Thompson
Client Project ID: Dawson Ridge

Checklist Completed by: JG
Date/time completed: 4/12/21
Shipped Via: NA (UPS, FedEx, Hand Delivered, Pick-up, etc.)
Airbill #: NA

Matrix(s) Received: (Check all that apply): X Soil/Solid ____ Water ____ Other: ____

Cooler Number/Temperature: 1 / 1.7 °C ____ / ____ °C ____ / ____ °C ____ / ____ °C (Describe)

Thermometer ID: T003

Requirement Description	Yes	No	N/A	Comments (if any)
If samples require cooling, was the temperature between 0°C to ≤ 6°C[1]?	✓			
Is there ice present (document if blue ice is used)	✓			
Are custody seals present on cooler? (if so, document in comments if they are signed and dated, broken or intact)		✓		
Are custody seals present on each sample container? (if so, document in comments if they are signed and dated, broken or intact)		✓		
Were all samples received intact[1]?	✓			
Was adequate sample volume provided[1]?	✓			
Are short holding time analytes or samples with HTs due within 48 hours present[1]?		✓		
Is a chain-of-custody (COC) present and filled out completely[1]?	✓			
Does the COC agree with the number and type of sample bottles received[1]?	✓			
Do the sample IDs on the bottle labels match the COC[1]?	✓			
Is the COC properly relinquished by the client with date and time recorded[1]?	✓			
For volatiles in water – is there headspace (> ¼ inch bubble) present? **If yes, contact client and note in narrative.**			✓	
Are samples preserved that require preservation and was it checked [1]? *(note ID of confirmation instrument used in comments) / (preservation is not confirmed for subcontracted analyses in order to insure sample integrity)/(pH <2 for samples preserved with HNO3, HCL, H2SO4) / (pH >10 for samples preserved with NaAsO2+NaOH, ZnAc+NaOH)*			✓	
Additional Comments (if any):				

[1]If NO, then contact the client before proceeding with analysis and note date/time and person contacted as well as the corrective action to in the additional comments (above) and the case narrative.

Reviewed by (Project Manager) ____ Date/Time Reviewed 4/13/21

Origins Laboratory, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-01@15'
4/9/2021 11:30:00AM

Origins Laboratory, Inc.
Y104178-01 (Soil)

TPH-Carbon Chain by EPA 8015D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Gasoline (C6-C10)	ND	50.0	mg/kg	1	B1D1207	KDK	04/12/2021	04/15/2021	U
Diesel (C10-C28)	ND	50.0	"	"	"	TEM	"	04/12/2021	U
Residual Range Organics (C28-C40)	ND	200	"	"	"	TEM	"	"	U
Surrogate: o-Terphenyl	*73.5 %*	*50-150*			"		"	"	

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
1,1,1,2-Tetrachloroethane	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
1,1,1-Trichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1,2,2-Tetrachloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1,2-Trichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
1,2,3-Trichlorobenzene	ND	0.00500	"	"	"	TEM	"	"	U
1,2,3-Trichloropropane	ND	0.00500	"	"	"	TEM	"	"	U
1,2,4-Trichlorobenzene	ND	0.00500	"	"	"	TEM	"	"	U
1,2,4-Trimethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,2-Dibromo-3-chloropropane	ND	0.00500	"	"	"	TEM	"	"	U
1,2-Dibromoethane (EDB)	ND	0.00200	"	"	"	TEM	"	"	U

Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-01@15'
4/9/2021 11:30:00AM

Origins Laboratory, Inc.
Y104178-01 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
1,2-Dichlorobenzene	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
1,2-Dichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,2-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
1,3,5-Trimethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,3-Dichlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,3-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
1,4-Dichlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
2,2-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
2-Butanone	ND	0.0100	"	"	"	TEM	"	"	U
2-Chlorotoluene	ND	0.00200	"	"	"	TEM	"	"	U
2-Hexanone	ND	0.0100	"	"	"	TEM	"	"	U
4-Chlorotoluene	ND	0.00200	"	"	"	TEM	"	"	U
4-Isopropyltoluene	ND	0.00200	"	"	"	TEM	"	"	U
4-Methyl-2-pentanone	ND	0.0100	"	"	"	TEM	"	"	U
Acetone	ND	0.0200	"	"	"	TEM	"	"	U
Benzene	ND	0.00200	"	"	"	TEM	"	"	U
Bromobenzene	ND	0.00200	"	"	"	TEM	"	"	U
Bromochloromethane	ND	0.00200	"	"	"	TEM	"	"	U
Bromodichloromethane	ND	0.00200	"	"	"	TEM	"	"	U

Origins Laboratory, Inc.

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-01@15'
4/9/2021 11:30:00AM

Origins Laboratory, Inc.
Y104178-01 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Bromoform	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
Bromomethane	ND	0.00200	"	"	"	TEM	"	"	U
Carbon disulfide	ND	0.00500	"	"	"	TEM	"	"	U
Carbon tetrachloride	ND	0.00200	"	"	"	TEM	"	"	U
Chlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
Chloroethane	ND	0.00500	"	"	"	TEM	"	"	U
Chloroform	ND	0.00200	"	"	"	TEM	"	"	U
Chloromethane	ND	0.00200	"	"	"	TEM	"	"	U
cis-1,2-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
cis-1,3-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
Dibromochloromethane	ND	0.00200	"	"	"	TEM	"	"	U
Dibromomethane	ND	0.00200	"	"	"	TEM	"	"	U
Ethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Hexachlorobutadiene	ND	0.00500	"	"	"	TEM	"	"	U
Iodomethane	ND	0.0150	"	"	"	TEM	"	"	U
Isopropylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
m,p-Xylene	ND	0.00400	"	"	"	TEM	"	"	U
Methyl tert-Butyl Ether	ND	0.00200	"	"	"	TEM	"	"	U
Methylene Chloride	ND	0.0200	"	"	"	TEM	"	"	U

Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-01@15'
4/9/2021 11:30:00AM

Origins Laboratory, Inc.
Y104178-01 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Naphthalene	ND	0.0100	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
n-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
n-Propylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
o-Xylene	ND	0.00200	"	"	"	TEM	"	"	U
sec-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Styrene	ND	0.00200	"	"	"	TEM	"	"	U
tert-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Tetrachloroethene	ND	0.00200	"	"	"	TEM	"	"	U
Toluene	ND	0.00200	"	"	"	TEM	"	"	U
trans-1,2-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
trans-1,3-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
Trichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
Trichlorofluoromethane	ND	0.00300	"	"	"	TEM	"	"	U
Vinyl chloride	ND	0.00200	"	"	"	TEM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	*102 %*	*70-130*	"	"	"
Surrogate: Toluene-d8	*96.6 %*	*70-130*	"	"	"
Surrogate: 4-Bromofluorobenzene	*99.0 %*	*70-130*	"	"	"

Origins Laboratory, Inc.

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-05@20'
4/9/2021 10:30:00AM

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes

Origins Laboratory, Inc.
Y104178-02 (Soil)

TPH-Carbon Chain by EPA 8015D

Gasoline (C6-C10)	ND	50.0	mg/kg	1	B1D1207	TEM	04/12/2021	04/12/2021	U
Diesel (C10-C28)	ND	50.0	"	"	"	TEM	"	"	U
Residual Range Organics (C28-C40)	ND	200	"	"	"	TEM	"	"	U
Surrogate: o-Terphenyl	*66.1 %*	*50-150*			"		"	"	

VOC by EPA 8260D

1,1,1,2-Tetrachloroethane	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
1,1,1-Trichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1,2,2-Tetrachloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1,2-Trichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
1,1-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
1,2,3-Trichlorobenzene	ND	0.00500	"	"	"	TEM	"	"	U
1,2,3-Trichloropropane	ND	0.00500	"	"	"	TEM	"	"	U
1,2,4-Trichlorobenzene	ND	0.00500	"	"	"	TEM	"	"	U
1,2,4-Trimethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,2-Dibromo-3-chloropropane	ND	0.00500	"	"	"	TEM	"	"	U
1,2-Dibromoethane (EDB)	ND	0.00200	"	"	"	TEM	"	"	U

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-05@20'
4/9/2021 10:30:00AM

Origins Laboratory, Inc.
Y104178-02 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
1,2-Dichlorobenzene	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
1,2-Dichloroethane	ND	0.00200	"	"	"	TEM	"	"	U
1,2-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
1,3,5-Trimethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,3-Dichlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
1,3-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
1,4-Dichlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
2,2-Dichloropropane	ND	0.00200	"	"	"	TEM	"	"	U
2-Butanone	ND	0.0100	"	"	"	TEM	"	"	U
2-Chlorotoluene	ND	0.00200	"	"	"	TEM	"	"	U
2-Hexanone	ND	0.0100	"	"	"	TEM	"	"	U
4-Chlorotoluene	ND	0.00200	"	"	"	TEM	"	"	U
4-Isopropyltoluene	ND	0.00200	"	"	"	TEM	"	"	U
4-Methyl-2-pentanone	ND	0.0100	"	"	"	TEM	"	"	U
Acetone	ND	0.0200	"	"	"	TEM	"	"	U
Benzene	ND	0.00200	"	"	"	TEM	"	"	U
Bromobenzene	ND	0.00200	"	"	"	TEM	"	"	U
Bromochloromethane	ND	0.00200	"	"	"	TEM	"	"	U
Bromodichloromethane	ND	0.00200	"	"	"	TEM	"	"	U

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Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-05@20'
4/9/2021 10:30:00AM

Origins Laboratory, Inc.
Y104178-02 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Bromoform	ND	0.00200	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
Bromomethane	ND	0.00200	"	"	"	TEM	"	"	U
Carbon disulfide	ND	0.00500	"	"	"	TEM	"	"	U
Carbon tetrachloride	ND	0.00200	"	"	"	TEM	"	"	U
Chlorobenzene	ND	0.00200	"	"	"	TEM	"	"	U
Chloroethane	ND	0.00500	"	"	"	TEM	"	"	U
Chloroform	ND	0.00200	"	"	"	TEM	"	"	U
Chloromethane	ND	0.00200	"	"	"	TEM	"	"	U
cis-1,2-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
cis-1,3-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
Dibromochloromethane	ND	0.00200	"	"	"	TEM	"	"	U
Dibromomethane	ND	0.00200	"	"	"	TEM	"	"	U
Ethylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Hexachlorobutadiene	ND	0.00500	"	"	"	TEM	"	"	U
Iodomethane	ND	0.0150	"	"	"	TEM	"	"	U
Isopropylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
m,p-Xylene	ND	0.00400	"	"	"	TEM	"	"	U
Methyl tert-Butyl Ether	ND	0.00200	"	"	"	TEM	"	"	U
Methylene Chloride	ND	0.0200	"	"	"	TEM	"	"	U

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Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

TH-05@20'
4/9/2021 10:30:00AM

Origins Laboratory, Inc.
Y104178-02 (Soil)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Naphthalene	ND	0.0100	mg/kg	1	B1D1204	TEM	04/12/2021	04/13/2021	U
n-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
n-Propylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
o-Xylene	ND	0.00200	"	"	"	TEM	"	"	U
sec-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Styrene	ND	0.00200	"	"	"	TEM	"	"	U
tert-Butylbenzene	ND	0.00200	"	"	"	TEM	"	"	U
Tetrachloroethene	ND	0.00200	"	"	"	TEM	"	"	U
Toluene	ND	0.00200	"	"	"	TEM	"	"	U
trans-1,2-Dichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
trans-1,3-Dichloropropene	ND	0.00200	"	"	"	TEM	"	"	U
Trichloroethene	ND	0.00200	"	"	"	TEM	"	"	U
Trichlorofluoromethane	ND	0.00300	"	"	"	TEM	"	"	U
Vinyl chloride	ND	0.00200	"	"	"	TEM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	*108 %*	*70-130*	*"*	*"*	*"*
Surrogate: Toluene-d8	*93.5 %*	*70-130*	*"*	*"*	*"*
Surrogate: 4-Bromofluorobenzene	*99.2 %*	*70-130*	*"*	*"*	*"*

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Denver CO 80204

Richard Blessing IV
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Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Blank (B1D1204-BLK1)				Prepared: 04/12/2021 Analyzed: 04/12/2021						
1,1,1,2-Tetrachloroethane	ND	0.00200	mg/kg							U
1,1,1-Trichloroethane	ND	0.00200	"							U
1,1,2,2-Tetrachloroethane	ND	0.00200	"							U
1,1,2-Trichloroethane	ND	0.00200	"							U
1,1-Dichloroethane	ND	0.00200	"							U
1,1-Dichloroethene	ND	0.00200	"							U
1,1-Dichloropropene	ND	0.00200	"							U
1,2,3-Trichlorobenzene	ND	0.00500	"							U
1,2,3-Trichloropropane	ND	0.00500	"							U
1,2,4-Trichlorobenzene	ND	0.00500	"							U
1,2,4-Trimethylbenzene	ND	0.00200	"							U
1,2-Dibromo-3-chloropropane	ND	0.00500	"							U
1,2-Dibromoethane (EDB)	ND	0.00200	"							U
1,2-Dichlorobenzene	ND	0.00200	"							U
1,2-Dichloroethane	ND	0.00200	"							U
1,2-Dichloropropane	ND	0.00200	"							U
1,3,5-Trimethylbenzene	ND	0.00200	"							U
1,3-Dichlorobenzene	ND	0.00200	"							U
1,3-Dichloropropane	ND	0.00200	"							U
1,4-Dichlorobenzene	ND	0.00200	"							U
2,2-Dichloropropane	ND	0.00200	"							U
2-Butanone	ND	0.0100	"							U
2-Chlorotoluene	ND	0.00200	"							U
2-Hexanone	ND	0.0100	"							U
4-Chlorotoluene	ND	0.00200	"							U
4-Isopropyltoluene	ND	0.00200	"							U

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Blank (B1D1204-BLK1)				Prepared: 04/12/2021 Analyzed: 04/12/2021						
4-Methyl-2-pentanone	ND	0.0100	mg/kg							U
Acetone	ND	0.0200	"							U
Benzene	ND	0.00200	"							U
Bromobenzene	ND	0.00200	"							U
Bromochloromethane	ND	0.00200	"							U
Bromodichloromethane	ND	0.00200	"							U
Bromoform	ND	0.00200	"							U
Bromomethane	ND	0.00200	"							U
Carbon disulfide	ND	0.00500	"							U
Carbon tetrachloride	ND	0.00200	"							U
Chlorobenzene	ND	0.00200	"							U
Chloroethane	ND	0.00500	"							U
Chloroform	ND	0.00200	"							U
Chloromethane	ND	0.00200	"							U
cis-1,2-Dichloroethene	ND	0.00200	"							U
cis-1,3-Dichloropropene	ND	0.00200	"							U
Dibromochloromethane	ND	0.00200	"							U
Dibromomethane	ND	0.00200	"							U
Ethylbenzene	ND	0.00200	"							U
Hexachlorobutadiene	ND	0.00500	"							U
Iodomethane	ND	0.0150	"							U
Isopropylbenzene	ND	0.00200	"							U
m,p-Xylene	ND	0.00400	"							U
Methyl tert-Butyl Ether	ND	0.00200	"							U
Methylene Chloride	ND	0.0200	"							U
Naphthalene	ND	0.0100	"							U

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Blank (B1D1204-BLK1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
n-Butylbenzene	ND	0.00200	mg/kg							U
n-Propylbenzene	ND	0.00200	"							U
o-Xylene	ND	0.00200	"							U
sec-Butylbenzene	ND	0.00200	"							U
Styrene	ND	0.00200	"							U
tert-Butylbenzene	ND	0.00200	"							U
Tetrachloroethene	ND	0.00200	"							U
Toluene	ND	0.00200	"							U
trans-1,2-Dichloroethene	ND	0.00200	"							U
trans-1,3-Dichloropropene	ND	0.00200	"							U
Trichloroethene	ND	0.00200	"							U
Trichlorofluoromethane	ND	0.00300	"							U
Vinyl chloride	ND	0.00200	"							U
Surrogate: 1,2-Dichloroethane-d4	*0.13*		"	*0.125*		*102*	*70-130*			
Surrogate: Toluene-d8	*0.12*		"	*0.125*		*95.4*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.12*		"	*0.125*		*97.8*	*70-130*			

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Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
LCS (B1D1204-BS1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
1,1,1,2-Tetrachloroethane	0.0521	0.00200	mg/kg	0.0500		104	70-130			
1,1,1-Trichloroethane	0.0578	0.00200	"	0.0500		116	70-130			
1,1,2,2-Tetrachloroethane	0.0515	0.00200	"	0.0500		103	70-130			
1,1,2-Trichloroethane	0.0539	0.00200	"	0.0500		108	70-130			
1,1-Dichloroethane	0.0564	0.00200	"	0.0500		113	70-130			
1,1-Dichloroethene	0.0579	0.00200	"	0.0500		116	70-130			
1,1-Dichloropropene	0.0578	0.00200	"	0.0500		116	70-130			
1,2,3-Trichlorobenzene	0.0470	0.00500	"	0.0500		94.0	70-130			
1,2,3-Trichloropropane	0.0510	0.00500	"	0.0500		102	70-130			
1,2,4-Trichlorobenzene	0.0503	0.00500	"	0.0500		101	70-130			
1,2,4-Trimethylbenzene	0.0530	0.00200	"	0.0500		106	70-130			
1,2-Dibromo-3-chloropropane	0.0499	0.00500	"	0.0500		99.8	70-130			
1,2-Dibromoethane (EDB)	0.0547	0.00200	"	0.0500		109	70-130			
1,2-Dichlorobenzene	0.0505	0.00200	"	0.0500		101	70-130			
1,2-Dichloroethane	0.0566	0.00200	"	0.0500		113	70-130			
1,2-Dichloropropane	0.0577	0.00200	"	0.0500		115	70-130			
1,3,5-Trimethylbenzene	0.0513	0.00200	"	0.0500		103	70-130			
1,3-Dichlorobenzene	0.0510	0.00200	"	0.0500		102	70-130			
1,3-Dichloropropane	0.0541	0.00200	"	0.0500		108	70-130			
1,4-Dichlorobenzene	0.0499	0.00200	"	0.0500		99.9	70-130			
2,2-Dichloropropane	0.0555	0.00200	"	0.0500		111	70-130			
2-Butanone	0.316	0.0100	"	0.250		126	70-130			
2-Chlorotoluene	0.0515	0.00200	"	0.0500		103	70-130			
2-Hexanone	0.311	0.0100	"	0.250		125	70-130			
4-Chlorotoluene	0.0511	0.00200	"	0.0500		102	70-130			
4-Isopropyltoluene	0.0531	0.00200	"	0.0500		106	70-130			

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
LCS (B1D1204-BS1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
4-Methyl-2-pentanone	0.301	0.0100	mg/kg	0.250		120	70-130			
Acetone	0.287	0.0200	"	0.250		115	70-130			
Benzene	0.0556	0.00200	"	0.0500		111	70-130			
Bromobenzene	0.0505	0.00200	"	0.0500		101	70-130			
Bromochloromethane	0.0544	0.00200	"	0.0500		109	70-130			
Bromodichloromethane	0.0609	0.00200	"	0.0500		122	70-130			
Bromoform	0.0440	0.00200	"	0.0500		88.0	70-130			
Bromomethane	0.0537	0.00200	"	0.0500		107	70-130			
Carbon disulfide	0.0572	0.00500	"	0.0500		114	70-130			
Carbon tetrachloride	0.0581	0.00200	"	0.0500		116	70-130			
Chlorobenzene	0.0519	0.00200	"	0.0500		104	70-130			
Chloroethane	0.0536	0.00500	"	0.0500		107	70-130			
Chloroform	0.0559	0.00200	"	0.0500		112	70-130			
Chloromethane	0.0558	0.00200	"	0.0500		112	70-130			
cis-1,2-Dichloroethene	0.0580	0.00200	"	0.0500		116	70-130			
cis-1,3-Dichloropropene	0.0558	0.00200	"	0.0500		112	70-130			
Dibromochloromethane	0.0563	0.00200	"	0.0500		113	70-130			
Dibromomethane	0.0554	0.00200	"	0.0500		111	70-130			
Ethylbenzene	0.0519	0.00200	"	0.0500		104	70-130			
Hexachlorobutadiene	0.0489	0.00500	"	0.0500		97.7	70-130			
Iodomethane	0.0533	0.0150	"	0.0500		107	70-130			
Isopropylbenzene	0.0510	0.00200	"	0.0500		102	70-130			
m,p-Xylene	0.104	0.00400	"	0.100		104	70-130			
Methyl tert-Butyl Ether	0.0566	0.00200	"	0.0500		113	70-130			
Methylene Chloride	0.0531	0.0200	"	0.0500		106	70-130			
Naphthalene	0.0517	0.0100	"	0.0500		103	70-130			

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Richard Blessing IV
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Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
LCS (B1D1204-BS1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
n-Butylbenzene	0.0548	0.00200	mg/kg	0.0500		110	70-130			
n-Propylbenzene	0.0511	0.00200	"	0.0500		102	70-130			
o-Xylene	0.0526	0.00200	"	0.0500		105	70-130			
sec-Butylbenzene	0.0529	0.00200	"	0.0500		106	70-130			
Styrene	0.0556	0.00200	"	0.0500		111	70-130			
tert-Butylbenzene	0.0524	0.00200	"	0.0500		105	70-130			
Tetrachloroethene	0.0502	0.00200	"	0.0500		100	70-130			
Toluene	0.0500	0.00200	"	0.0500		100	70-130			
trans-1,2-Dichloroethene	0.0576	0.00200	"	0.0500		115	70-130			
trans-1,3-Dichloropropene	0.0577	0.00200	"	0.0500		115	70-130			
Trichloroethene	0.0564	0.00200	"	0.0500		113	70-130			
Trichlorofluoromethane	0.0530	0.00300	"	0.0500		106	70-130			
Vinyl chloride	0.0582	0.00200	"	0.0500		116	70-130			
Surrogate: 1,2-Dichloroethane-d4	*0.13*		"	*0.125*		*104*	*70-130*			
Surrogate: Toluene-d8	*0.12*		"	*0.125*		*94.2*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.12*		"	*0.125*		*97.6*	*70-130*			

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike (B1D1204-MS1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/13/2021					
1,1,1,2-Tetrachloroethane	0.0526	0.00200	mg/kg	0.0500	ND	105	70-130			
1,1,1-Trichloroethane	0.0526	0.00200	"	0.0500	ND	105	70-130			
1,1,2,2-Tetrachloroethane	0.0553	0.00200	"	0.0500	ND	111	70-130			
1,1,2-Trichloroethane	0.0540	0.00200	"	0.0500	ND	108	70-130			
1,1-Dichloroethane	0.0551	0.00200	"	0.0500	ND	110	70-130			
1,1-Dichloroethene	0.0497	0.00200	"	0.0500	ND	99.4	70-130			
1,1-Dichloropropene	0.0500	0.00200	"	0.0500	ND	100	70-130			
1,2,3-Trichlorobenzene	0.0150	0.00500	"	0.0500	ND	30.1	70-130			QM-07
1,2,3-Trichloropropane	0.0570	0.00500	"	0.0500	ND	114	70-130			
1,2,4-Trichlorobenzene	0.0170	0.00500	"	0.0500	ND	34.0	70-130			QM-07
1,2,4-Trimethylbenzene	0.0371	0.00200	"	0.0500	ND	74.1	70-130			
1,2-Dibromo-3-chloropropane	0.0490	0.00500	"	0.0500	ND	98.0	70-130			
1,2-Dibromoethane (EDB)	0.0533	0.00200	"	0.0500	ND	107	70-130			
1,2-Dichlorobenzene	0.0324	0.00200	"	0.0500	ND	64.8	70-130			QM-07
1,2-Dichloroethane	0.0555	0.00200	"	0.0500	ND	111	70-130			
1,2-Dichloropropane	0.0567	0.00200	"	0.0500	ND	113	70-130			
1,3,5-Trimethylbenzene	0.0395	0.00200	"	0.0500	ND	79.1	70-130			
1,3-Dichlorobenzene	0.0313	0.00200	"	0.0500	ND	62.6	70-130			QM-07
1,3-Dichloropropane	0.0544	0.00200	"	0.0500	ND	109	70-130			
1,4-Dichlorobenzene	0.0316	0.00200	"	0.0500	ND	63.2	70-130			QM-07
2,2-Dichloropropane	0.0450	0.00200	"	0.0500	ND	90.1	70-130			
2-Butanone	0.274	0.0100	"	0.250	ND	109	70-130			
2-Chlorotoluene	0.0386	0.00200	"	0.0500	ND	77.2	70-130			
2-Hexanone	0.237	0.0100	"	0.250	ND	94.9	70-130			
4-Chlorotoluene	0.0394	0.00200	"	0.0500	ND	78.8	70-130			
4-Isopropyltoluene	0.0321	0.00200	"	0.0500	ND	64.2	70-130			QM-07

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CTL Thompson, Inc.
1971 West 12th Avenue
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Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike (B1D1204-MS1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/13/2021					
4-Methyl-2-pentanone	0.310	0.0100	mg/kg	0.250	ND	124	70-130			
Acetone	0.268	0.0200	"	0.250	ND	107	70-130			
Benzene	0.0529	0.00200	"	0.0500	ND	106	70-130			
Bromobenzene	0.0426	0.00200	"	0.0500	ND	85.2	70-130			
Bromochloromethane	0.0559	0.00200	"	0.0500	ND	112	70-130			
Bromodichloromethane	0.0558	0.00200	"	0.0500	ND	112	70-130			
Bromoform	0.0434	0.00200	"	0.0500	ND	86.9	70-130			
Bromomethane	0.0481	0.00200	"	0.0500	ND	96.2	70-130			
Carbon disulfide	0.0445	0.00500	"	0.0500	ND	89.0	70-130			
Carbon tetrachloride	0.0500	0.00200	"	0.0500	ND	99.9	70-130			
Chlorobenzene	0.0435	0.00200	"	0.0500	ND	87.0	70-130			
Chloroethane	0.0533	0.00500	"	0.0500	ND	107	70-130			
Chloroform	0.0546	0.00200	"	0.0500	ND	109	70-130			
Chloromethane	0.0562	0.00200	"	0.0500	ND	112	70-130			
cis-1,2-Dichloroethene	0.0542	0.00200	"	0.0500	ND	108	70-130			
cis-1,3-Dichloropropene	0.0445	0.00200	"	0.0500	ND	89.0	70-130			
Dibromochloromethane	0.0517	0.00200	"	0.0500	ND	103	70-130			
Dibromomethane	0.0563	0.00200	"	0.0500	ND	113	70-130			
Ethylbenzene	0.0481	0.00200	"	0.0500	ND	96.2	70-130			
Hexachlorobutadiene	0.0128	0.00500	"	0.0500	ND	25.6	70-130			QM-07
Iodomethane	0.0414	0.0150	"	0.0500	ND	82.7	70-130			
Isopropylbenzene	0.0435	0.00200	"	0.0500	ND	87.0	70-130			
m,p-Xylene	0.0942	0.00400	"	0.100	0.000820	93.4	70-130			
Methyl tert-Butyl Ether	0.0608	0.00200	"	0.0500	ND	122	70-130			
Methylene Chloride	0.0565	0.0200	"	0.0500	ND	113	70-130			
Naphthalene	0.0270	0.0100	"	0.0500	0.000620	52.8	70-130			QM-07

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Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike (B1D1204-MS1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/13/2021					
n-Butylbenzene	0.0273	0.00200	mg/kg	0.0500	ND	54.6	70-130			QM-07
n-Propylbenzene	0.0395	0.00200	"	0.0500	ND	79.1	70-130			
o-Xylene	0.0482	0.00200	"	0.0500	ND	96.4	70-130			
sec-Butylbenzene	0.0324	0.00200	"	0.0500	ND	64.9	70-130			QM-07
Styrene	0.0471	0.00200	"	0.0500	ND	94.1	70-130			
tert-Butylbenzene	0.0376	0.00200	"	0.0500	ND	75.2	70-130			
Tetrachloroethene	0.0408	0.00200	"	0.0500	ND	81.7	70-130			
Toluene	0.0469	0.00200	"	0.0500	ND	93.9	70-130			
trans-1,2-Dichloroethene	0.0537	0.00200	"	0.0500	ND	107	70-130			
trans-1,3-Dichloropropene	0.0493	0.00200	"	0.0500	ND	98.7	70-130			
Trichloroethene	0.0495	0.00200	"	0.0500	ND	99.0	70-130			
Trichlorofluoromethane	0.0496	0.00300	"	0.0500	ND	99.2	70-130			
Vinyl chloride	0.0573	0.00200	"	0.0500	ND	115	70-130			
Surrogate: 1,2-Dichloroethane-d4	*0.13*		"	*0.125*		*103*	*70-130*			
Surrogate: Toluene-d8	*0.12*		"	*0.125*		*99.4*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.14*		"	*0.125*		*111*	*70-130*			

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike Dup (B1D1204-MSD1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/12/2021					
1,1,1,2-Tetrachloroethane	0.0439	0.00200	mg/kg	0.0500	ND	87.9	70-130	18.0	20	
1,1,1-Trichloroethane	0.0500	0.00200	"	0.0500	ND	100	70-130	4.99	20	
1,1,2,2-Tetrachloroethane	0.0441	0.00200	"	0.0500	ND	88.2	70-130	22.5	20	QR-03
1,1,2-Trichloroethane	0.0436	0.00200	"	0.0500	ND	87.1	70-130	21.4	20	QR-03
1,1-Dichloroethane	0.0522	0.00200	"	0.0500	ND	104	70-130	5.33	20	
1,1-Dichloroethene	0.0519	0.00200	"	0.0500	ND	104	70-130	4.45	20	
1,1-Dichloropropene	0.0467	0.00200	"	0.0500	ND	93.4	70-130	6.91	20	
1,2,3-Trichlorobenzene	0.0104	0.00500	"	0.0500	ND	20.8	70-130	36.5	20	QM-07, QR-03
1,2,3-Trichloropropane	0.0468	0.00500	"	0.0500	ND	93.5	70-130	19.8	20	
1,2,4-Trichlorobenzene	0.0113	0.00500	"	0.0500	ND	22.7	70-130	40.1	20	QM-07, QR-03
1,2,4-Trimethylbenzene	0.0301	0.00200	"	0.0500	ND	60.2	70-130	20.8	20	QM-07, QR-03
1,2-Dibromo-3-chloropropane	0.0357	0.00500	"	0.0500	ND	71.4	70-130	31.4	20	QR-03
1,2-Dibromoethane (EDB)	0.0446	0.00200	"	0.0500	ND	89.2	70-130	17.8	20	
1,2-Dichlorobenzene	0.0245	0.00200	"	0.0500	ND	49.0	70-130	27.7	20	QM-07, QR-03
1,2-Dichloroethane	0.0506	0.00200	"	0.0500	ND	101	70-130	9.20	20	
1,2-Dichloropropane	0.0507	0.00200	"	0.0500	ND	101	70-130	11.1	20	
1,3,5-Trimethylbenzene	0.0317	0.00200	"	0.0500	ND	63.4	70-130	22.1	20	QM-07, QR-03
1,3-Dichlorobenzene	0.0245	0.00200	"	0.0500	ND	49.0	70-130	24.3	20	QM-07, QR-03
1,3-Dichloropropane	0.0447	0.00200	"	0.0500	ND	89.4	70-130	19.5	20	
1,4-Dichlorobenzene	0.0252	0.00200	"	0.0500	ND	50.4	70-130	22.6	20	QM-07, QR-03
2,2-Dichloropropane	0.0452	0.00200	"	0.0500	ND	90.3	70-130	0.266	20	
2-Butanone	0.255	0.0100	"	0.250	ND	102	70-130	6.96	20	

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Richard Blessing IV
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Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike Dup (B1D1204-MSD1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/12/2021					
2-Chlorotoluene	0.0315	0.00200	mg/kg	0.0500	ND	63.0	70-130	20.3	20	QM-07, QR-03
2-Hexanone	0.227	0.0100	"	0.250	ND	90.8	70-130	4.44	20	
4-Chlorotoluene	0.0322	0.00200	"	0.0500	ND	64.4	70-130	20.1	20	QM-07, QR-03
4-Isopropyltoluene	0.0251	0.00200	"	0.0500	ND	50.1	70-130	24.6	20	QM-07, QR-03
4-Methyl-2-pentanone	0.266	0.0100	"	0.250	ND	106	70-130	15.4	20	
Acetone	0.252	0.0200	"	0.250	ND	101	70-130	6.04	20	
Benzene	0.0490	0.00200	"	0.0500	ND	98.0	70-130	7.65	20	
Bromobenzene	0.0353	0.00200	"	0.0500	ND	70.5	70-130	18.9	20	
Bromochloromethane	0.0497	0.00200	"	0.0500	ND	99.4	70-130	11.6	20	
Bromodichloromethane	0.0503	0.00200	"	0.0500	ND	101	70-130	10.3	20	
Bromoform	0.0354	0.00200	"	0.0500	ND	70.7	70-130	20.5	20	QR-03
Bromomethane	0.0474	0.00200	"	0.0500	ND	94.8	70-130	1.47	20	
Carbon disulfide	0.0478	0.00500	"	0.0500	ND	95.6	70-130	7.11	20	
Carbon tetrachloride	0.0476	0.00200	"	0.0500	ND	95.1	70-130	4.92	20	
Chlorobenzene	0.0372	0.00200	"	0.0500	ND	74.4	70-130	15.5	20	
Chloroethane	0.0541	0.00500	"	0.0500	ND	108	70-130	1.42	20	
Chloroform	0.0506	0.00200	"	0.0500	ND	101	70-130	7.64	20	
Chloromethane	0.0532	0.00200	"	0.0500	ND	106	70-130	5.48	20	
cis-1,2-Dichloroethene	0.0512	0.00200	"	0.0500	ND	102	70-130	5.61	20	
cis-1,3-Dichloropropene	0.0402	0.00200	"	0.0500	ND	80.3	70-130	10.3	20	
Dibromochloromethane	0.0436	0.00200	"	0.0500	ND	87.2	70-130	17.1	20	
Dibromomethane	0.0482	0.00200	"	0.0500	ND	96.5	70-130	15.5	20	
Ethylbenzene	0.0402	0.00200	"	0.0500	ND	80.4	70-130	17.8	20	
Hexachlorobutadiene	0.00902	0.00500	"	0.0500	ND	18.0	70-130	34.8	20	QM-07, QR-03

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1204 - EPA 5030 (soil)										
Matrix Spike Dup (B1D1204-MSD1)		**Source: Y104156-01**			Prepared: 04/12/2021 Analyzed: 04/12/2021					
Iodomethane	0.0420	0.0150	mg/kg	0.0500	ND	83.9	70-130	1.44	20	
Isopropylbenzene	0.0359	0.00200	"	0.0500	ND	71.8	70-130	19.2	20	
m,p-Xylene	0.0797	0.00400	"	0.100	0.000820	78.9	70-130	16.7	20	
Methyl tert-Butyl Ether	0.0542	0.00200	"	0.0500	ND	108	70-130	11.5	20	
Methylene Chloride	0.0502	0.0200	"	0.0500	ND	100	70-130	11.8	20	
Naphthalene	0.0187	0.0100	"	0.0500	0.000620	36.1	70-130	36.4	20	QM-07, QR-03
n-Butylbenzene	0.0199	0.00200	"	0.0500	ND	39.7	70-130	31.5	20	QM-07, QR-03
n-Propylbenzene	0.0322	0.00200	"	0.0500	ND	64.4	70-130	20.5	20	QM-07, QR-03
o-Xylene	0.0401	0.00200	"	0.0500	ND	80.3	70-130	18.3	20	
sec-Butylbenzene	0.0260	0.00200	"	0.0500	ND	52.0	70-130	22.0	20	QM-07, QR-03
Styrene	0.0390	0.00200	"	0.0500	ND	78.1	70-130	18.6	20	
tert-Butylbenzene	0.0311	0.00200	"	0.0500	ND	62.2	70-130	19.0	20	QM-07
Tetrachloroethene	0.0339	0.00200	"	0.0500	ND	67.8	70-130	18.5	20	QM-07
Toluene	0.0407	0.00200	"	0.0500	ND	81.4	70-130	14.3	20	
trans-1,2-Dichloroethene	0.0515	0.00200	"	0.0500	ND	103	70-130	4.26	20	
trans-1,3-Dichloropropene	0.0417	0.00200	"	0.0500	ND	83.3	70-130	16.9	20	
Trichloroethene	0.0453	0.00200	"	0.0500	ND	90.5	70-130	8.95	20	
Trichlorofluoromethane	0.0522	0.00300	"	0.0500	ND	104	70-130	5.22	20	
Vinyl chloride	0.0554	0.00200	"	0.0500	ND	111	70-130	3.37	20	
Surrogate: 1,2-Dichloroethane-d4	*0.13*		"	*0.125*		*103*	*70-130*			
Surrogate: Toluene-d8	*0.12*		"	*0.125*		*95.5*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*0.14*		"	*0.125*		*109*	*70-130*			

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1207 - EPA 3550B										
Blank (B1D1207-BLK1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
Gasoline (C6-C10)	ND	25.0	mg/kg							U
Diesel (C10-C28)	ND	25.0	"							U
Residual Range Organics (C28-C40)	ND	100	"							U
Surrogate: o-Terphenyl	*18.0*		*"*	*25.0*		*72.2*	*50-150*			

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Extractable Petroleum Hydrocarbons by 8015D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1207 - EPA 3550B										
LCS (B1D1207-BS1)					Prepared: 04/12/2021 Analyzed: 04/12/2021					
Gasoline (C6-C10)	887	50.0	mg/kg	1000		88.7	70-130			
Diesel (C10-C28)	911	50.0	"	1000		91.1	70-130			
Residual Range Organics (C28-C40)	888	200	"	1000		88.8	70-130			
Surrogate: o-Terphenyl	*36.7*		*"*	*50.0*		*73.4*	*50-150*			

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Extractable Petroleum Hydrocarbons by 8015D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1207 - EPA 3550B										
Matrix Spike (B1D1207-MS1)		**Source: Y104158-01**			Prepared: 04/12/2021 Analyzed: 04/12/2021					
Gasoline (C6-C10)	1030	50.0	mg/kg	1000	ND	103	70-130			
Diesel (C10-C28)	1030	50.0	"	1000	ND	103	70-130			
Residual Range Organics (C28-C40)	1130	200	"	1000	9.10	112	70-130			
Surrogate: o-Terphenyl	*43.1*		*"*	*50.0*		*86.2*	*50-150*			

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1207 - EPA 3550B										
Matrix Spike Dup (B1D1207-MSD1)		**Source: Y104158-01**			Prepared: 04/12/2021 Analyzed: 04/12/2021					
Gasoline (C6-C10)	897	50.0	mg/kg	1000	ND	89.7	70-130	13.9	35	
Diesel (C10-C28)	927	50.0	"	1000	ND	92.7	70-130	10.0	35	
Residual Range Organics (C28-C40)	924	200	"	1000	9.10	91.5	70-130	20.0	35	
Surrogate: o-Terphenyl	*37.2*		*"*	*50.0*		*74.4*	*50-150*			

Origins Laboratory, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50773.000-205
Project: Dawson Ridge

Notes and Definitions

U Sample is Non-Detect.

QR-03 The RPD value for the sample duplicate or MS/MSD was outside of QC acceptance limits due to matrix interference. QC batch accepted based on LCS and/or LCSD recovery and/or RPD values.

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.

ND Analyte NOT DETECTED at or above the reporting limit

RPD Relative Percent Difference

All soil results are reported at a wet weight basis.

Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

ORIGINS LABORATORY, INC

April 16, 2021

CTL Thompson, Inc.

Richard Blessing IV

1971 West 12th Avenue

Denver CO 80204

Project Name - Dawson Ridge **Project Number - DN50.773.000-205**

Attached are your analytical results for Dawson Ridge received by Origins Laboratory, Inc. April 14, 2021. This project is associated with Origins project number Y104233-01.

The analytical results in the following report were analyzed under the guidelines of EPA Methods. These methods are identified as follows; "SW" are defined in SW-846, "EPA" are defined in 40CFR part 136 and "SM" are defined in the most current revision of Standard Methods For the Examination of Water and Wastewater.

The analytical results apply specifically to the samples and analyses specified per the attached Chain of Custody. As such, this report shall not be reproduced except in full, without the written approval of Origin's laboratory.

Unless otherwise noted, the analytical results for all soil samples are reported on a wet weight basis. All analytical analyses were performed under NELAP guidelines unless noted by a data qualifier.

Any holding time exceedances, deviations from the method specifications or deviations from Origins Laboratory's Standard Operating Procedures are outlined in the case narrative.

Thank you for selecting Origins for your analytical needs. Please contact us with any questions concerning this report, or if we can help with anything at all.

Origins Laboratory, Inc.
303.433.1322
o-squad@oelabinc.com

THE NELAC INSTITUTE

ORIGINS LABORATORY, INC

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

CROSS REFERENCE REPORT

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TH-05E	Y104233-01	Water	April 14, 2021 11:40	04/14/2021 13:30

Origins Laboratory, Inc.

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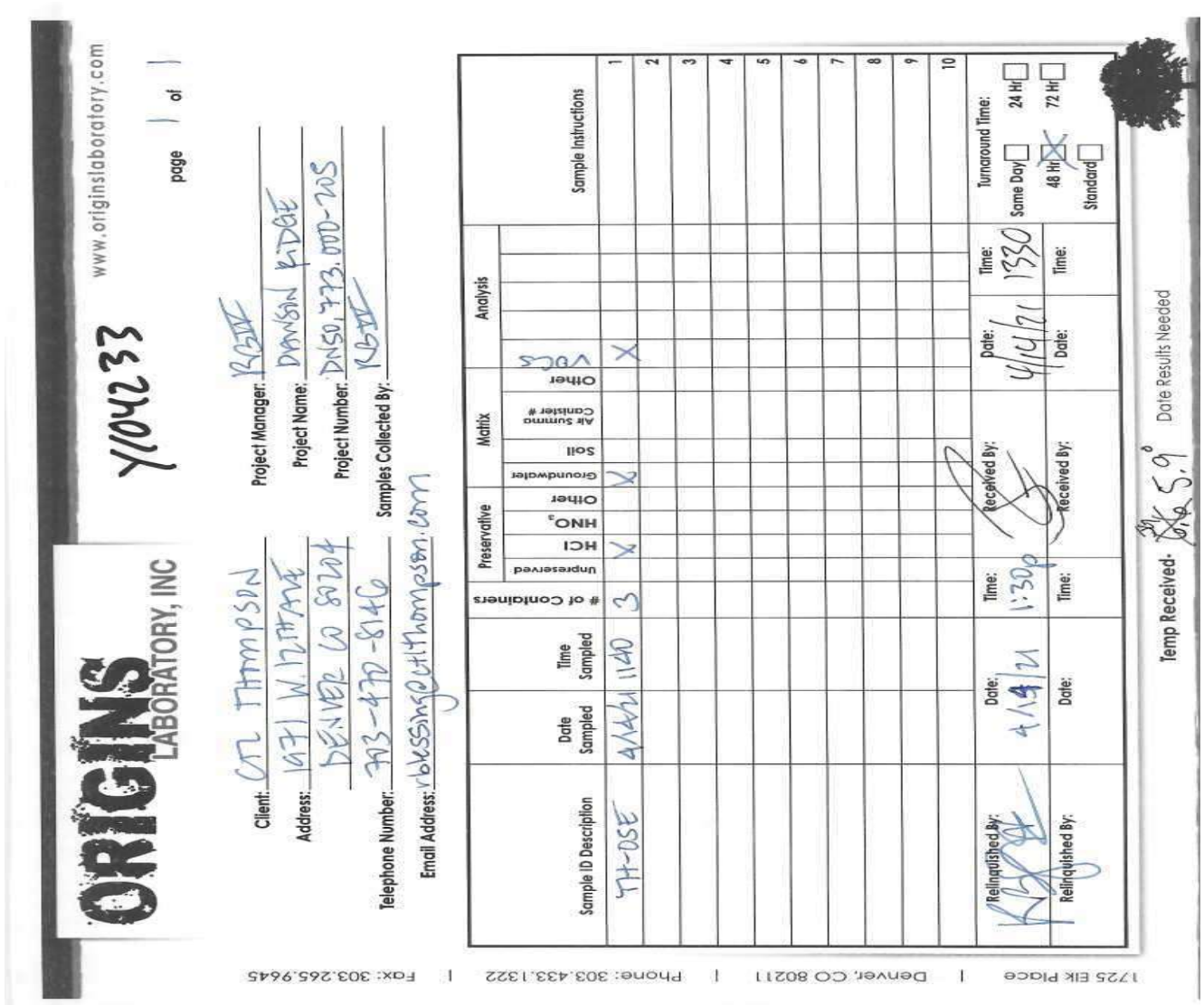
Jordan A. Merrill For Noelle Doyle Mathis, President

ORIGINS LABORATORY, INC

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge



Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Origins Laboratory

F-012207-01-R1
Effective Date: 01/09/12

Sample Receipt Checklist

Origins Work Order: Y104233
Client: CTL Thompson
Client Project ID: Dawson Ridge
Checklist Completed by: JS
Shipped Via: FD (UPS, FedEx, Hand Delivered, Pick-up, etc.)
Date/time completed: 4/14/21
Airbill #: N/A
Matrix(s) Received: (Check all that apply): ____Soil/Solid X Water ____Other: ____
Cooler Number/Temperature: 1 , 5.9 °C ____/____°C ____/____°C ____/____°C (Describe)
Thermometer ID: TC08

Requirement Description	Yes	No	N/A	Comments (if any)
If samples require cooling, was the temperature between 0°C to ≤ 6°C[1]?	✓			
Is there ice present (document if blue ice is used)	✓			
Are custody seals present on cooler? (if so, document in comments if they are signed and dated, broken or intact)		✓		
Are custody seals present on each sample container? (if so, document in comments if they are signed and dated, broken or intact)		✓		
Were all samples received intact[1]?	✓			
Was adequate sample volume provided[1]?	✓			
Are short holding time analytes or samples with HTs due within 48 hours present[1]?		✓		
Is a chain-of-custody (COC) present and filled out completely[1]?	✓			
Does the COC agree with the number and type of sample bottles received[1]?	✓			
Do the sample IDs on the bottle labels match the COC[1]?	✓			
Is the COC properly relinquished by the client with date and time recorded[1]?	✓			
For volatiles in water – is there headspace (> ¼ inch bubble) present? **If yes, contact client and note in narrative.**		✓		
Are samples preserved that require preservation and was it checked [1]? *(note ID of confirmation instrument used in comments) / (preservation is not confirmed for subcontracted analyses in order to insure sample integrity)/(pH <2 for samples preserved with HNO3, HCL, H2SO4) / (pH >10 for samples preserved with NaAsO2+NaOH, ZnAc+NaOH)*		✓		
Additional Comments (if any):				

[1]If NO, then contact the client before proceeding with analysis and note date/time and person contacted as well as the corrective action to in the additional comments (above) and the case narrative.

Reviewed by: JM (Project Manager)
4-19-21 Date/Time Reviewed

Origins Laboratory, Inc.

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Jordan A. Merrill For Noelle Doyle Mathis, President

ORIGINS LABORATORY, INC

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

TH-05E
4/14/2021 11:40:00AM

Origins Laboratory, Inc.
Y104233-01 (Water)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
1,1,1,2-Tetrachloroethane	ND	1.00	ug/L	1	B1D1410	TEM	04/14/2021	04/14/2021	U
1,1,1-Trichloroethane	ND	1.00	"	"	"	TEM	"	"	U
1,1,2,2-Tetrachloroethane	ND	1.00	"	"	"	TEM	"	"	U
1,1,2-Trichloroethane	ND	1.00	"	"	"	TEM	"	"	U
1,1-Dichloroethane	ND	1.00	"	"	"	TEM	"	"	U
1,1-Dichloroethene	ND	1.00	"	"	"	TEM	"	"	U
1,1-Dichloropropene	ND	1.00	"	"	"	TEM	"	"	U
1,2,3-Trichlorobenzene	ND	5.00	"	"	"	TEM	"	"	U
1,2,3-Trichloropropane	ND	5.00	"	"	"	TEM	"	"	U
1,2,4-Trichlorobenzene	ND	5.00	"	"	"	TEM	"	"	U
1,2,4-Trimethylbenzene	ND	1.00	"	"	"	TEM	"	"	U
1,2-Dibromo-3-chloropropane	ND	5.00	"	"	"	TEM	"	"	U
1,2-Dibromoethane (EDB)	ND	1.00	"	"	"	TEM	"	"	U
1,2-Dichlorobenzene	ND	1.00	"	"	"	TEM	"	"	U
1,2-Dichloroethane	ND	1.00	"	"	"	TEM	"	"	U
1,2-Dichloropropane	ND	1.00	"	"	"	TEM	"	"	U
1,3,5-Trimethylbenzene	ND	1.00	"	"	"	TEM	"	"	U
1,3-Dichlorobenzene	ND	1.00	"	"	"	TEM	"	"	U
1,3-Dichloropropane	ND	1.00	"	"	"	TEM	"	"	U

Origins Laboratory, Inc.

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

TH-05E
4/14/2021 11:40:00AM

Origins Laboratory, Inc.
Y104233-01 (Water)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
1,4-Dichlorobenzene	ND	1.00	ug/L	1	B1D1410	TEM	04/14/2021	04/14/2021	U
2,2-Dichloropropane	ND	1.00	"	"	"	TEM	"	"	U
2-Butanone	ND	5.00	"	"	"	TEM	"	"	U
2-Chlorotoluene	ND	1.00	"	"	"	TEM	"	"	U
2-Hexanone	ND	5.00	"	"	"	TEM	"	"	U
4-Chlorotoluene	ND	1.00	"	"	"	TEM	"	"	U
4-Isopropyltoluene	ND	1.00	"	"	"	TEM	"	"	U
4-Methyl-2-pentanone	ND	5.00	"	"	"	TEM	"	"	U
Acetone	ND	8.00	"	"	"	TEM	"	"	U
Benzene	ND	1.00	"	"	"	TEM	"	"	U
Bromobenzene	ND	1.00	"	"	"	TEM	"	"	U
Bromochloromethane	ND	1.00	"	"	"	TEM	"	"	U
Bromodichloromethane	ND	1.00	"	"	"	TEM	"	"	U
Bromoform	ND	1.00	"	"	"	TEM	"	"	U
Bromomethane	ND	1.00	"	"	"	TEM	"	"	U
Carbon disulfide	ND	5.00	"	"	"	TEM	"	"	U
Carbon tetrachloride	ND	1.00	"	"	"	TEM	"	"	U
Chlorobenzene	ND	1.00	"	"	"	TEM	"	"	U
Chloroethane	ND	1.00	"	"	"	TEM	"	"	U

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

TH-05E
4/14/2021 11:40:00AM

Origins Laboratory, Inc.
Y104233-01 (Water)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
Chloroform	ND	1.00	ug/L	1	B1D1410	TEM	04/14/2021	04/14/2021	U
Chloromethane	ND	1.00	"	"	"	TEM	"	"	U
cis-1,2-Dichloroethene	ND	1.00	"	"	"	TEM	"	"	U
cis-1,3-Dichloropropene	ND	1.00	"	"	"	TEM	"	"	U
Dibromochloromethane	ND	1.00	"	"	"	TEM	"	"	U
Dibromomethane	ND	1.00	"	"	"	TEM	"	"	U
Ethylbenzene	ND	1.00	"	"	"	TEM	"	"	U
Hexachlorobutadiene	ND	5.00	"	"	"	TEM	"	"	U
Iodomethane	ND	10.0	"	"	"	TEM	"	"	U
Isopropylbenzene	ND	1.00	"	"	"	TEM	"	"	U
m,p-Xylene	ND	2.00	"	"	"	TEM	"	"	U
Methylene Chloride	ND	5.00	"	"	"	TEM	"	"	U
Methyl tert-Butyl Ether	ND	1.00	"	"	"	TEM	"	"	U
Naphthalene	ND	4.00	"	"	"	TEM	"	"	U
n-Butylbenzene	ND	1.00	"	"	"	TEM	"	"	U
n-Propylbenzene	ND	1.00	"	"	"	TEM	"	"	U
o-Xylene	ND	1.00	"	"	"	TEM	"	"	U
sec-Butylbenzene	ND	1.00	"	"	"	TEM	"	"	U
Styrene	ND	1.00	"	"	"	TEM	"	"	U

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CTL Thompson, Inc.
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Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

TH-05E
4/14/2021 11:40:00AM

Origins Laboratory, Inc.
Y104233-01 (Water)

VOC by EPA 8260D

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyst	Prepared	Analyzed	Notes
tert-Butylbenzene	ND	1.00	ug/L	1	B1D1410	TEM	04/14/2021	04/14/2021	U
Tetrachloroethene	ND	1.00	"	"	"	TEM	"	"	U
Toluene	ND	1.00	"	"	"	TEM	"	"	U
trans-1,2-Dichloroethene	ND	1.00	"	"	"	TEM	"	"	U
trans-1,3-Dichloropropene	ND	1.00	"	"	"	TEM	"	"	U
Trichloroethene	ND	1.00	"	"	"	TEM	"	"	U
Trichlorofluoromethane	ND	1.00	"	"	"	TEM	"	"	U
Vinyl chloride	ND	1.00	"	"	"	TEM	"	"	U

Surrogate: 1,2-Dichloroethane-d4	*108 %*	*70-130*	"	"	"
Surrogate: Toluene-d8	*95.8 %*	*70-130*	"	"	"
Surrogate: 4-Bromofluorobenzene	*98.1 %*	*70-130*	"	"	"

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1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Blank (B1D1410-BLK1)					Prepared: 04/14/2021 Analyzed: 04/14/2021					
1,1,1,2-Tetrachloroethane	ND	1.00	ug/L							U
1,1,1-Trichloroethane	ND	1.00	"							U
1,1,2,2-Tetrachloroethane	ND	1.00	"							U
1,1,2-Trichloroethane	ND	1.00	"							U
1,1-Dichloroethane	ND	1.00	"							U
1,1-Dichloroethene	ND	1.00	"							U
1,1-Dichloropropene	ND	1.00	"							U
1,2,3-Trichlorobenzene	ND	5.00	"							U
1,2,3-Trichloropropane	ND	5.00	"							U
1,2,4-Trichlorobenzene	ND	5.00	"							U
1,2,4-Trimethylbenzene	ND	1.00	"							U
1,2-Dibromo-3-chloropropane	ND	5.00	"							U
1,2-Dibromoethane (EDB)	ND	1.00	"							U
1,2-Dichlorobenzene	ND	1.00	"							U
1,2-Dichloroethane	ND	1.00	"							U
1,2-Dichloropropane	ND	1.00	"							U
1,3,5-Trimethylbenzene	ND	1.00	"							U
1,3-Dichlorobenzene	ND	1.00	"							U
1,3-Dichloropropane	ND	1.00	"							U
1,4-Dichlorobenzene	ND	1.00	"							U
2,2-Dichloropropane	ND	1.00	"							U
2-Butanone	ND	5.00	"							U
2-Chlorotoluene	ND	1.00	"							U
2-Hexanone	ND	5.00	"							U
4-Chlorotoluene	ND	1.00	"							U
4-Isopropyltoluene	ND	1.00	"							U

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Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Blank (B1D1410-BLK1)				Prepared: 04/14/2021 Analyzed: 04/14/2021						
4-Methyl-2-pentanone	ND	5.00	ug/L							U
Acetone	ND	8.00	"							U
Benzene	ND	1.00	"							U
Bromobenzene	ND	1.00	"							U
Bromochloromethane	ND	1.00	"							U
Bromodichloromethane	ND	1.00	"							U
Bromoform	ND	1.00	"							U
Bromomethane	ND	1.00	"							U
Carbon disulfide	ND	5.00	"							U
Carbon tetrachloride	ND	1.00	"							U
Chlorobenzene	ND	1.00	"							U
Chloroethane	ND	1.00	"							U
Chloroform	ND	1.00	"							U
Chloromethane	ND	1.00	"							U
cis-1,2-Dichloroethene	ND	1.00	"							U
cis-1,3-Dichloropropene	ND	1.00	"							U
Dibromochloromethane	ND	1.00	"							U
Dibromomethane	ND	1.00	"							U
Ethylbenzene	ND	1.00	"							U
Hexachlorobutadiene	ND	5.00	"							U
Iodomethane	ND	10.0	"							U
Isopropylbenzene	ND	1.00	"							U
m,p-Xylene	ND	2.00	"							U
Methylene Chloride	ND	5.00	"							U
Methyl tert-Butyl Ether	ND	1.00	"							U
Naphthalene	ND	4.00	"							U

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Blank (B1D1410-BLK1)					Prepared: 04/14/2021 Analyzed: 04/14/2021					
n-Butylbenzene	ND	1.00	ug/L							U
n-Propylbenzene	ND	1.00	"							U
o-Xylene	ND	1.00	"							U
sec-Butylbenzene	ND	1.00	"							U
Styrene	ND	1.00	"							U
tert-Butylbenzene	ND	1.00	"							U
Tetrachloroethene	ND	1.00	"							U
Toluene	ND	1.00	"							U
trans-1,2-Dichloroethene	ND	1.00	"							U
trans-1,3-Dichloropropene	ND	1.00	"							U
Trichloroethene	ND	1.00	"							U
Trichlorofluoromethane	ND	1.00	"							U
Vinyl chloride	ND	1.00	"							U
Surrogate: 1,2-Dichloroethane-d4	*65*		"	*62.5*		*105*	*70-130*			
Surrogate: Toluene-d8	*60*		"	*62.5*		*96.7*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*62*		"	*62.5*		*98.8*	*70-130*			

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1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
LCS (B1D1410-BS1)					Prepared: 04/14/2021 Analyzed: 04/14/2021					
1,1,1,2-Tetrachloroethane	25.2	1.00	ug/L	25.0		101	70-130			
1,1,1-Trichloroethane	30.2	1.00	"	25.0		121	70-130			
1,1,2,2-Tetrachloroethane	25.4	1.00	"	25.0		101	70-130			
1,1,2-Trichloroethane	26.2	1.00	"	25.0		105	70-130			
1,1-Dichloroethane	29.2	1.00	"	25.0		117	70-130			
1,1-Dichloroethene	30.2	1.00	"	25.0		121	70-130			
1,1-Dichloropropene	30.0	1.00	"	25.0		120	70-130			
1,2,3-Trichlorobenzene	23.3	5.00	"	25.0		93.1	70-130			
1,2,3-Trichloropropane	25.0	5.00	"	25.0		100	70-130			
1,2,4-Trichlorobenzene	24.5	5.00	"	25.0		97.9	70-130			
1,2,4-Trimethylbenzene	25.9	1.00	"	25.0		104	70-130			
1,2-Dibromo-3-chloropropane	25.2	5.00	"	25.0		101	70-130			
1,2-Dibromoethane (EDB)	26.6	1.00	"	25.0		107	70-130			
1,2-Dichlorobenzene	24.8	1.00	"	25.0		99.3	70-130			
1,2-Dichloroethane	29.2	1.00	"	25.0		117	70-130			
1,2-Dichloropropane	29.0	1.00	"	25.0		116	70-130			
1,3,5-Trimethylbenzene	25.7	1.00	"	25.0		103	70-130			
1,3-Dichlorobenzene	24.7	1.00	"	25.0		98.9	70-130			
1,3-Dichloropropane	26.6	1.00	"	25.0		107	70-130			
1,4-Dichlorobenzene	24.4	1.00	"	25.0		97.7	70-130			
2,2-Dichloropropane	27.8	1.00	"	25.0		111	70-130			
2-Butanone	155	5.00	"	125		124	70-130			
2-Chlorotoluene	25.6	1.00	"	25.0		102	70-130			
2-Hexanone	148	5.00	"	125		119	70-130			
4-Chlorotoluene	25.4	1.00	"	25.0		101	70-130			
4-Isopropyltoluene	26.1	1.00	"	25.0		105	70-130			

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CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
LCS (B1D1410-BS1)					Prepared: 04/14/2021 Analyzed: 04/14/2021					
4-Methyl-2-pentanone	147	5.00	ug/L	125		118	70-130			
Acetone	148	8.00	"	125		118	70-130			
Benzene	28.7	1.00	"	25.0		115	70-130			
Bromobenzene	24.6	1.00	"	25.0		98.3	70-130			
Bromochloromethane	28.6	1.00	"	25.0		115	70-130			
Bromodichloromethane	30.6	1.00	"	25.0		122	70-130			
Bromoform	21.5	1.00	"	25.0		86.2	70-130			
Bromomethane	30.3	1.00	"	25.0		121	70-130			
Carbon disulfide	29.9	5.00	"	25.0		120	70-130			
Carbon tetrachloride	30.3	1.00	"	25.0		121	70-130			
Chlorobenzene	25.6	1.00	"	25.0		102	70-130			
Chloroethane	29.9	1.00	"	25.0		120	70-130			
Chloroform	29.1	1.00	"	25.0		117	70-130			
Chloromethane	28.3	1.00	"	25.0		113	70-130			
cis-1,2-Dichloroethene	29.9	1.00	"	25.0		119	70-130			
cis-1,3-Dichloropropene	27.9	1.00	"	25.0		112	70-130			
Dibromochloromethane	28.1	1.00	"	25.0		112	70-130			
Dibromomethane	28.7	1.00	"	25.0		115	70-130			
Ethylbenzene	25.2	1.00	"	25.0		101	70-130			
Hexachlorobutadiene	24.7	5.00	"	25.0		98.8	70-130			
Iodomethane	28.1	10.0	"	25.0		113	70-130			
Isopropylbenzene	25.6	1.00	"	25.0		102	70-130			
m,p-Xylene	50.6	2.00	"	50.0		101	70-130			
Methylene Chloride	28.8	5.00	"	25.0		115	70-130			
Methyl tert-Butyl Ether	28.6	1.00	"	25.0		115	70-130			
Naphthalene	24.8	4.00	"	25.0		99.0	70-130			

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Jordan A. Merrill For Noelle Doyle Mathis, President

CTL Thompson, Inc.
1971 West 12th Avenue
Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
LCS (B1D1410-BS1)					Prepared: 04/14/2021 Analyzed: 04/14/2021					
n-Butylbenzene	26.7	1.00	ug/L	25.0		107	70-130			
n-Propylbenzene	25.8	1.00	"	25.0		103	70-130			
o-Xylene	25.6	1.00	"	25.0		102	70-130			
sec-Butylbenzene	25.8	1.00	"	25.0		103	70-130			
Styrene	27.3	1.00	"	25.0		109	70-130			
tert-Butylbenzene	25.5	1.00	"	25.0		102	70-130			
Tetrachloroethene	26.0	1.00	"	25.0		104	70-130			
Toluene	25.9	1.00	"	25.0		103	70-130			
trans-1,2-Dichloroethene	29.8	1.00	"	25.0		119	70-130			
trans-1,3-Dichloropropene	28.4	1.00	"	25.0		113	70-130			
Trichloroethene	28.9	1.00	"	25.0		116	70-130			
Trichlorofluoromethane	29.3	1.00	"	25.0		117	70-130			
Vinyl chloride	30.6	1.00	"	25.0		123	70-130			
Surrogate: 1,2-Dichloroethane-d4	*66*		"	*62.5*		*105*	*70-130*			
Surrogate: Toluene-d8	*60*		"	*62.5*		*95.6*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*61*		"	*62.5*		*98.0*	*70-130*			

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Richard Blessing IV
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Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike (B1D1410-MS1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
1,1,1,2-Tetrachloroethane	23.3	1.00	ug/L	25.0	ND	93.1	70-130			
1,1,1-Trichloroethane	27.4	1.00	"	25.0	ND	109	70-130			
1,1,2,2-Tetrachloroethane	24.0	1.00	"	25.0	ND	95.9	70-130			
1,1,2-Trichloroethane	24.9	1.00	"	25.0	ND	99.6	70-130			
1,1-Dichloroethane	26.9	1.00	"	25.0	ND	107	70-130			
1,1-Dichloroethene	27.5	1.00	"	25.0	ND	110	70-130			
1,1-Dichloropropene	27.1	1.00	"	25.0	ND	109	70-130			
1,2,3-Trichlorobenzene	20.5	5.00	"	25.0	0.550	79.8	70-130			
1,2,3-Trichloropropane	23.4	5.00	"	25.0	ND	93.8	70-130			
1,2,4-Trichlorobenzene	21.0	5.00	"	25.0	0.230	82.9	70-130			
1,2,4-Trimethylbenzene	22.4	1.00	"	25.0	ND	89.7	70-130			
1,2-Dibromo-3-chloropropane	24.2	5.00	"	25.0	ND	96.8	70-130			
1,2-Dibromoethane (EDB)	25.5	1.00	"	25.0	ND	102	70-130			
1,2-Dichlorobenzene	22.5	1.00	"	25.0	ND	90.1	70-130			
1,2-Dichloroethane	27.0	1.00	"	25.0	ND	108	70-130			
1,2-Dichloropropane	26.8	1.00	"	25.0	ND	107	70-130			
1,3,5-Trimethylbenzene	22.3	1.00	"	25.0	ND	89.0	70-130			
1,3-Dichlorobenzene	21.9	1.00	"	25.0	ND	87.8	70-130			
1,3-Dichloropropane	25.1	1.00	"	25.0	ND	101	70-130			
1,4-Dichlorobenzene	21.8	1.00	"	25.0	ND	87.4	70-130			
2,2-Dichloropropane	22.5	1.00	"	25.0	ND	90.2	70-130			
2-Butanone	149	5.00	"	125	ND	119	70-130			
2-Chlorotoluene	22.1	1.00	"	25.0	ND	88.4	70-130			
2-Hexanone	141	5.00	"	125	ND	113	70-130			
4-Chlorotoluene	22.4	1.00	"	25.0	0.100	89.4	70-130			
4-Isopropyltoluene	22.6	1.00	"	25.0	ND	90.6	70-130			

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike (B1D1410-MS1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
4-Methyl-2-pentanone	141	5.00	ug/L	125	0.240	112	70-130			
Acetone	143	8.00	"	125	4.57	111	70-130			
Benzene	26.6	1.00	"	25.0	ND	106	70-130			
Bromobenzene	22.4	1.00	"	25.0	ND	89.4	70-130			
Bromochloromethane	27.6	1.00	"	25.0	ND	111	70-130			
Bromodichloromethane	28.1	1.00	"	25.0	ND	112	70-130			
Bromoform	20.4	1.00	"	25.0	ND	81.8	70-130			
Bromomethane	26.6	1.00	"	25.0	ND	106	70-130			
Carbon disulfide	27.6	5.00	"	25.0	ND	110	70-130			
Carbon tetrachloride	27.6	1.00	"	25.0	ND	110	70-130			
Chlorobenzene	23.8	1.00	"	25.0	ND	95.1	70-130			
Chloroethane	26.8	1.00	"	25.0	ND	107	70-130			
Chloroform	26.8	1.00	"	25.0	ND	107	70-130			
Chloromethane	25.0	1.00	"	25.0	ND	99.8	70-130			
cis-1,2-Dichloroethene	27.0	1.00	"	25.0	ND	108	70-130			
cis-1,3-Dichloropropene	24.2	1.00	"	25.0	ND	96.9	70-130			
Dibromochloromethane	26.6	1.00	"	25.0	ND	106	70-130			
Dibromomethane	27.7	1.00	"	25.0	ND	111	70-130			
Ethylbenzene	22.3	1.00	"	25.0	ND	89.3	70-130			
Hexachlorobutadiene	21.6	5.00	"	25.0	ND	86.2	70-130			
Iodomethane	26.4	10.0	"	25.0	ND	106	70-130			
Isopropylbenzene	22.7	1.00	"	25.0	ND	90.8	70-130			
m,p-Xylene	44.6	2.00	"	50.0	ND	89.1	70-130			
Methylene Chloride	26.3	5.00	"	25.0	ND	105	70-130			
Methyl tert-Butyl Ether	27.8	1.00	"	25.0	ND	111	70-130			
Naphthalene	23.4	4.00	"	25.0	0.340	92.3	70-130			

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Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Volatile Organic Compounds by GC/MS SW846 8260D - Quality Control
Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike (B1D1410-MS1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
n-Butylbenzene	22.2	1.00	ug/L	25.0	ND	88.9	70-130			
n-Propylbenzene	22.5	1.00	"	25.0	ND	89.9	70-130			
o-Xylene	22.6	1.00	"	25.0	ND	90.4	70-130			
sec-Butylbenzene	22.7	1.00	"	25.0	ND	91.0	70-130			
Styrene	23.5	1.00	"	25.0	ND	94.2	70-130			
tert-Butylbenzene	23.1	1.00	"	25.0	ND	92.4	70-130			
Tetrachloroethene	23.5	1.00	"	25.0	ND	93.9	70-130			
Toluene	23.8	1.00	"	25.0	ND	95.0	70-130			
trans-1,2-Dichloroethene	27.1	1.00	"	25.0	ND	108	70-130			
trans-1,3-Dichloropropene	25.5	1.00	"	25.0	ND	102	70-130			
Trichloroethene	26.4	1.00	"	25.0	ND	106	70-130			
Trichlorofluoromethane	26.1	1.00	"	25.0	ND	104	70-130			
Vinyl chloride	26.9	1.00	"	25.0	ND	108	70-130			
Surrogate: 1,2-Dichloroethane-d4	*66*		"	*62.5*		*105*	*70-130*			
Surrogate: Toluene-d8	*59*		"	*62.5*		*95.1*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*60*		"	*62.5*		*95.8*	*70-130*			

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Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike Dup (B1D1410-MSD1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
1,1,1,2-Tetrachloroethane	25.6	1.00	ug/L	25.0	ND	102	70-130	9.45	20	
1,1,1-Trichloroethane	29.5	1.00	"	25.0	ND	118	70-130	7.49	20	
1,1,2,2-Tetrachloroethane	26.4	1.00	"	25.0	ND	106	70-130	9.76	20	
1,1,2-Trichloroethane	27.1	1.00	"	25.0	ND	108	70-130	8.35	20	
1,1-Dichloroethane	29.0	1.00	"	25.0	ND	116	70-130	7.59	20	
1,1-Dichloroethene	29.7	1.00	"	25.0	ND	119	70-130	7.73	20	
1,1-Dichloropropene	29.2	1.00	"	25.0	ND	117	70-130	7.21	20	
1,2,3-Trichlorobenzene	22.9	5.00	"	25.0	0.550	89.5	70-130	11.1	20	
1,2,3-Trichloropropane	25.8	5.00	"	25.0	ND	103	70-130	9.39	20	
1,2,4-Trichlorobenzene	23.5	5.00	"	25.0	0.230	93.1	70-130	11.5	20	
1,2,4-Trimethylbenzene	24.8	1.00	"	25.0	ND	99.3	70-130	10.2	20	
1,2-Dibromo-3-chloropropane	26.9	5.00	"	25.0	ND	108	70-130	10.7	20	
1,2-Dibromoethane (EDB)	27.8	1.00	"	25.0	ND	111	70-130	8.67	20	
1,2-Dichlorobenzene	24.6	1.00	"	25.0	ND	98.4	70-130	8.78	20	
1,2-Dichloroethane	28.9	1.00	"	25.0	ND	116	70-130	6.79	20	
1,2-Dichloropropane	29.4	1.00	"	25.0	ND	117	70-130	9.30	20	
1,3,5-Trimethylbenzene	24.8	1.00	"	25.0	ND	99.1	70-130	10.7	20	
1,3-Dichlorobenzene	24.2	1.00	"	25.0	ND	96.9	70-130	9.88	20	
1,3-Dichloropropane	26.9	1.00	"	25.0	ND	108	70-130	6.95	20	
1,4-Dichlorobenzene	23.9	1.00	"	25.0	ND	95.8	70-130	9.17	20	
2,2-Dichloropropane	24.4	1.00	"	25.0	ND	97.6	70-130	7.93	20	
2-Butanone	159	5.00	"	125	ND	127	70-130	6.73	20	
2-Chlorotoluene	24.4	1.00	"	25.0	ND	97.5	70-130	9.86	20	
2-Hexanone	151	5.00	"	125	ND	121	70-130	7.10	20	
4-Chlorotoluene	24.8	1.00	"	25.0	0.100	99.0	70-130	10.2	20	
4-Isopropyltoluene	25.0	1.00	"	25.0	ND	100	70-130	10.0	20	

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Project: Dawson Ridge

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike Dup (B1D1410-MSD1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
4-Methyl-2-pentanone	149	5.00	ug/L	125	0.240	119	70-130	5.55	20	
Acetone	156	8.00	"	125	4.57	121	70-130	8.78	20	
Benzene	28.7	1.00	"	25.0	ND	115	70-130	7.74	20	
Bromobenzene	24.9	1.00	"	25.0	ND	99.4	70-130	10.6	20	
Bromochloromethane	29.3	1.00	"	25.0	ND	117	70-130	5.90	20	
Bromodichloromethane	30.4	1.00	"	25.0	ND	122	70-130	7.93	20	
Bromoform	22.7	1.00	"	25.0	ND	91.0	70-130	10.6	20	
Bromomethane	28.8	1.00	"	25.0	ND	115	70-130	8.13	20	
Carbon disulfide	29.9	5.00	"	25.0	ND	120	70-130	8.21	20	
Carbon tetrachloride	29.7	1.00	"	25.0	ND	119	70-130	7.46	20	
Chlorobenzene	25.6	1.00	"	25.0	ND	102	70-130	7.37	20	
Chloroethane	28.8	1.00	"	25.0	ND	115	70-130	7.27	20	
Chloroform	28.8	1.00	"	25.0	ND	115	70-130	7.26	20	
Chloromethane	27.1	1.00	"	25.0	ND	108	70-130	8.29	20	
cis-1,2-Dichloroethene	29.3	1.00	"	25.0	ND	117	70-130	8.07	20	
cis-1,3-Dichloropropene	26.3	1.00	"	25.0	ND	105	70-130	8.12	20	
Dibromochloromethane	28.4	1.00	"	25.0	ND	114	70-130	6.61	20	
Dibromomethane	29.8	1.00	"	25.0	ND	119	70-130	7.51	20	
Ethylbenzene	24.9	1.00	"	25.0	ND	99.6	70-130	10.9	20	
Hexachlorobutadiene	23.7	5.00	"	25.0	ND	95.0	70-130	9.67	20	
Iodomethane	28.6	10.0	"	25.0	ND	115	70-130	7.99	20	
Isopropylbenzene	25.4	1.00	"	25.0	ND	102	70-130	11.4	20	
m,p-Xylene	49.7	2.00	"	50.0	ND	99.3	70-130	10.8	20	
Methylene Chloride	30.0	5.00	"	25.0	ND	120	70-130	13.1	20	
Methyl tert-Butyl Ether	29.9	1.00	"	25.0	ND	120	70-130	7.56	20	
Naphthalene	26.3	4.00	"	25.0	0.340	104	70-130	11.7	20	

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Origins Laboratory, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B1D1410 - EPA 5030B (Water)										
Matrix Spike Dup (B1D1410-MSD1)		**Source: Y104233-01**			Prepared: 04/14/2021 Analyzed: 04/15/2021					
n-Butylbenzene	24.8	1.00	ug/L	25.0	ND	99.1	70-130	10.8	20	
n-Propylbenzene	25.0	1.00	"	25.0	ND	100	70-130	10.8	20	
o-Xylene	25.2	1.00	"	25.0	ND	101	70-130	11.0	20	
sec-Butylbenzene	25.3	1.00	"	25.0	ND	101	70-130	10.7	20	
Styrene	26.3	1.00	"	25.0	ND	105	70-130	11.2	20	
tert-Butylbenzene	25.4	1.00	"	25.0	ND	101	70-130	9.32	20	
Tetrachloroethene	25.5	1.00	"	25.0	ND	102	70-130	8.09	20	
Toluene	25.6	1.00	"	25.0	ND	102	70-130	7.46	20	
trans-1,2-Dichloroethene	29.4	1.00	"	25.0	ND	117	70-130	8.08	20	
trans-1,3-Dichloropropene	27.6	1.00	"	25.0	ND	110	70-130	7.95	20	
Trichloroethene	28.6	1.00	"	25.0	ND	115	70-130	8.10	20	
Trichlorofluoromethane	27.9	1.00	"	25.0	ND	112	70-130	6.75	20	
Vinyl chloride	29.5	1.00	"	25.0	ND	118	70-130	9.36	20	
Surrogate: 1,2-Dichloroethane-d4	*67*		"	*62.5*		*107*	*70-130*			
Surrogate: Toluene-d8	*59*		"	*62.5*		*95.1*	*70-130*			
Surrogate: 4-Bromofluorobenzene	*61*		"	*62.5*		*98.1*	*70-130*			

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Denver CO 80204

Richard Blessing IV
Project Number: DN50.773.000-205
Project: Dawson Ridge

Notes and Definitions

U Sample is Non-Detect.

ND Analyte NOT DETECTED at or above the reporting limit

RPD Relative Percent Difference

All soil results are reported at a wet weight basis.

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Jordan A. Merrill For Noelle Doyle Mathis, President

EMSL Analytical, Inc.

1010 Yuma Street Denver, CO 80204

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http://www.EMSL.com / denverlab@emsl.com

EMSL Order:	222103053
Customer ID:	CTLT34
Customer PO:	
Project ID:	

Attention:	Richard Blessing IV CTL Thompson 1971 West 12th Avenue Denver, CO 80204	**Phone:**	(703) 470-8146
		Fax:	
		Received Date:	05/04/2021 10:20 AM
		Analysis Date:	05/07/2021
		Collected Date:	
Project:	DAWSON RIDGE DNSD 773.00-205		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
RM1-1 *222103053-0001*	ROOFING MATERIALS SHINGLES TAR	White/Black Fibrous Heterogeneous	15% Glass HA: 1	85% Non-fibrous (Other)	None Detected
RM1-2 *222103053-0002*	ROOFING MATERIALS SHINGLES TAR	White/Black Fibrous Homogeneous	15% Glass HA: 1	85% Non-fibrous (Other)	None Detected
RM2-1-Shingle *222103053-0003*	ROOFING MATERIALS SHINGLES TAR	Black/Green Fibrous Heterogeneous	10% Glass HA: 2	90% Non-fibrous (Other)	None Detected
RM2-1-Tar *222103053-0003A*	ROOFING MATERIALS SHINGLES TAR	Black Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
RM2-2-Shingle *222103053-0004*	ROOFING MATERIALS SHINGLES TAR	Black/Green Fibrous Heterogeneous	10% Glass HA: 2	90% Non-fibrous (Other)	None Detected
RM2-2-Tar *222103053-0004A*	ROOFING MATERIALS SHINGLES TAR	Black Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
FB1-1 *222103053-0005*	FIBERBOARD	Brown Fibrous Homogeneous	25% Cellulose 3% Glass HA: 3	72% Non-fibrous (Other)	None Detected
FB1-2 *222103053-0006*	FIBERBOARD	Brown Fibrous Homogeneous	33% Cellulose <1% Glass HA: 3	67% Non-fibrous (Other)	None Detected
TP1-1 *222103053-0007*	TAR PAPER	Black Fibrous Homogeneous	5% Cellulose HA: 4	95% Non-fibrous (Other)	None Detected
TP1-2 *222103053-0008*	TAR PAPER	Black Fibrous Homogeneous	5% Cellulose HA: 4	95% Non-fibrous (Other)	None Detected
PIPE1-1 *222103053-0009*	TRANSITE PIPE	Gray Fibrous Homogeneous	HA: 5	62% Non-fibrous (Other)	33% Chrysotile 5% Crocidolite
PIPE1-2 *222103053-0010*	TRANSITE PIPE	Gray Fibrous Homogeneous	HA: 5	62% Non-fibrous (Other)	33% Chrysotile 5% Crocidolite

Initial report from: 05/07/2021 09:38:17

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EMSL Order:	222103053
Customer ID:	CTLT34
Customer PO:	
Project ID:	

Analyst(s)
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Henry Printz, TEM/PCM Laboratory Supervisor
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Rochester, NY NVLAP Lab Code 600183-0, NYS ELAP 12088

Initial report from: 05/07/2021 09:38:17

ATTACHMENT C

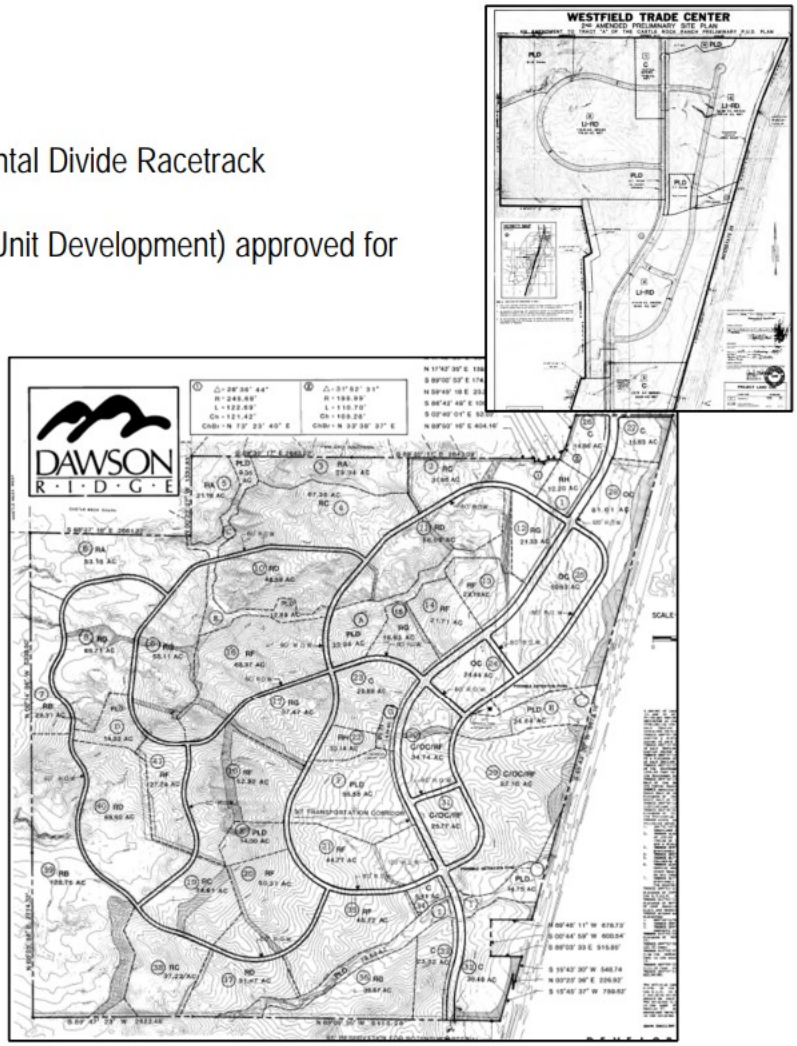
SITE PHOTOGRAPHS

Overall Site Photos	
Description: Typical view of inert debris located on the northern portion of the Site.	**Description: Typical view of inert debris located on the north-central portion of the Site.**
Description: Typical view of trash and debris dumped in and along the dry wash along the southern Site boundary.	**Description: Typical view of trash and debris dumped in and along the dry wash along the southern Site boundary.**

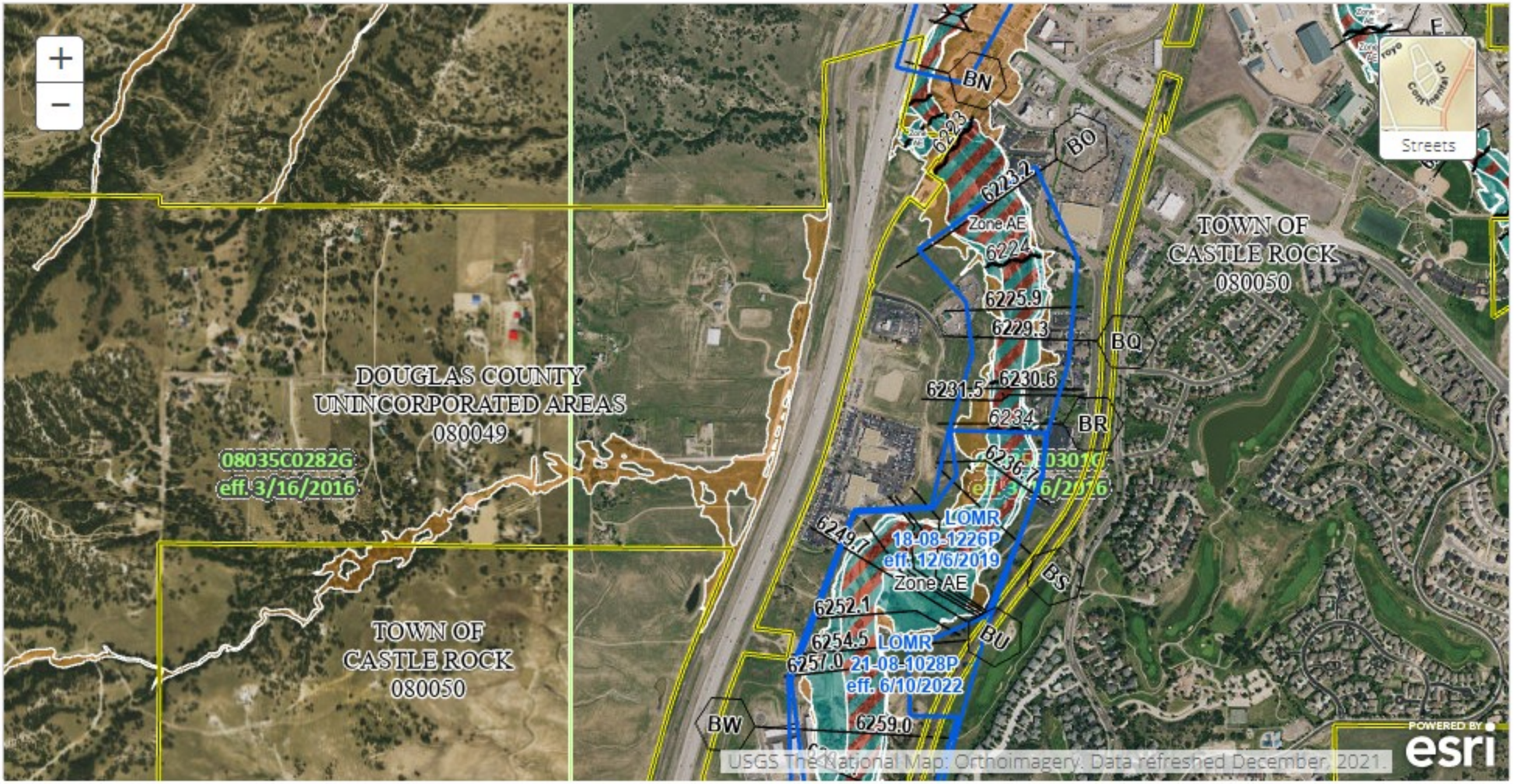
Description: Typical view of trash and debris dumped in and along the dry wash along the southern Site boundary.	**Description: Typical view of trash and debris dumped in and along the dry wash along the southern Site boundary.**
Description: Asbestos-containing transite pipe in the dry wash along the southern Site boundary.	**Description: Asbestos-containing transite pipe in the dry wash along the southern Site boundary.**

Property History

- 1960s to early 1980s - Site of Continental Divide Racetrack
- 1986 - Dawson Ridge PUD (Planned Unit Development) approved for 7900 Residential Units
- Late 1980s - Infrastructure Development in Dawson Ridge Commenced
- 1989 - Westfield Trade Center Site PUD approved
- 1990 - Financial Challenges/Real Estate Market Resulted in Developer Foreclosure
- 1992 - Acquisition by Out of State Ownership commencing in 1992
- 1992 - Town Suspension Agreement



DAWSON TRAILS



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

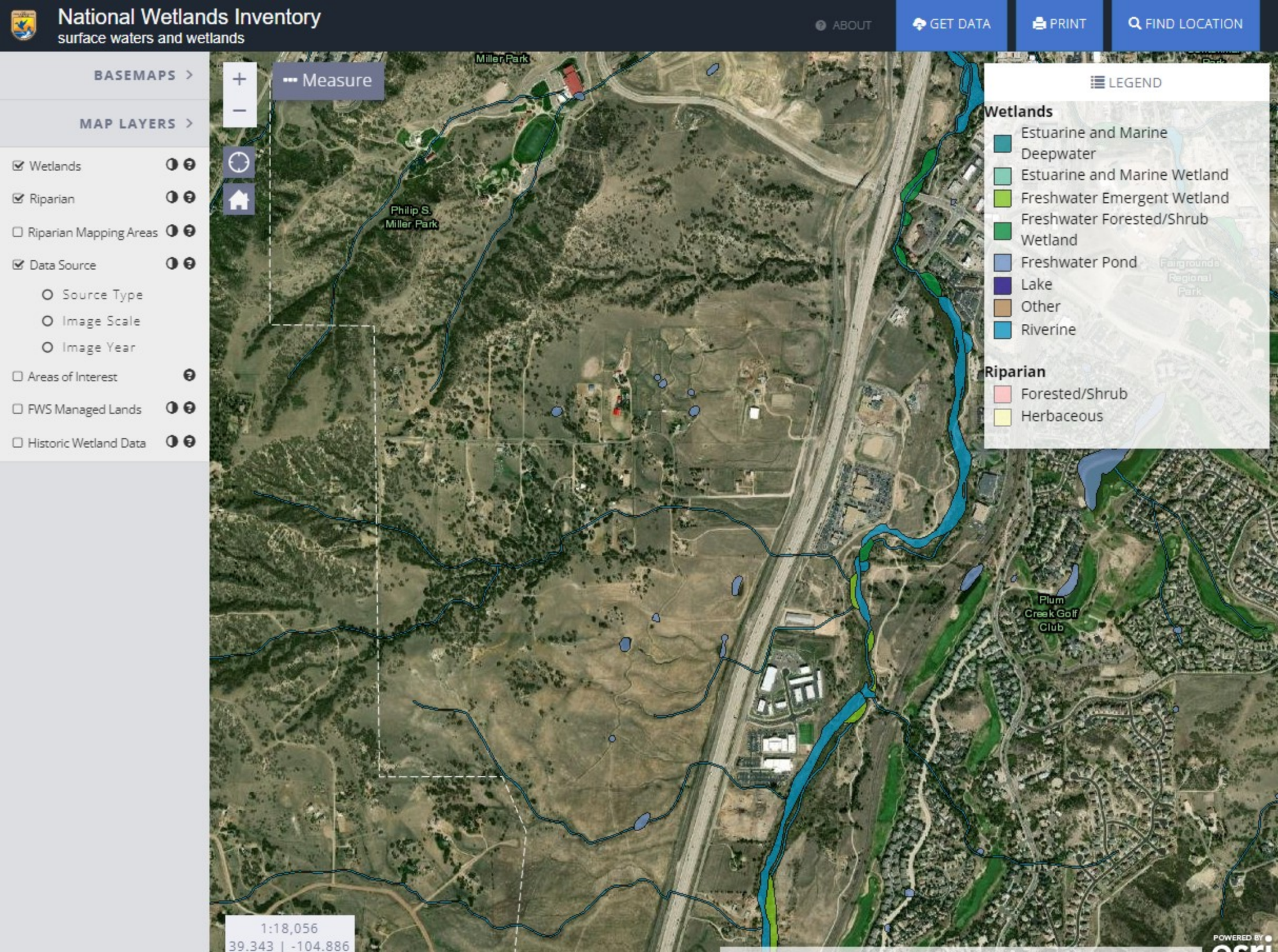
OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall


National Wetlands Inventory
surface waters and wetlands
ABOUT
GET DATA
PRINT
FIND LOCATION
BASEMAPS
MAP LAYERS
Wetlands
Riparian
Riparian Mapping Areas
Data Source
Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
Miller Park
Philip S. Miller Park
Plum Creek Golf Club
LEGEND
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Riparian
Forested/Shrub
Herbaceous
1:18,056
39.343 | -104.886
POWERED BY esri

Crystal Valley Interchange Traffic Analysis Technical Report

Prepared for:

Crystal Valley Interchange Interchange Access Request Project Team

Prepared by:

apexdesign
a CONSOR company

Project Manager: Benjamin Waldman

Apex Design Reference No. P210457

February 18, 2022

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1. Introduction

The purpose of this report is to document the micro-simulation traffic analysis performed in support of the planned construction of an interchange on I-25 at Crystal Valley Parkway in Castle Rock, CO. These findings will help support the National Environmental Policy Act (NEPA), Interchange Access Request (IAR), and 1601 processes. Two alternative interchange designs were evaluated using VISSIM for the years 2025 (opening year) and 2050. The first option was an Offset-Diamond interchange with new signalized intersections on Crystal Valley Parkway at ramp terminals and adjacent local roads. The second option included a Partial Cloverleaf interchange ramp, a signalized southbound On and Off-ramp, a signalized intersection for a local road to the west of I-25, and roundabout on the east side of I-25. A third option involving the partial cloverleaf interchange and a second roundabout on the west side of I-25 was evaluated using SIDRA but this option was not analyzed using VISSIM. Based on the SIDRA results, it was determined that expected traffic operations (delays and queues) at the roundabout west of I-25 were unacceptable and therefore did not proceed with microsimulation analysis.

This report is structured to provide background on the Existing Conditions data collection process and VISSIM model calibration. Then the process for determining forecast volumes for the No-Build option are presented along with the future year VISSIM No-Build model results. Descriptions of the design and structure of both build options along with the VISSIM model results are then presented. Results include network wide performance, node results (intersection and turning movement operations), freeway segment results, and freeway travel time results. Finally, these results for the No-Build, Option 1, and Option 2 options for the year 2050 are compared. Analysis of the 2050 options directs the design of the interchange and new intersections, and therefore is the focus of the results comparisons. Finally, conclusions and recommendations are presented based on the analysis of the results comparison.

2. Analysis Overview

2.1. Software Packages

The traffic analysis was mostly performed using VISSIM micro-simulation software Version 2021.00.08. VISSIM was chosen for the analysis because it allows for accurate general traffic and tolled express lane operations within an entire network. This was also useful for analysis of vehicle interactions with ramps, ramp metering, and adjacent signalized and roundabout intersections that are planned as part of the interchange project. The roundabout options were optimized and evaluated using SIDRA for operational performance of the roundabout designs. SIDRA optimization took place prior to VISSIM analysis.

2.2. Analysis Area

The area analyzed included the location of the planned Crystal Valley Parkway interchange, the segment of I-25 approximately 3,200 feet north of the Plum Creek Parkway Interchange, the segment 2,000 feet south of the Tomah Road/Sky View Lane interchange, and the ramp terminal intersections associated with the areas of the freeway. The ramp terminal intersections include:

- Plum Creek Parkway/I-25 Southbound Off-ramp/West Frontage Road
- West Frontage Road/ I-25 Southbound On-Ramp
- Plum Creek Parkway/I-25 Northbound Ramps
- Plum Creek Parkway/Wilcox Road
- Crystal Valley Parkway/East Frontage Road
- Sky View Lane/I-25 Southbound Ramps
- Sky view/I-25 Northbound Ramps

Figure 1 depicts the interchanges included in the analysis area. Figure 2, Figure 3, and Figure 4 depict the intersections included at the analysis area.

Figure 1. I-25 Interchanges Included in the Analysis Area

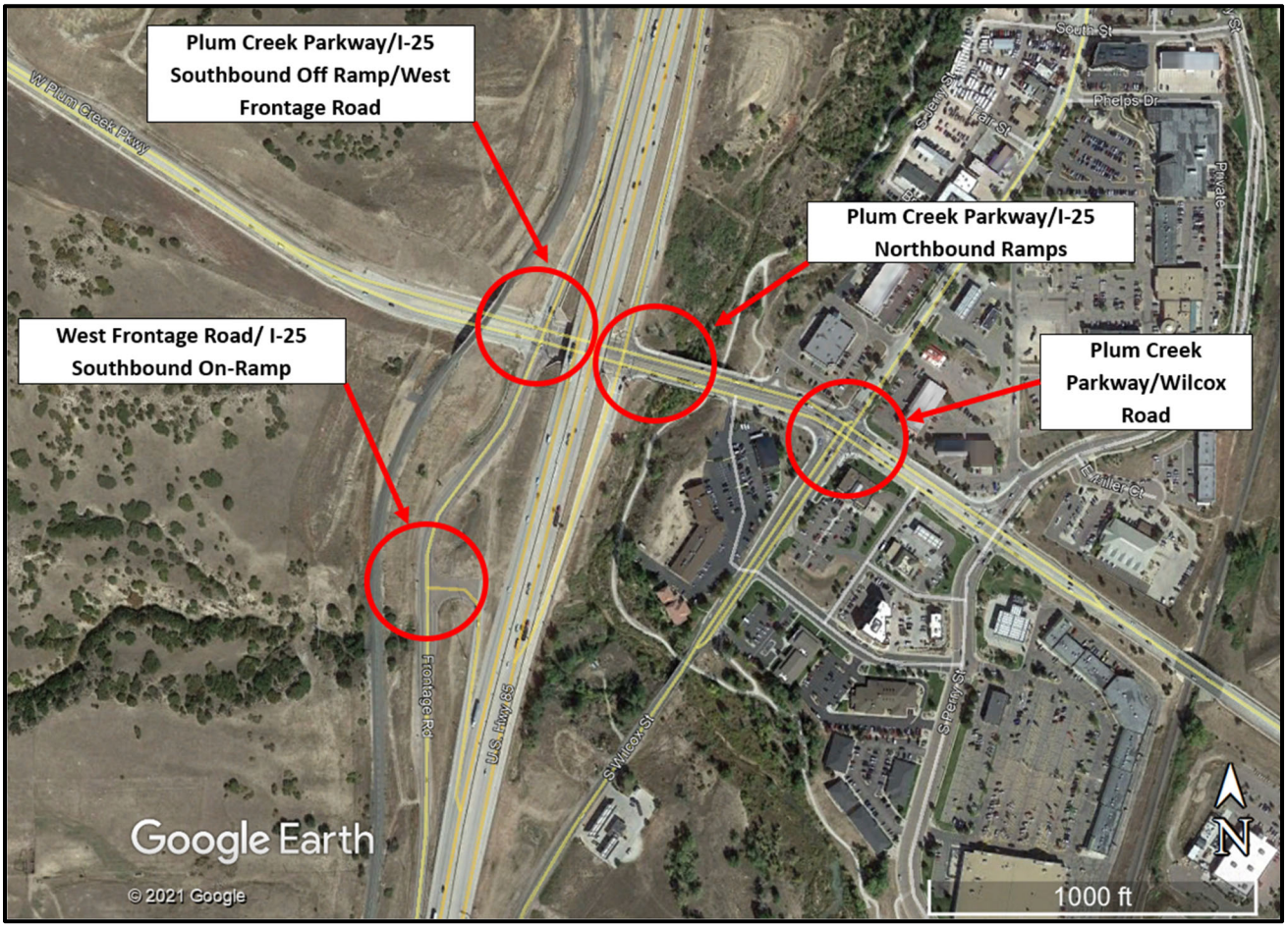

Figure 2. Plum Creek Parkway Analysis Area

Figure 3. Crystal Valley Parkway Analysis Area

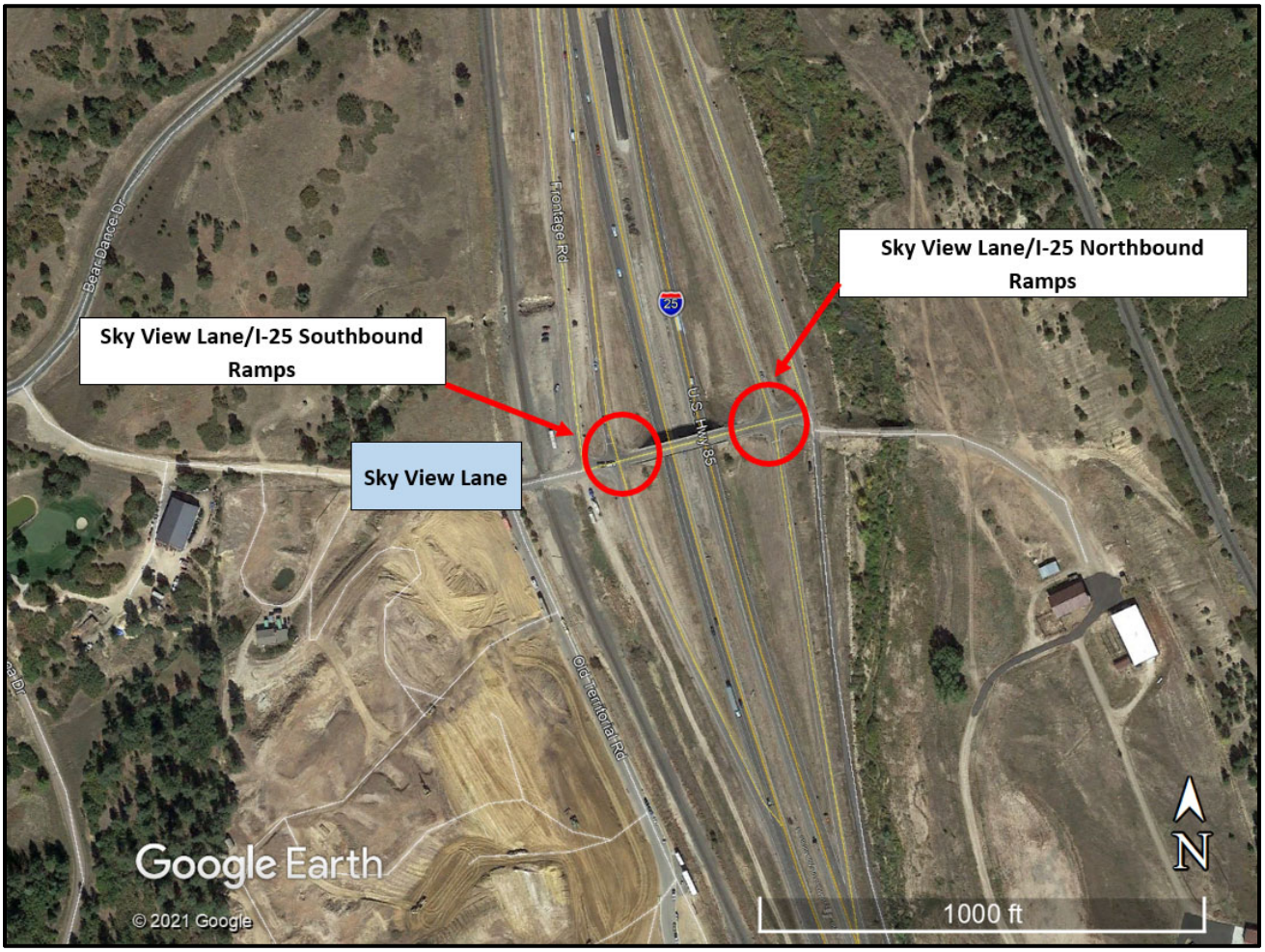

Figure 4. Tomah Road Exit/Sky View Lane Analysis Area

3. VISSIM Existing Conditions Model

For this study, the Existing Conditions models reflect the July 2021 lane geometry within the study area including construction activity in segments along I-25 as part of the GAP project, in particular near the Tomah Interchange. Speed limit signs indicating reduced speeds in work zones were posted in specific locations throughout the I-25 corridor. However, collected speed data and field-drive-through-runs did not show any significant impacts on operations due to construction. Existing signal timing for the following intersections was gathered from The Town of Castle Rock and coded into the model:

- Plum Creek Parkway and I-25 SB Off-ramp/West Frontage Road
- Plum Creek Parkway and I-25 NB Ramps
- Plum Creek Parkway and Wilcox Road
- Plum Creek Parkway and Perry Street

3.1. AM and PM Peak Hours

The VISSIM Existing Conditions models included both AM and PM peak hours. In order to determine the appropriate peak hours for the modeling effort, existing data were reviewed including 24-hour volumes on I-25 South of Plum Creek Parkway from Colorado Department of Transportation's (CDOT) Online Transportation Information System (OTIS) [1]. Based on a review of these sources, data collection was conducted during peak periods: from 6am to 9am (AM peak hour: 7am – 8am) and from 3pm to 6pm (PM peak hr: 4pm – 5pm). The traffic models were built for both 3-hour peak periods, but the traffic measures of effectiveness (MOE) were reported only for each peak hour in the morning and afternoon. Weekday AM and PM peak hours were analyzed in order to determine traffic operations when demand at the proposed Crystal Valley Parkway Interchange will be highest.

3.2. Data Summary

Table 1 outlines the data that were used in order to code and calibrate the Existing Conditions models.

Table 1. Existing Conditions Data Summary

Data Category	Data Source
Freeway Mainline Traffic Volumes	• The COGNOS volume data for July 2021 was processed and evaluated. 7/21/21 was determined to be representative of the AM peak hour, and 7/20/21 was determined to be representative of the PM peak hour. These days fell within the range of dates that field data were collected.
Freeway Speed Data	• COGNOS speed data was processed and evaluated for July 2021. 7/21/21 was determined to be representative of the AM peak hour, and 7/20/21 was determined to be representative of the PM peak hour. These days fell within the range of dates that field data were collected.
Freeway Travel Times	• INRIX and JamLogic data were queried for normal weekdays during the entire month of July 2021 to account for field data collected during the weeks of 7/20/2021-7/22/2021 and 7/27/2021-7/29/2021. JamLogic data were used to validate INRIX data. • Floating car runs were performed on 7/20/2021-7/22/2021 for the AM & PM peak hours. • INRIX and floating car run travel times from 7/20/2021-7/22/2021 were used for calibration.
Intersection Turning Movement Counts	• Turning movement counts were collected during 7/20/2021-7/22/2021 and 7/27/2021-7/29/2021 for the AM & PM peak hours. Turning movement counts can be found in Appendix A.
Queue Lengths at Key Intersections	• Observations were conducted in the field on 7/20/2021-7/22/2021 and documented the number of vehicles in the queue at two of the study intersections during the AM & PM peak hours. • These locations included: Westbound approach at the Plum Creek Parkway/I-25 Northbound Ramps intersection and southbound approach at the Plum Creek Parkway/I-25 Southbound Off-Ramp/West Frontage Road intersection.
Signal Timing	• Existing signal timing was provided by the Town of Castle Rock on 7/6/2021 for the signalized intersections along Plum Creek Parkway in the study area.

3.3. COVID Adjustments

Due to the traffic volume impacts of COVID-19, a COVID adjustment factor was calculated. An increase in employees working from home and temporary business closures throughout 2020 and early 2021 resulted in a decrease in traffic volumes throughout the country. While many businesses were open again during the data collection efforts for this project, many employers continued to allow employees to work from home. This continued telecommuting resulted in a lower volume count through the study area than in pre-COVID years. Therefore, a COVID adjustment factor was used to account for the higher volume that will likely travel through the study area when employees return to working at their offices and overall travel increases.

To calculate the adjustment factor to account for COVID-19 Pandemic impacts, historical traffic counts from 2019 (pre- COVID-19) on I-25 South of Plum Creek Parkway were used as baseline traffic volumes. The baseline data were compared to 2021 traffic volumes.

The adjustment factor was used to calculate “adjusted” 2021 traffic volumes. These adjusted traffic volumes were used in the “Existing Conditions'' model to obtain the Existing Conditions (Adjusted for COVID-19) model results. Based on calculations, an increase of inputs of 9% was used to adjust AM peak hour traffic volumes and 5% was used to adjust PM peak hour traffic volumes. Table 2 provides the mainline traffic volumes used in determining the AM and PM factors, while Table 3 shows the calculated COVID factors.

Table 2. Mainline Volumes at Mile Post (MP) for COVID Adjustment Factors

	Direction	Volume (Number of Vehicles)					
		6:00AM	7:00AM	8:00AM	3:00PM	4:00PM	5:00PM
6/8/2021 (Tue)	NB	2,167	2,439	2,369	2,530	2,701	2,309
	SB	1,881	2,049	2,036	2,372	2,548	2,462
6/9/2021 (Wed)	NB	2,080	2,463	2,342	2,469	2,715	2,540
	SB	1,862	1,998	2,023	2,648	2,644	2,507
6/10/2021 (Thur)	NB	2,115	2,455	2,378	2,464	2,859	2,572
	SB	1,854	2,008	2,138	2,775	2,929	2,477
6/11/2019 (Tue)	NB	2,648	2,954	2,684	2,799	2,988	2,504
	SB	1,927	2,142	2,080	2,960	2,778	2,737
6/12/2019 (Wed)	NB	2,133	3,154	2,552	1,881	2,670	2,733
	SB	1,989	2,280	2,193	2,745	2,877	2,770
6/13/2019 (Thur)	NB	2,010	2,278	2,844	2,747	3,012	2,785
	SB	1,982	2,136	2,250	2,723	2,586	2,786

Table 3. Calculated COVID Adjustment Factors

Period	COVID Adjustment Factor
AM	1.09
PM	1.05

3.4. Calibration Results

The calibration process involved a review of model parameters and adjustments to get the model to reflect real world observations and measured data. The first step in the calibration process was to collect data output from VISSIM and compare it to the field collected data. The following MOEs were evaluated to determine whether VISSIM has been calibrated to within acceptable levels using the FHWA *Traffic Analysis Toolbox Volume III: Guidelines for Applying Traffic Microsimulation Modeling Softwar*e (2019) and CDOT's *Traffic Analysis and Forecasting Guidelines* (Version 01.072018, July 2018) [2] [3]:

- Volumes - Intersection turning movement counts and freeway mainline traffic volumes
- Freeway travel times
- Queue lengths at key intersections

To account for variability in the model and obtain more statistically accurate results, multiple runs were conducted for each simulation model. Based on the t-test results (to determine the number of runs needed), 17 runs were required to provide the 95% desired level of confidence. Error tolerance was based on demand and served volume (vph). All model results were averaged from 17 runs to account for microsimulation stochasticity.

3.4.1. Traffic Volume Served

The first measure of proof of calibration is how closely field volumes match simulation output volumes. Volume calibration criteria defined in CDOT's *Traffic Analysis and Forecasting Guideline* were used to compare simulation inputs and outputs [3].

The model volumes are considered calibrated when it meets the criteria shown in Table 4.

Table 4. Traffic Volume Calibration Criteria

Criteria	Acceptance Targets
For < 700 vph, within ± 100 vph of observed traffic volumes	At least 85% of network links, or additional critical links or movements
For 700 to 2,700 vph, within ± 15% of observed traffic volumes	At least 85% of network links, or additional critical links or movements
For >2,700 vph, within ± 400 vph of observed traffic volumes	At least 85% of network links, or additional critical links or movements

Calibration results are shown in Table 5. All three volume calibration criteria were met.

Table 5. Volume Calibration Results

Peak hour	Total Movements	# Target Met	% Difference	% Target Met
AM	58	58	2.28%	100%
PM	58	58	0.92%	100%

3.4.2. Vehicle and Transit Travel Times

Based on CDOT's *Traffic Analysis and Forecasting Guideline* [3], the travel times are considered calibrated when:

- Modeled travel time is within ±1 minute for routes with observed travel times less than 7 minutes
- Modeled travel time is within ±15% for routes with observed travel times greater than 7 minutes.

Since the travel times obtained from field were not more than 7 minutes in length, the ±1 minute threshold was used. Existing condition travel time results can be found in Table 6.

Table 6. Travel Time Calibration Results (along I-25 between Plum Creek Parkway and Tomah Road/Sky View Lane Interchange)

Run Period	Route	Measured Year 2021 Travel Time (min) - Field and INRIX	Year 2021 VISSIM	Difference		Calibration Target	
				Seconds	%	Measure	Met Target?
AM Peak	Field - SB	6.81	6.33	-29	-8%	± 60 sec	Yes
	Field - NB	6.02	5.95	-4	-1%	± 60 sec	Yes
	INRIX - SB	6.92	7.16	15	3%	± 60 sec	Yes
	INRIX - NB	6.57	6.44	-8	-2%	± 60 sec	Yes
PM Peak	Field - SB	7.00	6.37	-38	-10%	± 60 sec	Yes
	Field - NB	6.17	5.97	-12	-3%	± 60 sec	Yes
	INRIX - SB	7.17	7.21	3	1%	± 60 sec	Yes
	INRIX - NB	6.57	6.46	-7	-2%	± 60 sec	Yes

The travel time results from the VISSIM model are representative of the actual travel measured in the field. Northbound and southbound trips for both field runs and INRIX data had differences of less than 1 minute to the measured data for both AM and PM peak hours. Therefore, the modelled travel time meets calibration criteria.

3.4.3. Maximum Queue Lengths

Queue length results from the VISSIM model for the AM/PM peak hour were compared against observed field measurements at the two critical locations shown in Table 7. This measure was used for qualitative evaluation of whether modeled queues reflect observed queues (e.g., spillback from I-25 Southbound Off-Ramp intersection).

During field queue counts, the observer counts the number of vehicles in queue for each lane at the end of the red phase. In the model, VISSIM queue length was measured using queue counters. VISSIM queue evaluation peak hour was set equal to the AM and PM cycle lengths of the intersections.

Based on CDOT's *Traffic Analysis and Forecasting Guidelines (*Version 01.072018, July 2018) [3], the model queue lengths are considered calibrated when:

- The observed maximum queue length is within ± 20% on arterials (± 30% for movements ≤10 vph)
- The observed maximum queue length is within ± 35% on freeways

Since queue lengths were observed at arterial intersections, the 20% threshold was used. Critical queues and calibration measures can be found in Table 7.

Table 7. Queue Length Calibration Results at Key Intersections

Peak Hour	Intersection	Movement	Observed Queue (feet)	VISSIM Queue (feet)	Queue Difference (feet)	Queue Difference (%)	Calibration Target	
							Measure	Met Target?
AM	**Plum Creek Parkway/I-25 Northbound Ramps**	Westbound	75	82	7	9%	± 20%	Yes
PM	**Plum Creek Parkway/I-25 Southbound Off-Ramp**	Southbound	210	194	-15	-8%	± 20%	Yes

3.4.4. Parameter Adjustments for Calibration

Lane change distance

Lane change distance is the distance in the VISSIM model where a vehicle will start attempting to make a lane change to a target lane prior to an Off-Ramp, a lane drop, or change in direction in travel. This lane change distance is a parameter on every connector in the VISSIM network, and its default change distance value is 656 feet. This parameter was adjusted on a case-by-case basis at different locations with the goal of replicating observed field conditions. It was increased on freeway exits and oversaturated arterial movements to replicate the advanced lane changing that was observed in the field. In some cases, lane change distance was reduced from the VISSIM default value to achieve more realistic lane utilization at

locations with On-Ramp lane drops, such as the I-25 Northbound On-Ramp at Plum Creek Parkway.

Conflict areas

Rear gaps for conflict areas with inadequate safer merge/crossing were increased from 0.5s to 1s to ensure vehicles enough space to properly enter traffic streams. This was only done at a limited number of movements at Plum Creek Parkway intersections. *Additional stop distances* were also increased to better reflect where permitted left turn vehicles were observed waiting to cross an intersection. These changes were made due to unrealistic conflict issues observed during initial simulation runs. Most default parameters were maintained in the base model development for conflict points.

4. Future Year (2025 and 2050) Models Background

No Build and Build models were created for the years 2025 (opening year) and 2050 (design year). Background development and adjacent projects currently planned for implementation before the model years were incorporated. Based on discussion with the stakeholders, the Southbound Toll Express Lanes (TELs) will be in use soon and therefore are included in both the No-Build and Build models.

In addition to the No-Build, two Build options were analyzed for a total of three microsimulation models for each future year:

No-Build. No interchange at Crystal Valley Parkway

Option 1. Offset Diamond interchange with signalized intersection ramp terminals, a signalized intersection at the Crystal Valley Parkway / East Frontage Road intersection east of I-25, and a signalized intersection at the Crystal Valley Parkway / West Frontage Road (Prairie Hawk Drive) intersection west of I-25.

Option 2. Partial Cloverleaf interchange with signalized I-25 southbound ramp terminal, roundabout at the Crystal Valley Parkway / East Frontage Road intersection to the east of I-25, and a signalized intersection at the Crystal Valley Parkway / West Frontage Road (Prairie Hawk Drive) intersection west of I-25.

A third build option was considered. This option included a roundabout at the Crystal Valley Parkway / East Frontage Road intersection, similar to Option 2, and a second two-lane roundabout at the Crystal Valley Parkway / Relocated West Frontage Road (Prairie Hawk Drive) intersection. An initial analysis utilizing SIDRA was conducted which showed failing operations at the Crystal Valley Parkway / Relocated West Frontage Road (Prairie Hawk Drive) roundabout. A high-level microsimulation analysis also showed heavy queuing for the northbound and westbound traffic approaching the roundabout. The westbound queuing would likely spillback the I-25 southbound On-Ramp and Off-Ramp and hinder operations. Therefore, no further analysis was done for this option.

Forecasted traffic volumes were extracted from the DRCOG travel demand model. The Jacob's *Traffic Forecast Methodology* (September 2021) memo presents more information on this process [4].

The following intersections were included in the 2025 and 2050 analysis for the No-Build model:

- **[2050 only]** Plum Creek Parkway/Relocated West Frontage Road (Prairie Hawk Drive)
- Plum Creek Parkway/I-25 Southbound Off-ramp
- Plum Creek Parkway/I-25 Northbound Ramps
- Plum Creek Parkway/Wilcox Road
- **[2025 only]** Territorial Road/Dawson Ridge Boulevard
- **[2050 only]** Territorial Road/Relocated West Frontage Road (Prairie Hawk Drive)
- **[2025 only]** Territorial Road/West Frontage Road

- Crystal Valley Parkway/East Frontage Road
- Sky View Lane/I-25 Southbound Ramps
- Sky View Lane/I-25 Northbound Ramps

It should be noted that the West Frontage was not relocated in the 2025 No-Build model and was kept at the same location as the Existing Conditions model. The West Frontage Road was relocated and renamed Prairie Hawk Drive in the 2050 No-Build model as part of planned development in the area that is not contingent on the construction of the Crystal Valley Interchange. In 2050, the relocated West Frontage Road linked Crystal Valley Parkway to Plum Creek Parkway.

The following intersections were included in the 2025 and 2050 analysis for each Build model:

- **[2050 only]** Plum Creek Parkway/Relocated West Frontage Road (Renamed Prairie Hawk Drive)
- Plum Creek Parkway/I-25 Southbound Off-ramp
- Plum Creek Parkway/I-25 Northbound Ramps
- Plum Creek Parkway/Wilcox Road
- Crystal Valley Parkway/West Frontage Road (Prairie Hawk Drive)
- Crystal Valley Parkway/I-25 Southbound Ramps
- Crystal Valley Parkway/I-25 Northbound Ramps
- Crystal Valley Parkway/East Frontage Road
- Sky View Lane/I-25 Southbound Ramps
- Sky View Lane/I-25 Northbound Ramps

Figure 5 through Figure 9 show the arterial intersections included in the analysis area.

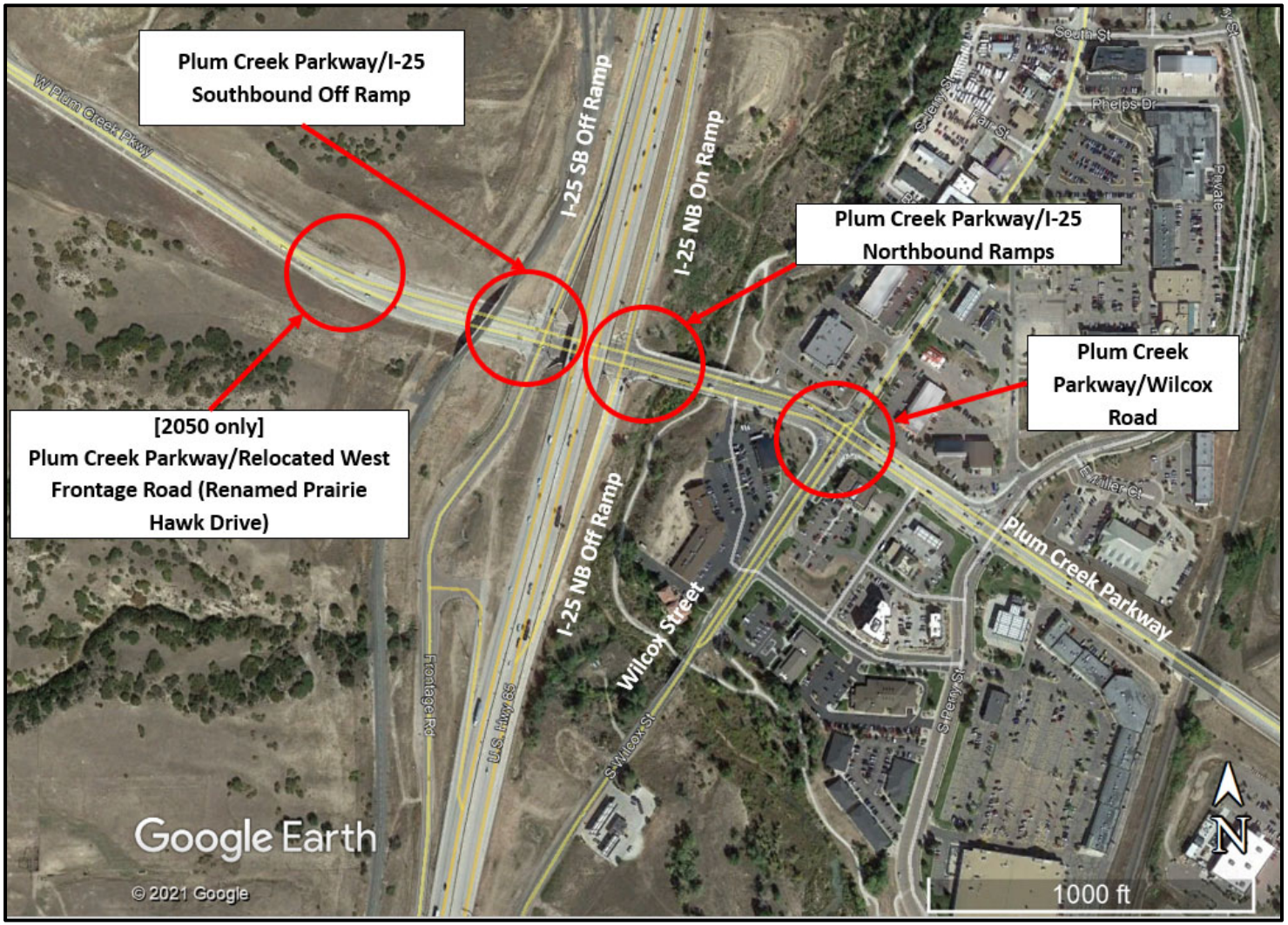

Figure 5. Plum Creek Parkway Analysis Area

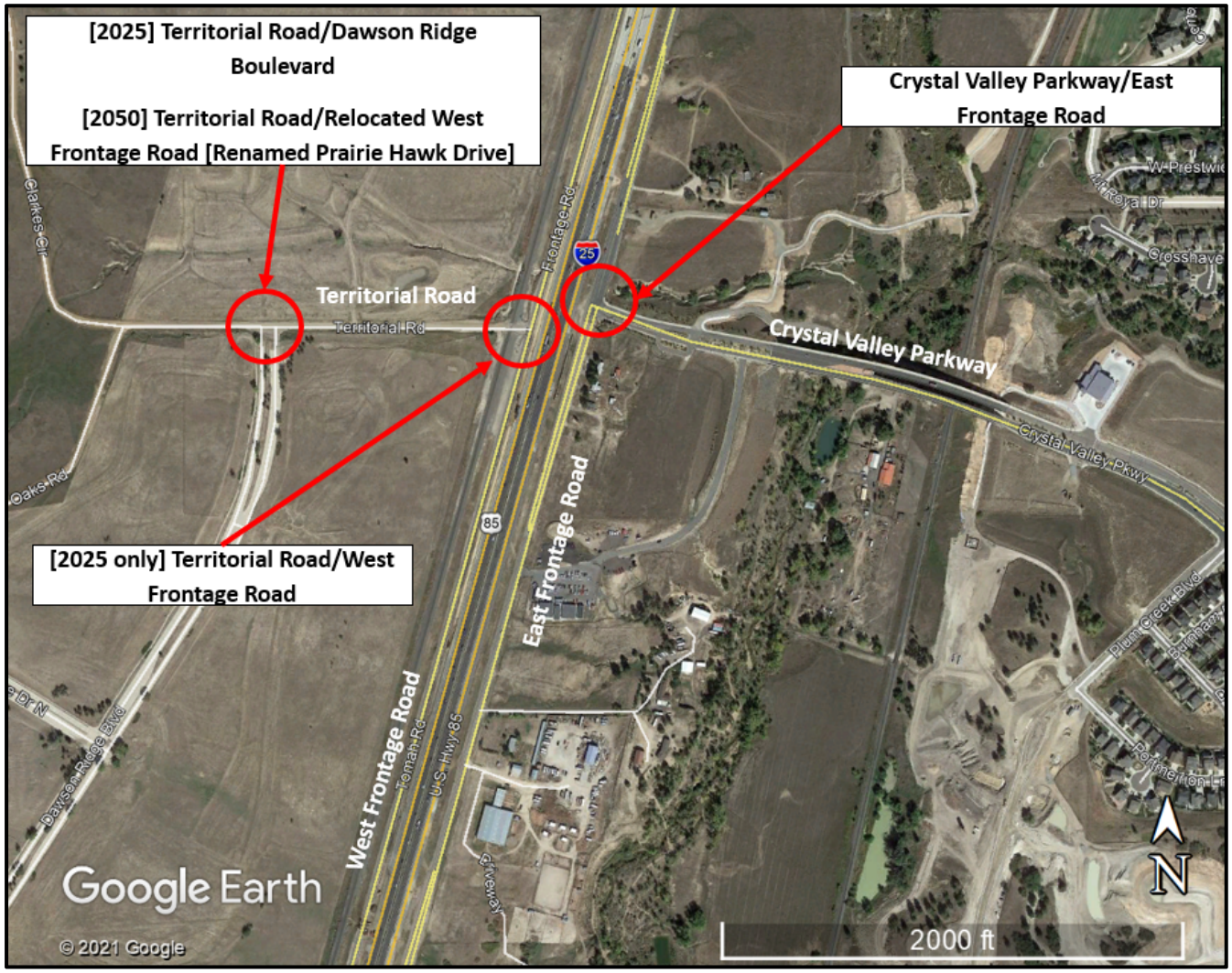

Figure 6. No Build Crystal Valley Parkway Analysis Area

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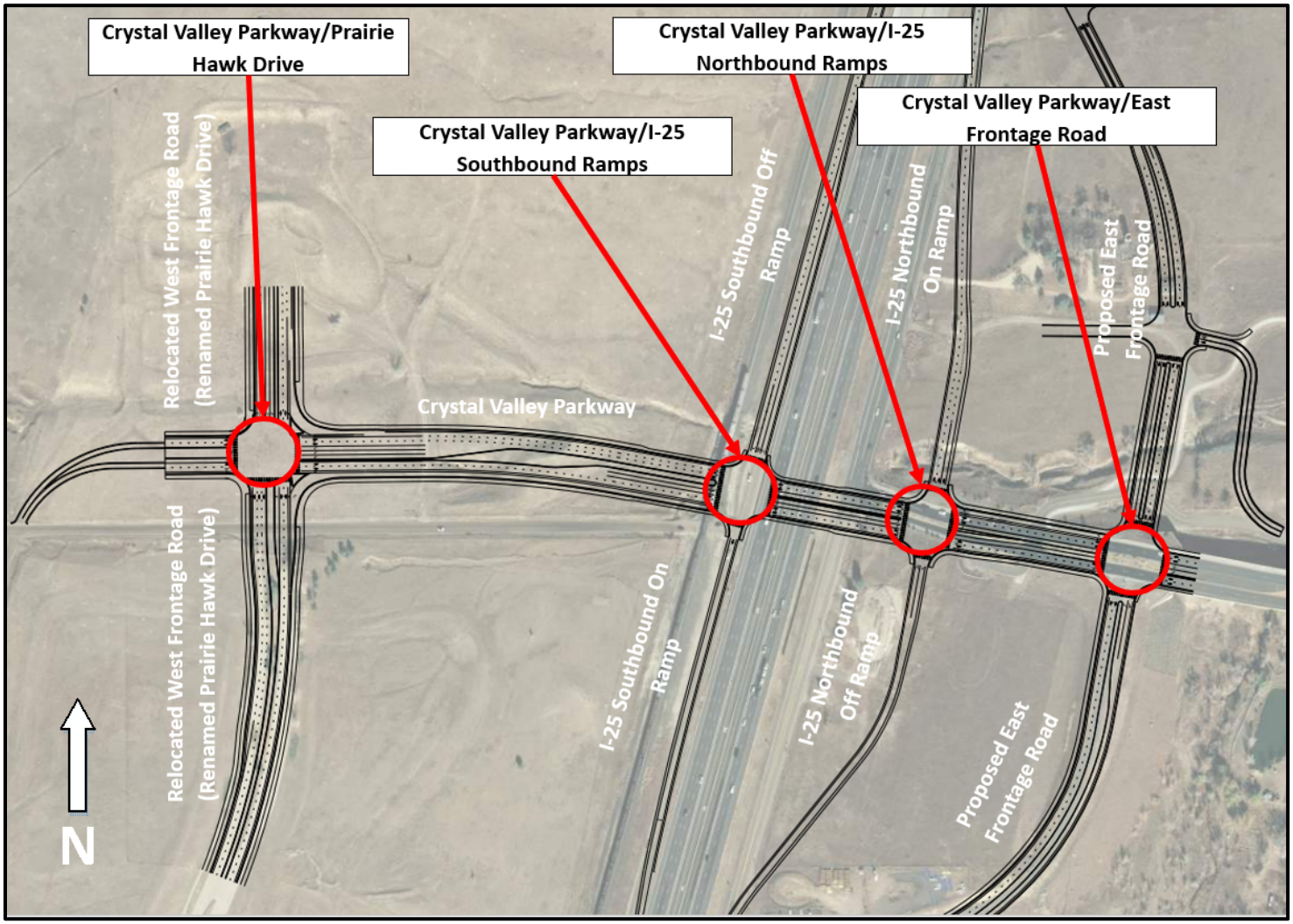

Figure 7. Option 1 Crystal Valley Parkway Analysis Area

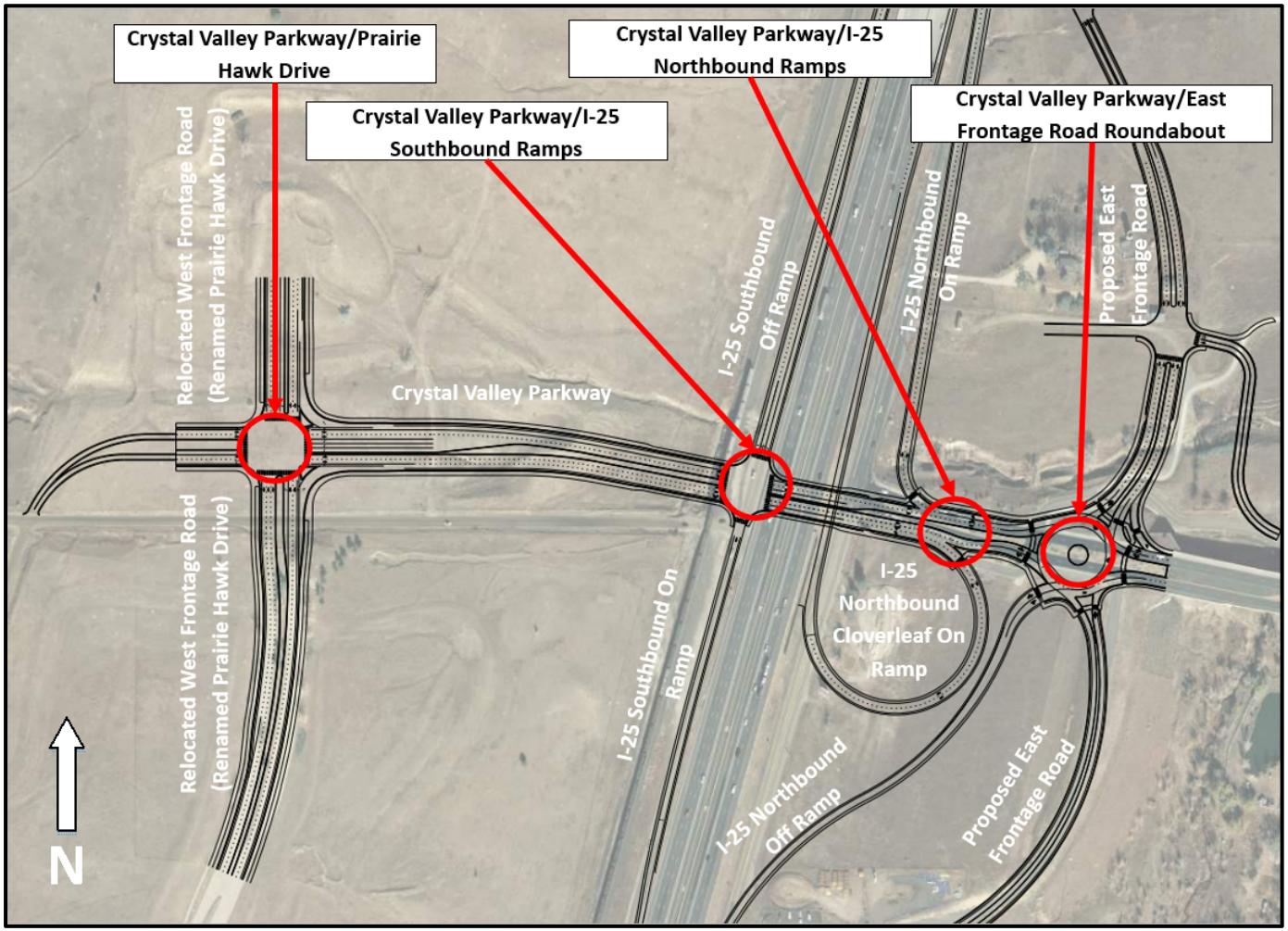

Figure 8. Option 2 Crystal Valley Parkway Analysis Area

Figure 9. Tomah Road Exit/Sky View Lane Analysis Area

5. VISSIM 2025 and 2050 No Build Model Features and Results

As part of the analysis, No-Build models were developed for comparison with the Build option models. This helped determine the traffic operations benefits from the proposed Crystal Valley interchange. The No-Build future models vary slightly by year, and the differences are described below. The major difference between the No-Build and Build models is the absence of any new interchange linking Crystal Valley Parkway directly to I-25.

5.1. Travel Demand Modeling

2050 volumes were determined using the Denver Regional Council of Governments (DRCOG) travel demand forecast model. Guidelines from the *Colorado Department of Transportation – Traffic Analysis and Forecasting Guidelines* (July 2018) and *NCHRP Report 765* were used in the process of developing the forecast volumes [3] [5]. The forecast model version was DRCOG Focus 2.3, which incorporates the *2050 Metro Vision Regional Transportation Plan's [RTP] (April 2021)* federal planning factors [6]. A full summary of the methodology was presented in Jacob's *Traffic Forecast Methodology* (September 2021) [4]. Jacob's *Crystal Valley Interchange – Traffic Forecast Volumes (Technical Memorandum)* (January 2022) documented their modeling process and summarizes traffic forecast results for both 2025 and 2050 No-Build models [7]. The 2050 No-Build forecast model included several planned development projects within the project area and other insights from the Town of Castle Rock and Douglas County but did not include the Crystal Valley Interchange. No changes to land use were made to the 2025 No-Build forecast model. Figure 10 to Figure 13 shows the forecast 2025 and 2050 volumes for the No-Build models.

5.2. Model Features

5.2.1. Tolled Express Lane

The Tolled Express Lanes (TEL) currently under construction will be operational by 2025 and was included in both No-Build future year models. Ingress and egress information is discussed in section 5.4.

5.2.2. Frontage Roads

In the 2025 No-Build model, the East Frontage Road and the West Frontage Road were not relocated and remained in the Existing Conditions location. In the 2050 No-Build model, the West Frontage Road is renamed Prairie Hawk Drive and is relocated west on Crystal Valley Parkway to where Dawson Ridge Boulevard intersects Territorial Road. Prairie Hawk Drive is linked to Plum Creek Parkway at a new signalized intersection west the Plum Creek Parkway / I-25 Southbound Off-Ramp intersection.

5.2.3. Ramp Metering

Based on discussions with CDOT, ramp metering was added to the Plum Creek Parkway On-Ramps (northbound and southbound) and at the Tomah / Sky View interchange southbound On-Ramp. Existing ramp meter signal timing for the Plum Creek Parkway ramp meters were obtained from CDOT and applied to Tomah / Sky View interchange with the timings applied to the respective directions. Both 2025 and 2050 years included ramp metering at these locations.

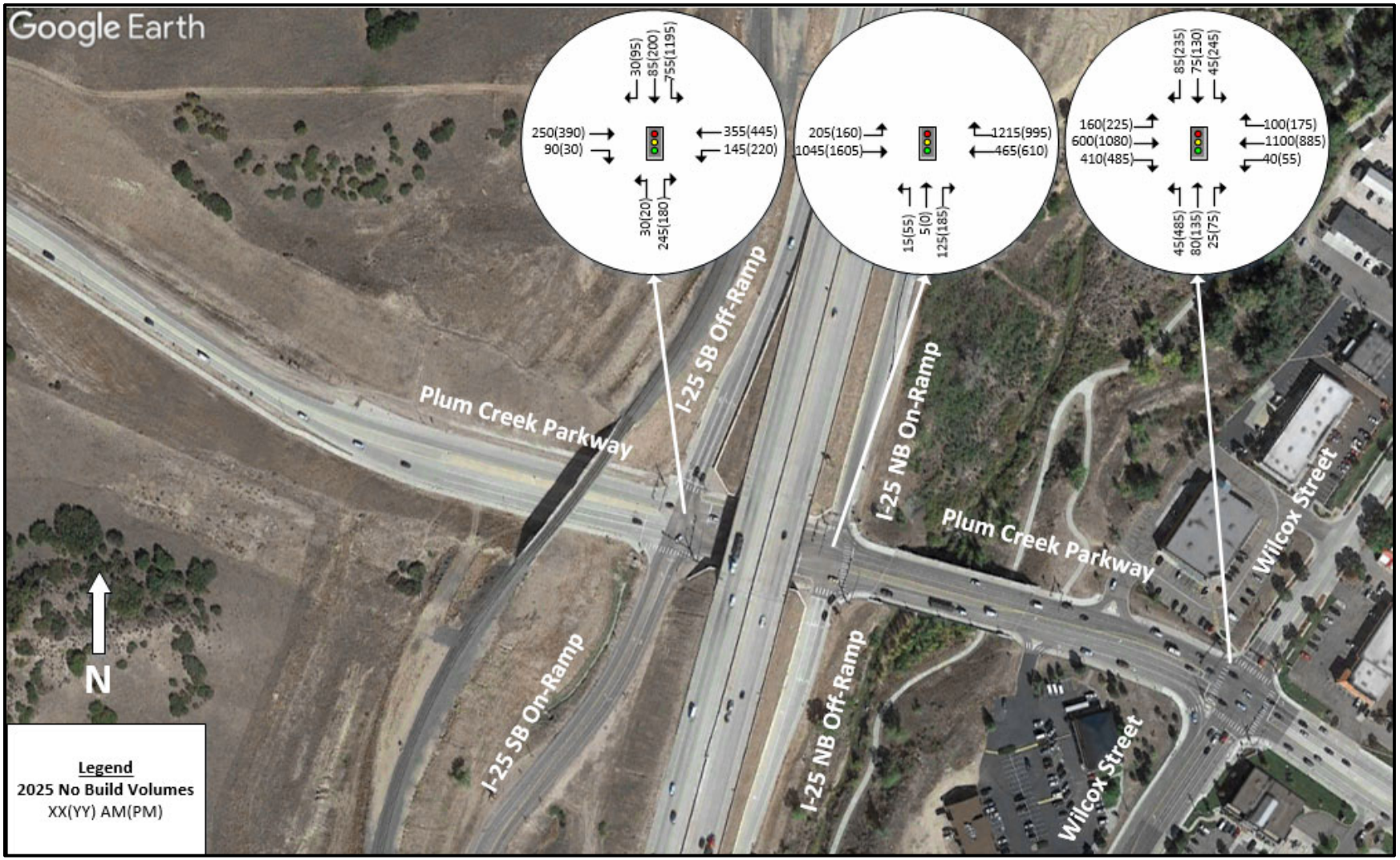

Figure 10. No Build Plum Creek Parkway 2025 Volumes

Figure 11. No Build Crystal Valley Parkway 2025 Volumes

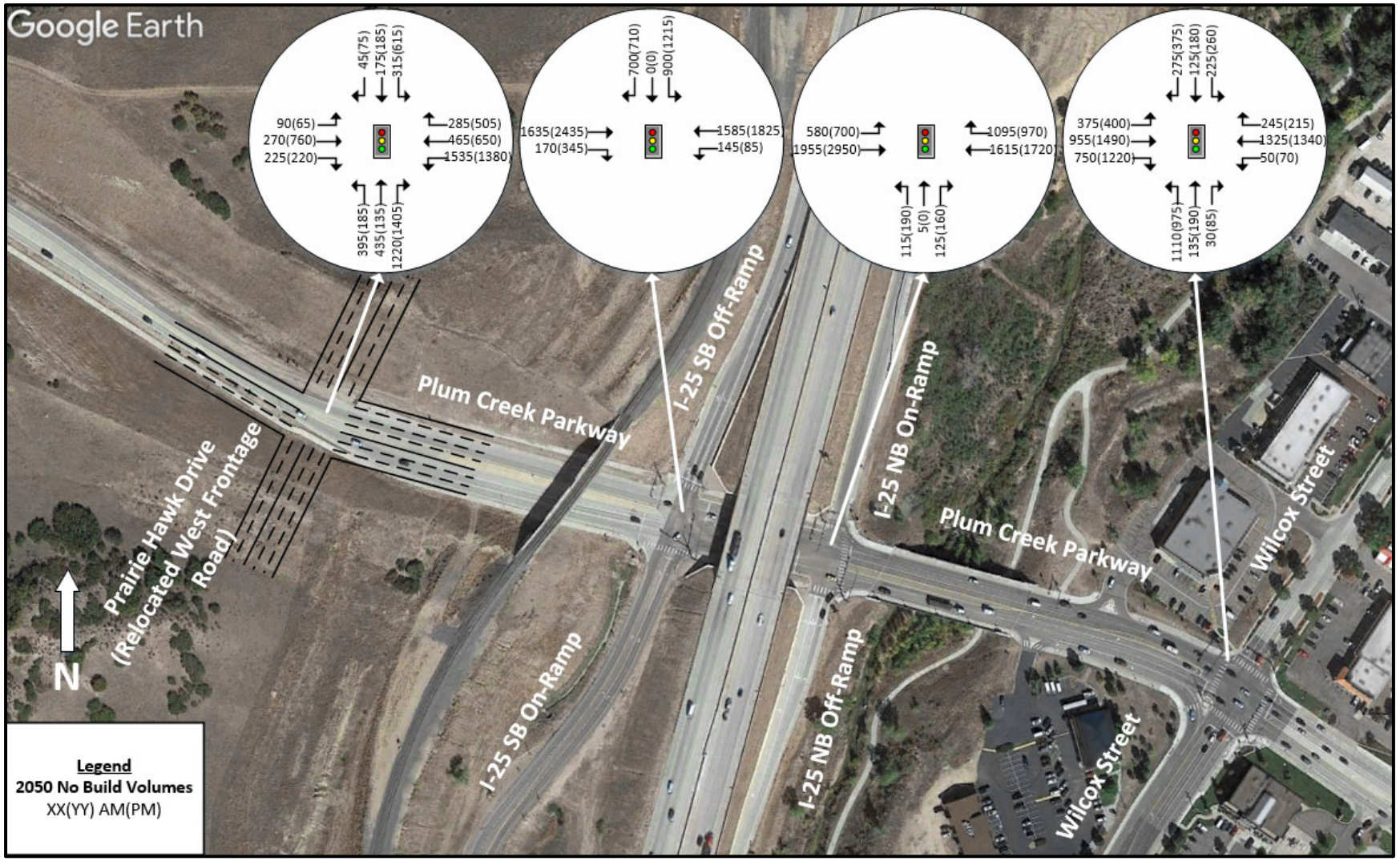

Figure 12. No Build Plum Creek Parkway 2050 Volumes

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Figure 13. No Build Crystal Valley Parkway 2050 Volumes

5.3. Signal Timing

As part of the No Build analysis, traffic signal timings were modified at intersections to account for forecasted growth and associated changes in traffic. The new timings were optimized and coordinated to ensure the best traffic operations for the system. Detailed signal timing settings for the 2050 intersections can be found in Appendix B. Intersections where traffic signal timing changes were assumed included:

- Plum Creek Parkway / I-25 SB On-ramp / I-25 Off-ramp
- Plum Creek Parkway / I-25 NB On-ramp / I-25 Off-ramp
- Plum Creek Parkway and Wilcox Street
- Plum Creek Parkway and S Perry Street

5.4. TEL Assumptions for No Build

While active TELs do not currently exist on I-25 within the project area, northbound and southbound TELs are currently being constructed and will be operational by 2025. Therefore, TELs were included in both the 2025 and 2050 No-Build models.

5.4.1. TEL Lane Speed

Toll lane speed for the No-Build models was assumed to be 75mph.

5.4.2. Ingress/Egress

In the No-Build model, the southbound toll lane had one ingress located just south of Plum Creek Parkway's southbound On-Ramp. This analysis assumes that vehicles entering from the southbound Plum Creek Parkway ramp are permitted to weave across the mainline to access the TEL. The proportions of the mainline volumes that were assumed to enter the TEL's can be found in Table 8. Volumes that entered the TEL were subsequently subtracted from downstream mainline volumes. The southbound TEL had no other ingress or egress locations in the No Build model.

The northbound TEL began outside of the project area and continued just south of the Plum Creek interchange Off-Ramp where traffic egresses and joins I-25 general traffic. The proportions of the mainline volumes that started in the TEL can be seen in Table 8. The TEL volumes were subtracted from the mainline volume entering the system, and each subsequent mainline volume. The TEL volumes were added back to the mainline after the egress location. Figure 14 shows the ingress and egress locations and volumes. I-25 traffic values presented are the volumes just preceding the ingress or egress locations.

Table 8. No-Build Proportions of Mainline Volumes Entering TEL

Design Year	AM Northbound	PM Northbound	AM Southbound	PM Southbound
2025	1.0%	0.4%	0.5%	0.7%
2050	15.0%	18.0%	0.3%	24.0%

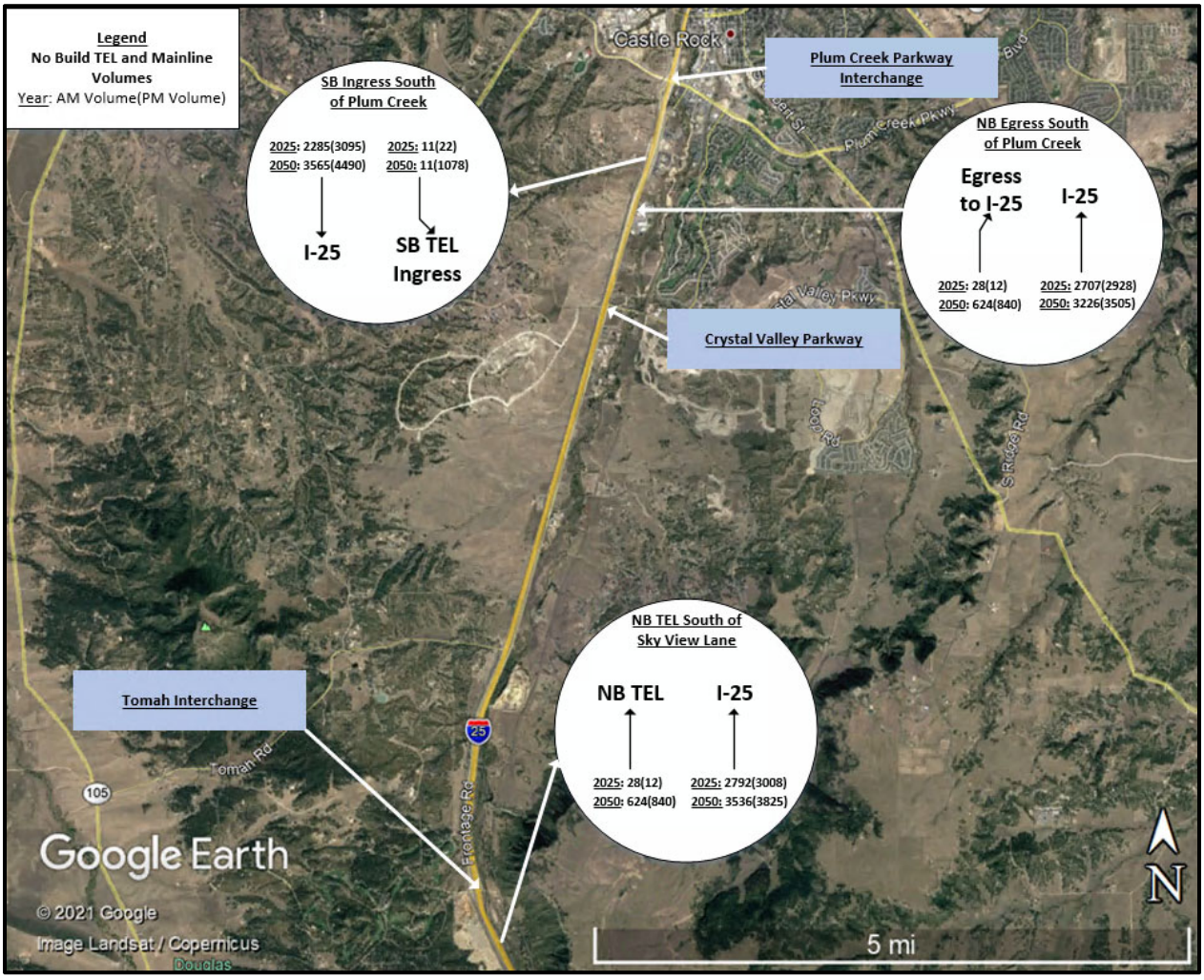

Figure 14. No Build TEL Locations and Volumes

5.5. VISSIM 2025 No Build Results

No Build measurements of effectiveness are provided below along with descriptions of the results and their implications.

5.5.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout a project area. Table 9 and Table 10 show the network-wide results for the No Build 2025 AM and PM peak hours.

Table 9. No Build 2025 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
41	55	20,500	8,500	0

Table 10. No Build 2025 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
46	54	26,000	11,500	200

5.5.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model and can help determine if an option is effective in alleviating these issues. Appendix C and Appendix D shows the node (intersection) results for the 2025 No Build model. Each intersection is broken down by movement along with volumes, delay, average queue length, and level of service (LOS). Figure 15 and Figure 16 presents the LOS for each movement of the intersections analyzed as part of this study. The LOS of unsignalized movements and intersections are presented as lowercase letters and signalized movements are presented as uppercase letters.

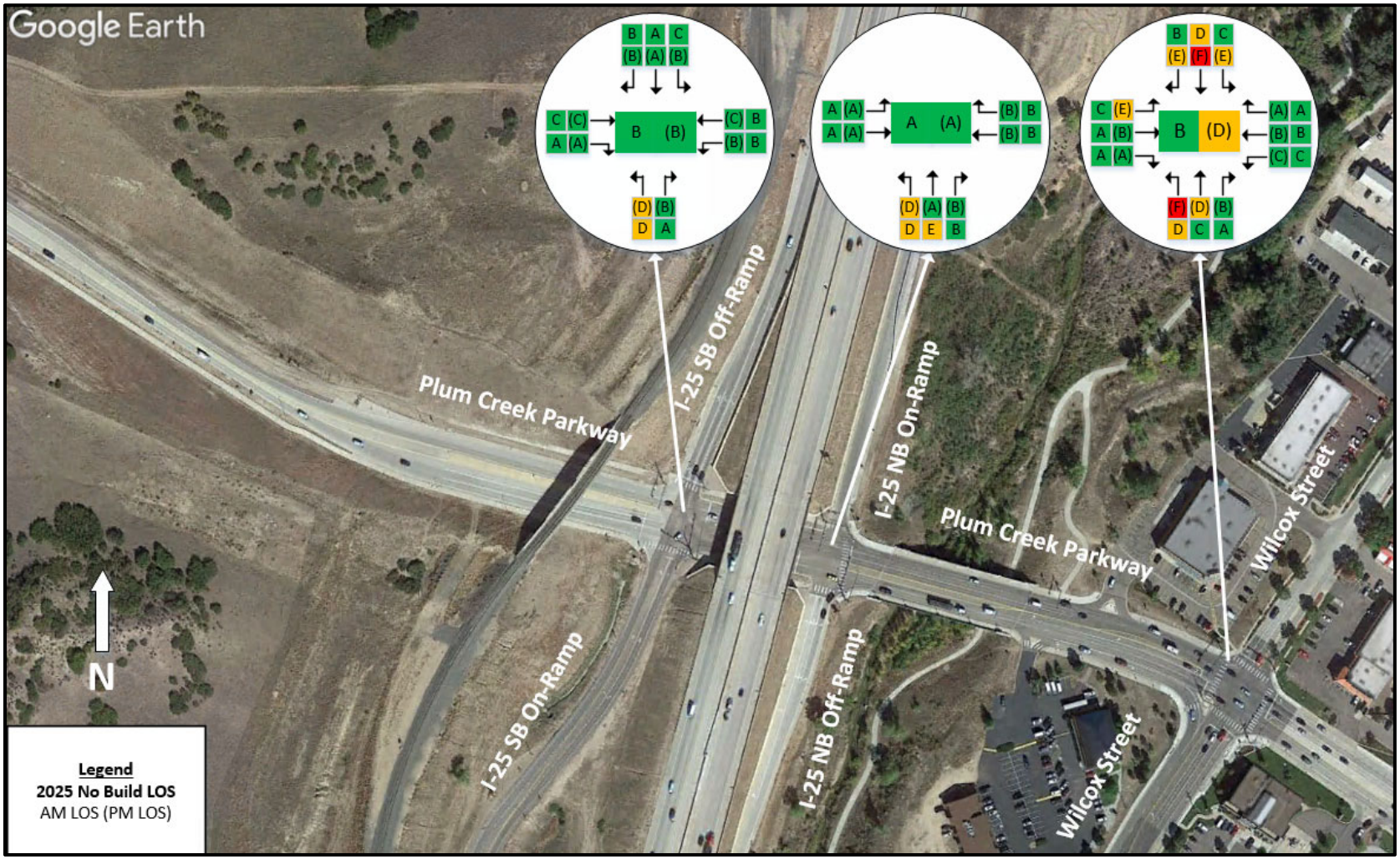

Figure 15. No Build Plum Creek Parkway 2025 LOS

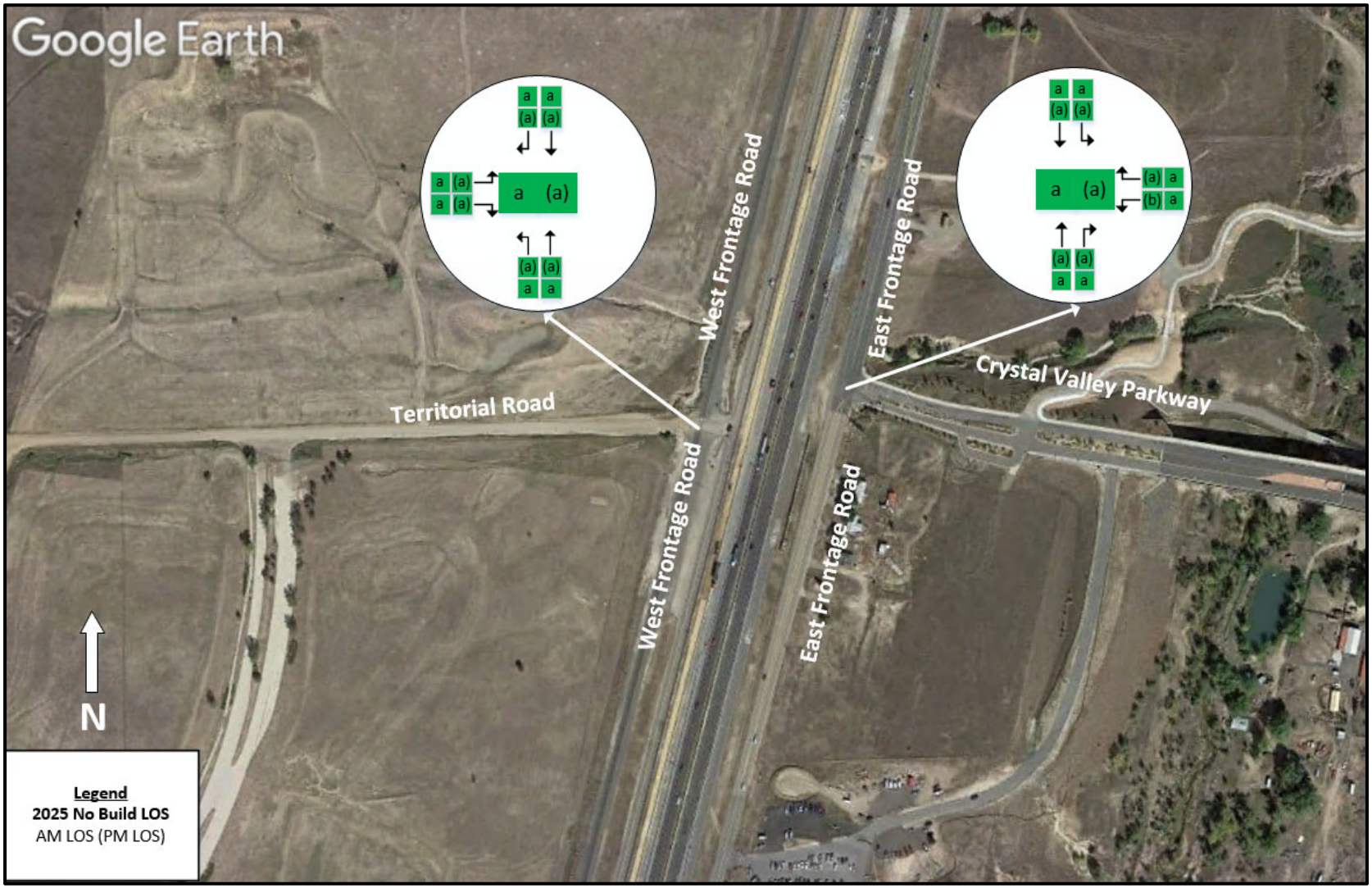

Figure 16. No Build Crystal Valley Parkway 2025 LOS

5.5.3. Freeway Segment Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 11 and Table 12 show the density, LOS, and speed results for segments along I-25 for the 2025 No-Build model.

Table 11. No Build 2025 Freeway Segment Analysis AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	21	C	66
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	20	C	67
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	13	B	67
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	19	C	71
Crystal Valley Parkway TEL Egress Merge	Merge/Diverge	12	B	71
From Crystal Valley Parkway TEL Egress (After Merge) to Plum Creek Parkway TEL Egress	Freeway Basic	15	B	72
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	10	B	72
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	11	B	72
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	14	B	67
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	11	B	68
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	10	A	68
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	9	A	67
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway TEL Ingress	Freeway Basic	11	A	68
From Crystal Valley Parkway TEL Ingress to Lane Drop	Merge/Diverge	11	B	67
From Lane Drop to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	16	B	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	16	B	64
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	15	B	66
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	11	B	67

Table 12. No Build 2025 Freeway Segment Analysis PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	22	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	22	C	67
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	67
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	14	B	67
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	20	C	71
Crystal Valley Parkway TEL Egress Merge	Merge/Diverge	13	B	71
From Crystal Valley Parkway TEL Egress (After Merge) to Plum Creek Parkway TEL Egress	Freeway Basic	17	B	72
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	12	B	72
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	12	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	15	B	66
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	17	B	67
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	15	B	67
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	13	B	67
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway TEL Ingress	Freeway Basic	15	B	67
From Crystal Valley Parkway TEL Ingress to Lane Drop	Merge/Diverge	15	B	66
From Lane Drop to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	22	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	23	C	63
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	65
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	15	B	66

5.5.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation to capture individual vehicle travel times. Results for AM and PM travel times for general purpose lanes (GP) and tolled express lanes (TEL) are shown in Table 13 and

Table 14 respectively. The tables show travel time, segment length, and speed for the respective general purpose and TEL segments.

Table 13. No Build 2025 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.4
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.7
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.9	73.0
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.9	67.0

Table 14. No Build 2025 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.1
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.6
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.9	73.0
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.9	66.6

5.6. VISSIM 2050 No Build Results

No Build measurements of effectiveness are provided below along with descriptions of the results and their implications.

5.6.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout a project area. Table 15 and Table 16 show the network-wide results for the No Build 2050 AM and PM peak hours.

Table 15. No Build 2050 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
224	32	249,000	15,000	1,500

Table 16. No Build 2050 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
218	34	232,000	15,500	2,650

5.6.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model, and can help determine if an option is effective in alleviating these issues. Appendix E and Appendix F shows the node (intersection) results for the 2050 No Build model. Each intersection is broken down by movement along with volumes, delay, average queue length, and level of service (LOS). A comparison of the 2050 results of No-Build, Option 1, and Option 2 operations on Plum Creek Parkway and Crystal Valley Interchange can be found in the Options Comparison and Discussion section.

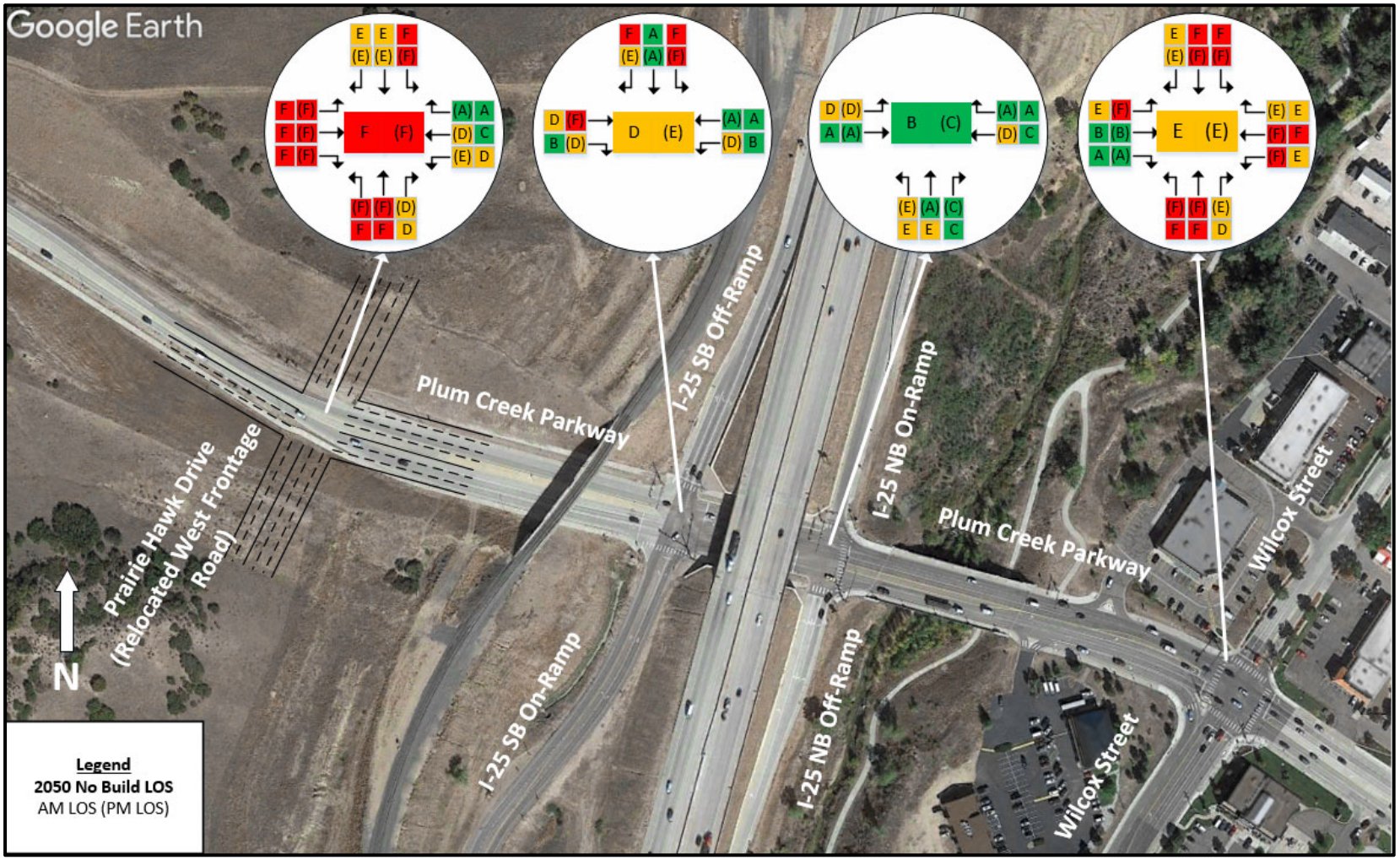

Figure 17. No Build Plum Creek Parkway 2050 LOS

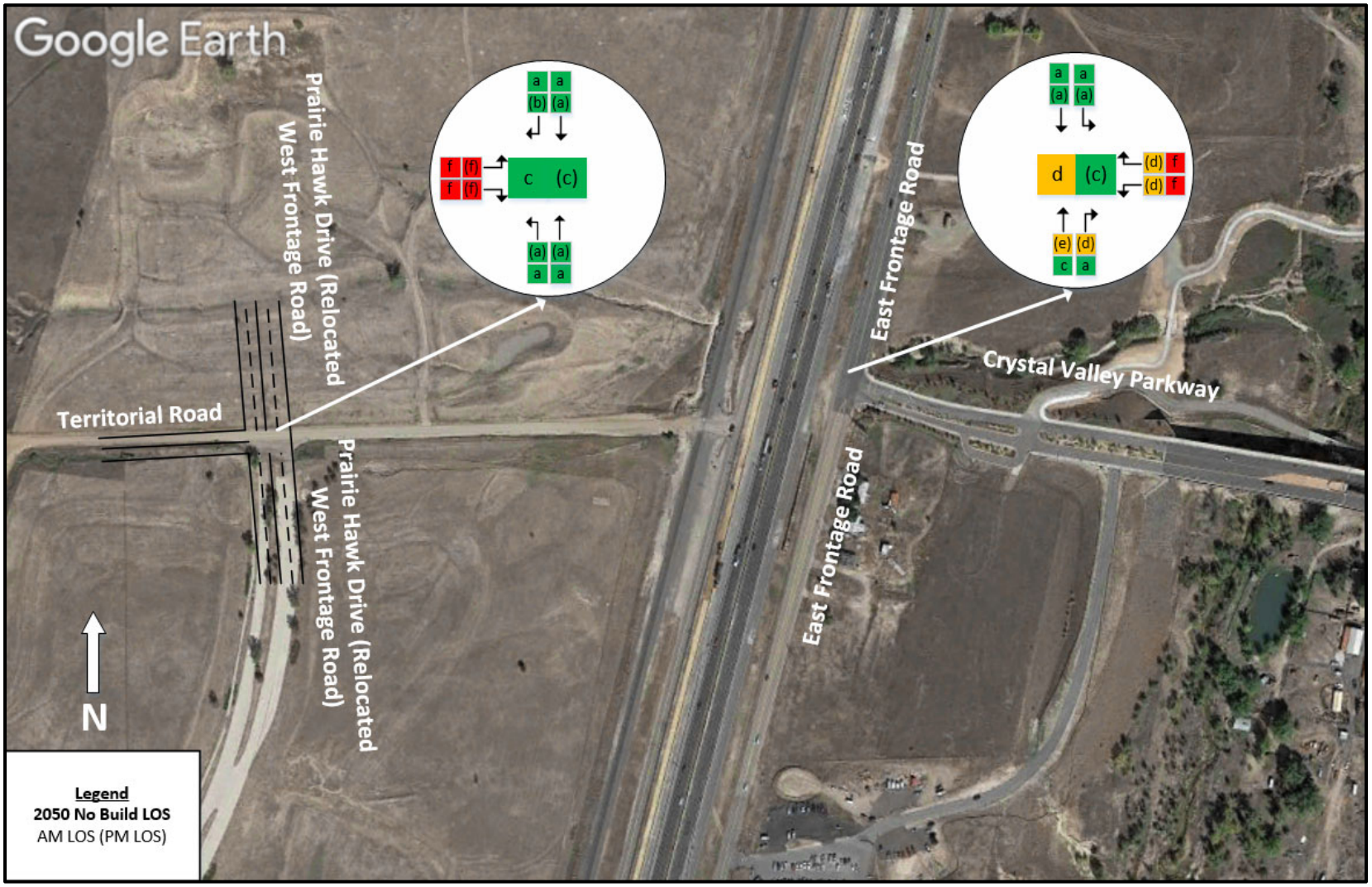

Figure 18. No Build Crystal Valley Parkway 2050 LOS

5.6.3. Freeway Segment and TEL Weaving Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 17 and Table 18 show the density, LOS, and speed results for segments along I-25 broken down by freeway segment and segment type. Table 19 and Table 20 present the speed differentials of weaving traffic segments for TEL ingress and egress.

Table 17. No Build 2050 Freeway Segment Analysis AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	26	D	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	27	C	62
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	24	C	65
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	16	B	66
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	22	C	71
Crystal Valley Parkway TEL Egress Merge	Merge/Diverge	15	B	71
From Crystal Valley Parkway TEL Egress (After Merge) to Plum Creek Parkway TEL Egress	Freeway Basic	18	C	72
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	15	B	71
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	16	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	16	B	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	92	F	11
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	15	B	60
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	12	B	67
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway TEL Ingress	Freeway Basic	14	B	67
From Crystal Valley Parkway TEL Ingress to Lane Drop	Merge/Diverge	14	B	66
From Lane Drop to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	22	C	63
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	21	C	65
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	16	B	64

Table 18. No Build 2050 Freeway Segment Analysis PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	29	D	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	29	D	63
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	26	D	66
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	17	B	66
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	24	C	71
Crystal Valley Parkway TEL Egress Merge	Merge/Diverge	16	B	71
From Crystal Valley Parkway TEL Egress (After Merge) to Plum Creek Parkway TEL Egress	Freeway Basic	20	C	71
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	17	B	70
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	18	B	70
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	17	B	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	104	F	12
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	19	C	59
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	14	B	65
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway TEL Ingress	Freeway Basic	12	B	67
From Crystal Valley Parkway TEL Ingress to Lane Drop	Merge/Diverge	13	B	66
From Lane Drop to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	19	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	20	C	63
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	18	C	65
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	15	B	64

Table 19. No Build 2050 Freeway Weave Results AM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	N/A
		Weave	
		Speed Differential	
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	71
		Weave	70
		Speed Differential	**1**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71
		Weave	63
		Speed Differential	**8**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	20
		Weave	7
		Speed Differential	**13**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	67
		Weave	63
		Speed Differential	**4**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	N/A
		Weave	
		Speed Differential	

***Extends beyond project limits**

**** Distances are approximate**

Table 20. No Build 2050 Freeway Weave Results PM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	N/A
		Weave	
		Speed Differential	
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	70
		Weave	69
		Speed Differential	**1**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71
		Weave	63
		Speed Differential	**8**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	16
		Weave	8
		Speed Differential	**8**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	65
		Weave	62
		Speed Differential	**3**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	N/A
		Weave	
		Speed Differential	

***Extends beyond project limits**

**** Distances are approximate**

5.6.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation to capture individual vehicle travel times. Results for AM and PM travel times for general purpose (GP) lanes and tolled express lanes are shown in Table 21 and Table 22 respectively. The tables show travel time, segment length, and speed for the respective general purpose and TEL segments.

Table 21. No Build 2050 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	71.9
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	70.2
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.9	73.2
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.9	66.5

Table 22. No Build 2050 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	71.7
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	70.2
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.8	6.9	71.4
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.9	66.7

6. VISSIM 2025 and 2050 Interchange (Build) Options Background

There were three build options evaluated as part of this project. One of the three options (Option 3) included a partial cloverleaf interchange, a roundabout at the intersection of the West Frontage Road and Crystal Valley Parkway, and a roundabout at the intersection of the East Frontage Road and Crystal Valley Parkway. This option was only analyzed using SIDRA and SIDRA results showed a failing level of service and queuing spillback at the West Frontage Road roundabout. The two options that were fully evaluated using microsimulation were an Offset Diamond interchange (Option 1) with signalized intersections where the West and East Frontage Road intersect Crystal Valley Parkway and a Partial Cloverleaf interchange (option 2) with a signalized intersection at the West Frontage Road intersection and a roundabout at the East Frontage Road intersection. Descriptions of these options are provided in each option's respective section. Results and a comparison of the 2050 models are provided in Options Comparison and Discussion.

Due to the timeline of planned construction, there are some differences between the 2025 and 2050 Build models for each option. One of the changes is the relocation of West Frontage Road. In the 2025 build models, the West Frontage Road terminates south of Yucca Hills Road and no longer provides a connection between the Plum Creek Parkway area and Crystal Valley Parkway area. The relocation of this road does not take place within this timeframe. However, by 2050 the road will be relocated and renamed Prairie Hawk Drive. The new location of Prairie Hawk Drive is west of the railroad and the I-25 southbound Off-Ramp on Plum Creek Parkway. The road continues south to Crystal Valley Parkway where it meets the new Crystal Valley Parkway (formally Territorial Road) at the Dawson Ridge Boulevard intersection. Another major difference between the 2025 and 2050 Build models is the traffic demand at each intersection which is further discussed in the next section.

6.1. Travel Demand Modeling for Build Options

Future forecast volumes were determined using the same guidelines as the No Build model. The forecast models included several planned development projects within the study area based on the year evaluated, insights from the Town of Castle Rock and Douglas County, and the two Crystal Valley Interchange options. Changes included relocation of the West Frontage Road (to be renamed Prairie Hawk Drive) to the west of the railroad (2050 only), the opening of the tolled express lane, the new Crystal Valley Interchange Ramps, and new intersections associated with the ramp construction. Figure 19 and Figure 20 show peak hour forecast volumes for the 2025 and 2050 Build options on Plum Creek Parkway. Figure 21 and Figure 22 show the 2025 and 2050 peak hour forecast volumes on Crystal Valley Parkway for Option 1. Figure 23 and Figure 24 show the 2025 and 2050 peak hour forecast volumes on Crystal Valley Parkway for Option 2.

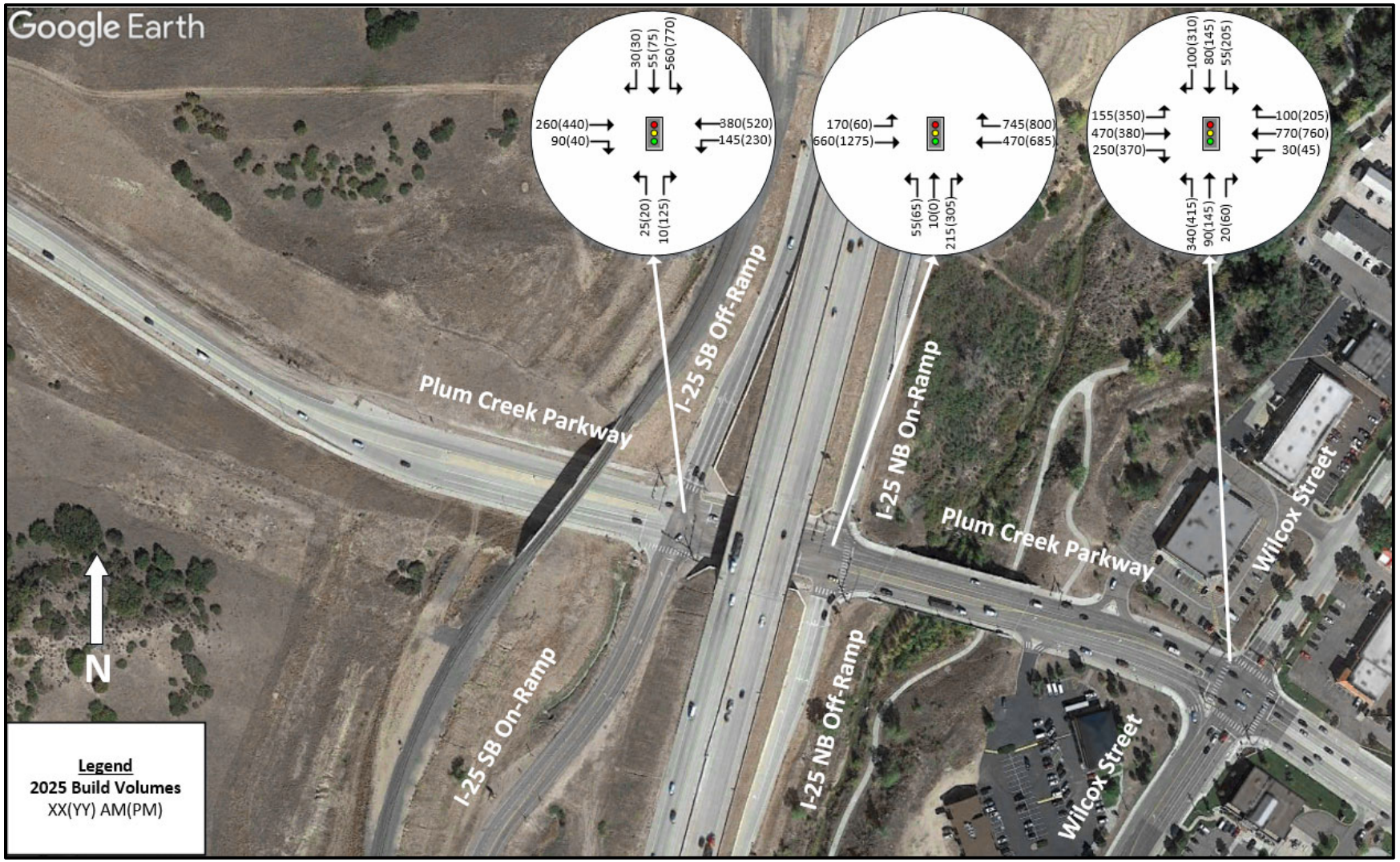

Figure 19. Plum Creek Parkway Forecast 2025 Volumes

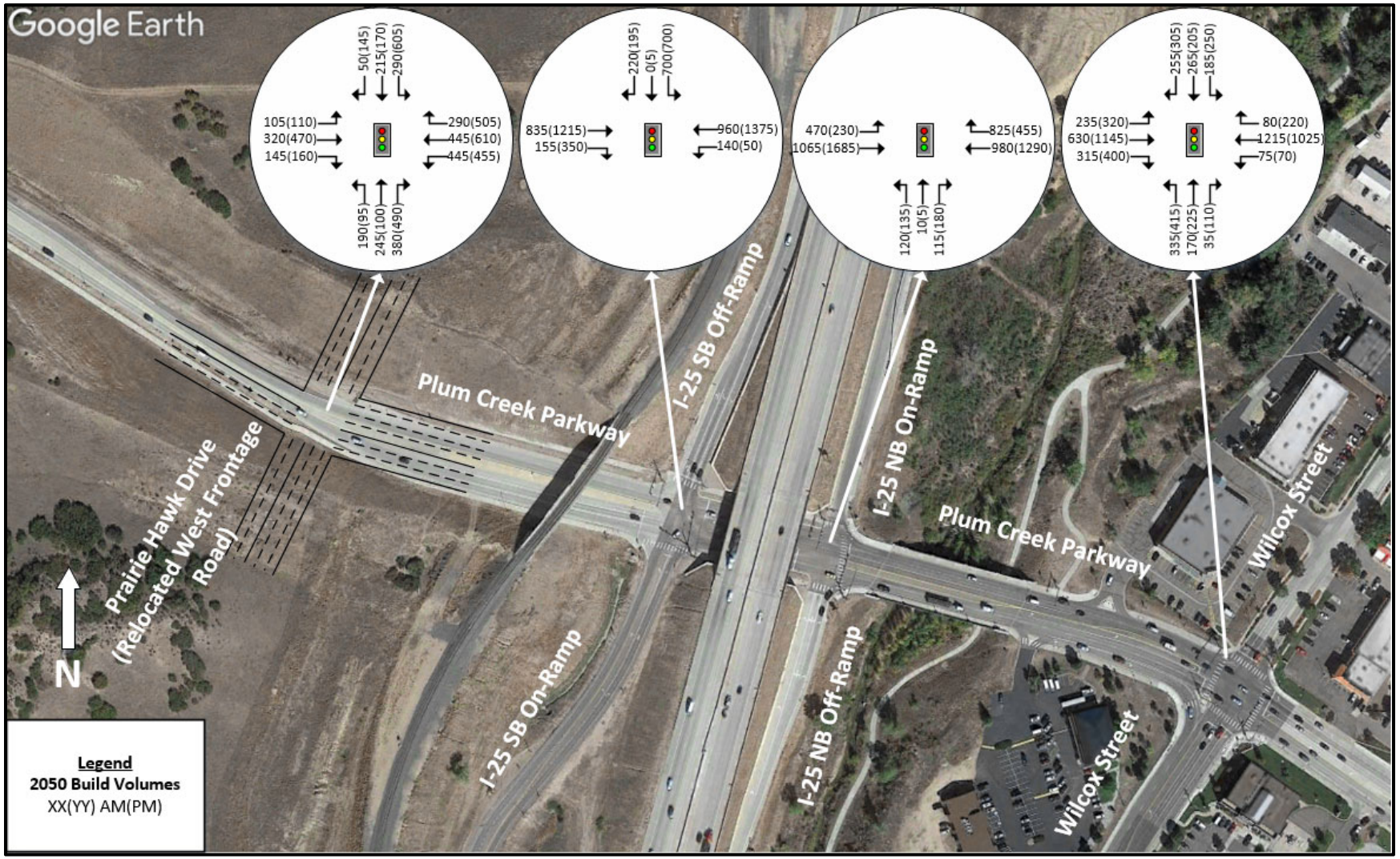

Figure 20. Plum Creek Parkway Forecast 2050 Volumes

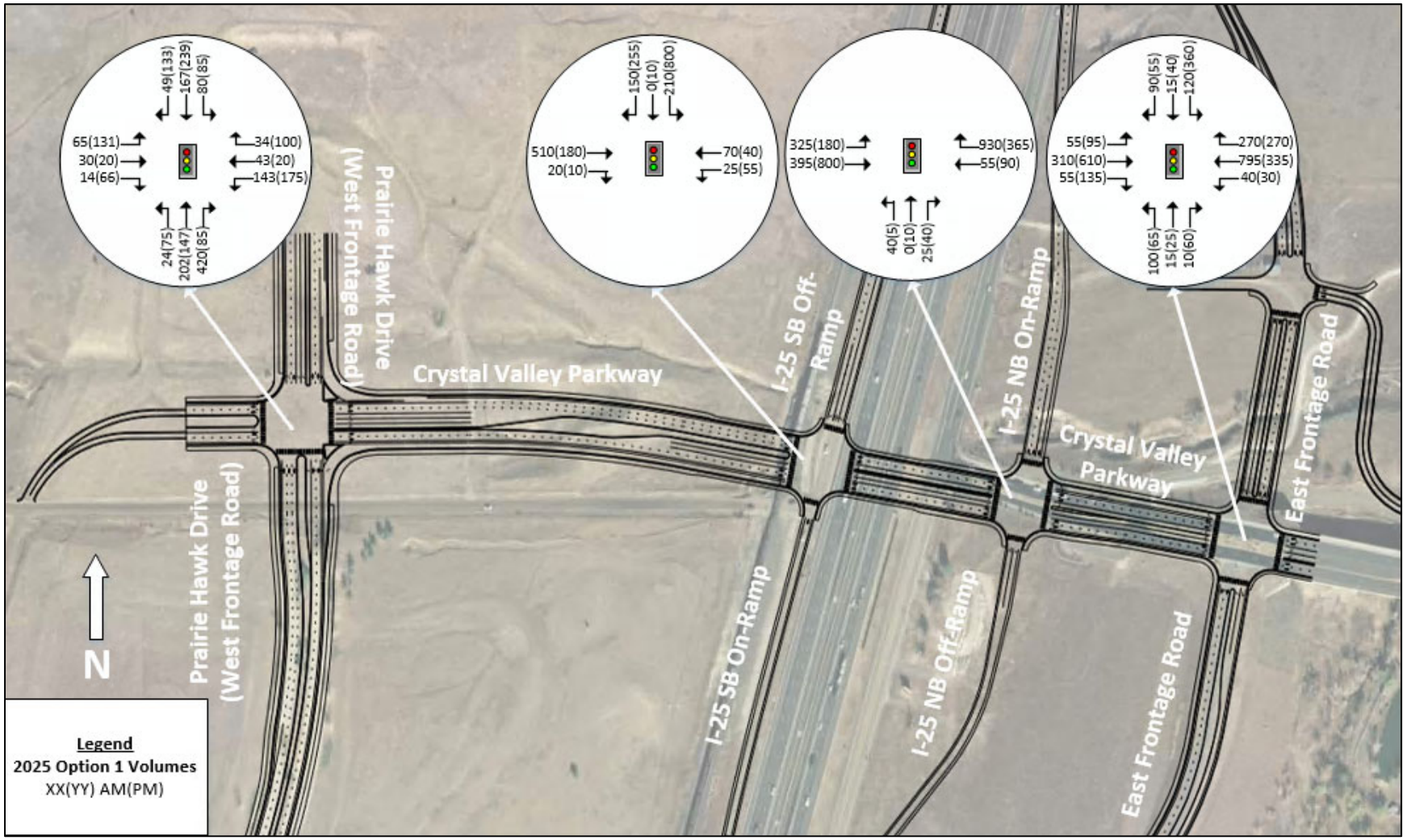

Figure 21. Option 1 Crystal Valley Parkway 2025 Volumes

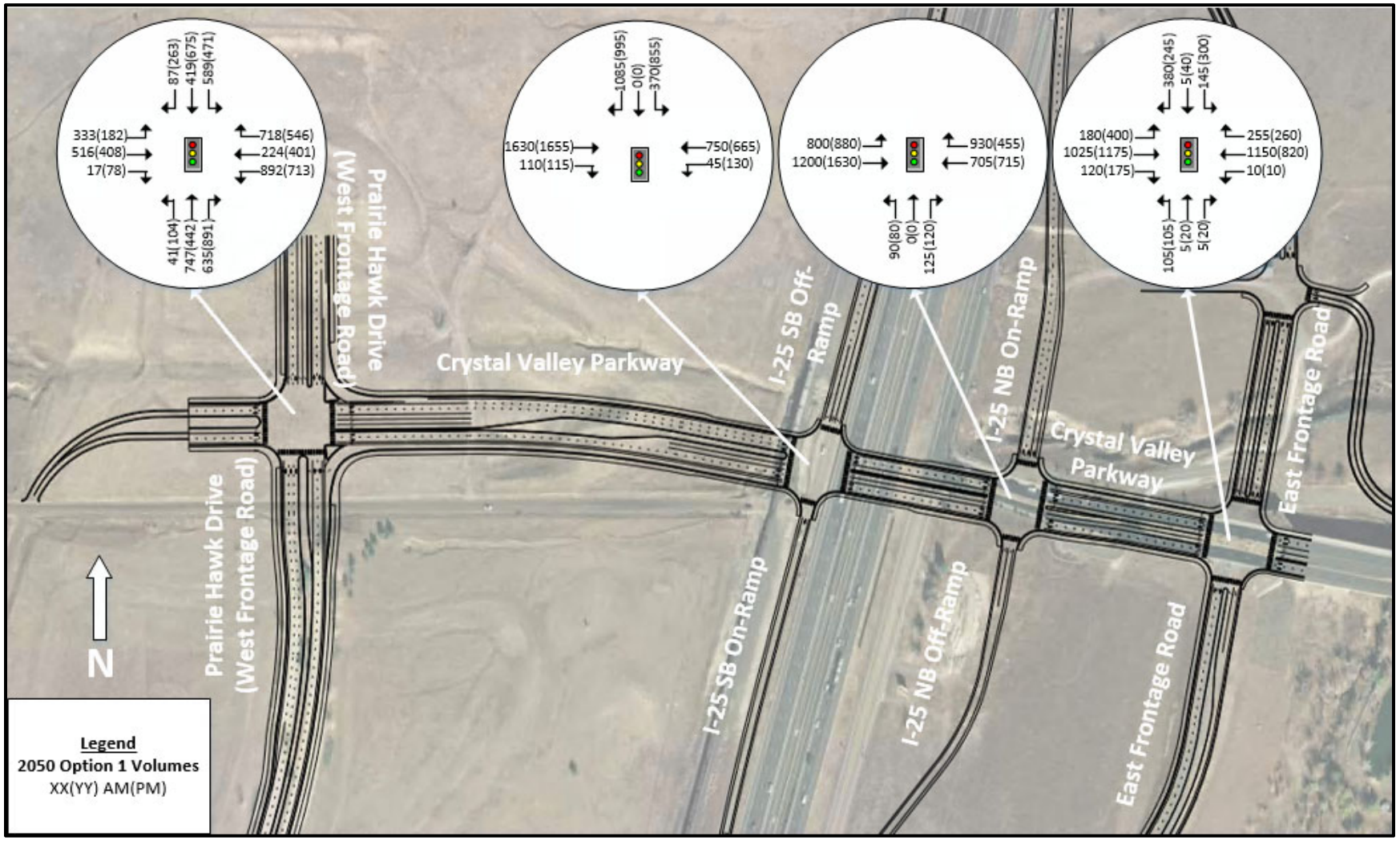

Figure 22. Option 1 Crystal Valley Parkway 2050 Volumes

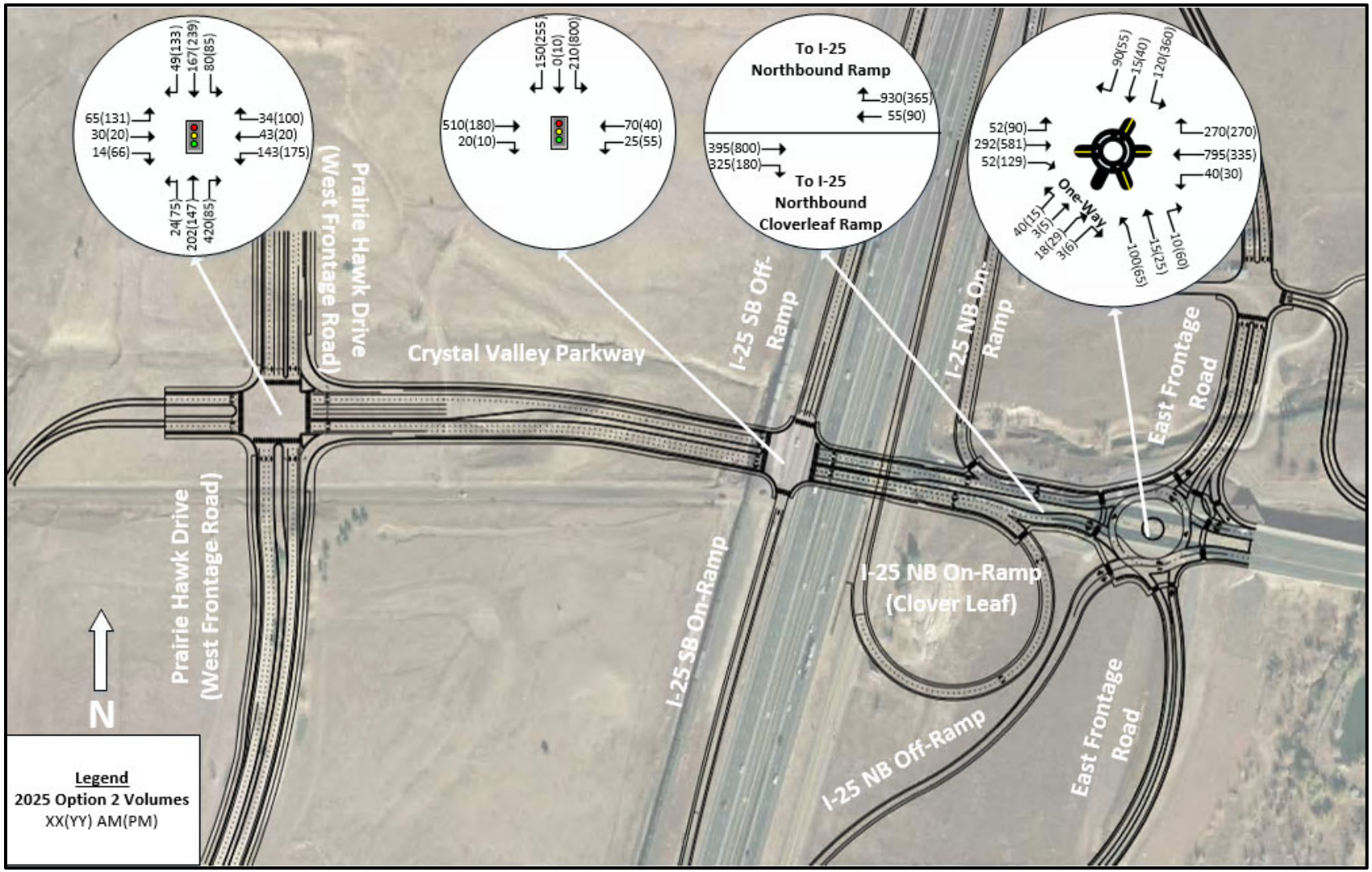

Figure 23. Option 2 Crystal Valley Parkway 2025 Volumes

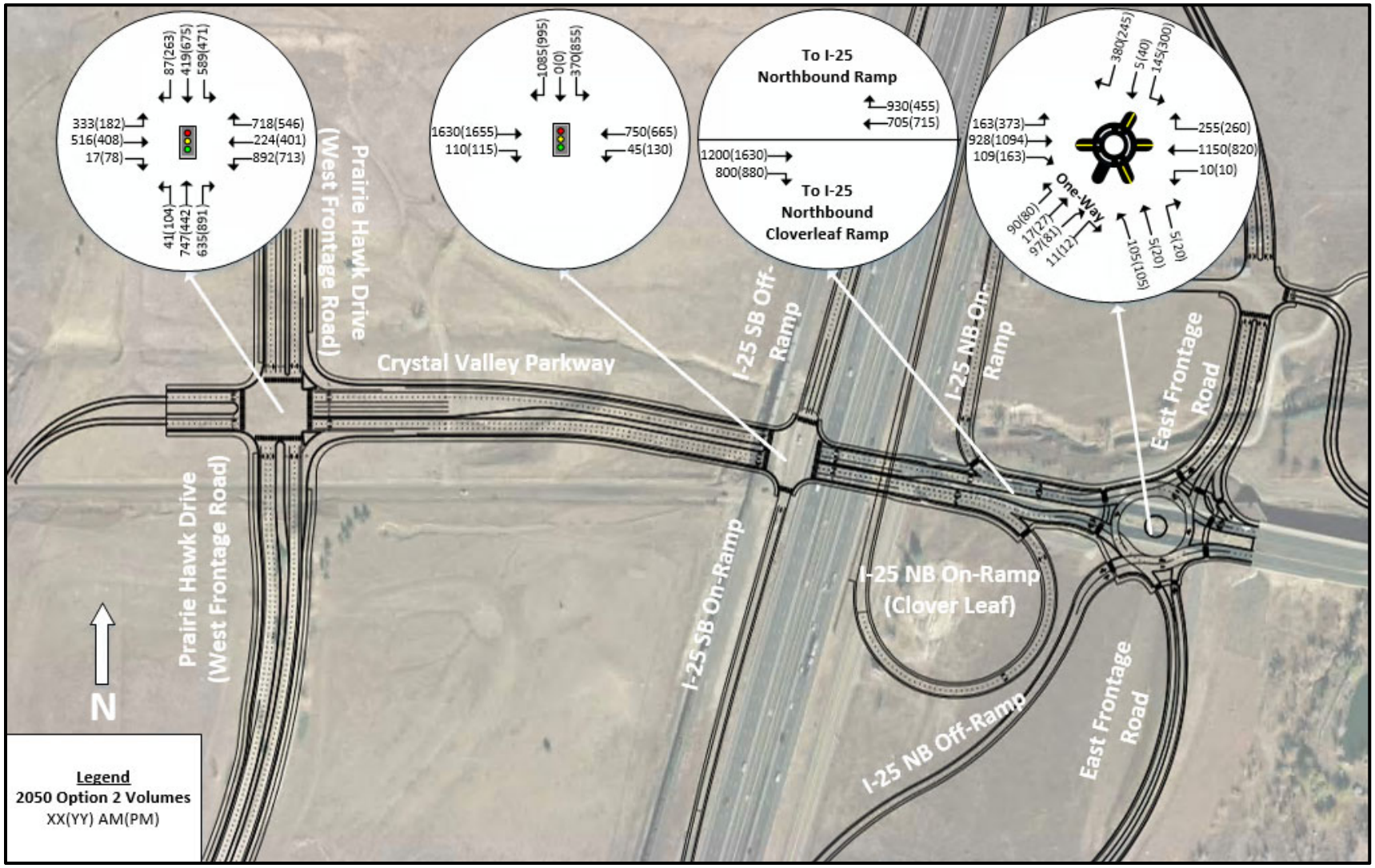

Figure 24. Option 2 Crystal Valley Parkway 2050 Volumes

6.2. TEL Assumptions for Options

While a toll lane does not currently exist on I-25 within the project area, the facility is being constructed and will be operational within a few months of this published report. Therefore, toll lanes were included in the 2050 Build models.

6.2.1. Toll Lane Speeds

Tolling speeds for the Build options were assumed to be the same as the No Build option and set at 75mph.

6.2.2. Ingress/Egress

Ingress and egress locations in relation to the ramps were set to be at a minimum distance of 1,500 feet and TEL merge length was set to 1,000 feet. In the Build models, the southbound toll lane had an ingress located just south of Plum Creek Parkway's southbound On-Ramp, and another just south of Crystal Valley Parkway's southbound On-Ramp. The volumes entering the TEL south of Plum Creek Parkway were assumed to be proportions of the mainline as shown in Table 23. The volumes that entered the toll lane were subsequently subtracted from downstream mainline volumes. The AM and PM volumes for the ingress south of the Crystal Valley southbound On-Ramp were 10% of the On-Ramp volumes. The volumes that entered the toll lane were subtracted from the subsequent mainline volumes. The southbound toll lane had no egress locations within the study area.

The toll lane started outside of the project limits, and there were no ingress locations within the study area. The volumes that started on the TEL were proportions of the mainline volume as seen in Table 23. These volumes were subtracted from downstream mainline volumes. The northbound toll lane had two egress locations. One was located just south of the Crystal Valley Parkway northbound Off-Ramp, and the other egress was located at the end of the toll lane located just south of the Plum Creek northbound Off-Ramp. The AM and PM volumes leaving the toll lanes at the egress south of Crystal Valley parkway were assumed to be 10.0% of the northbound Off-Ramp volumes. Finally, the egress volumes at the end of the northbound toll lane just south of Plum Creek interchange were added back to routing on the mainline. Figure 25 shows the ingress and egress locations and volumes for all Build models. I-25 values presented are the volumes just preceding the ingress or egress locations.

Table 23. Build Proportions of Mainline Volumes Entering TEL

Design Year	AM Northbound	PM Northbound	AM Southbound	PM Southbound
2025	1.0%	0.4%	0.5%	0.5%
2050	14.0%	18.0%	0.3%	25.0%

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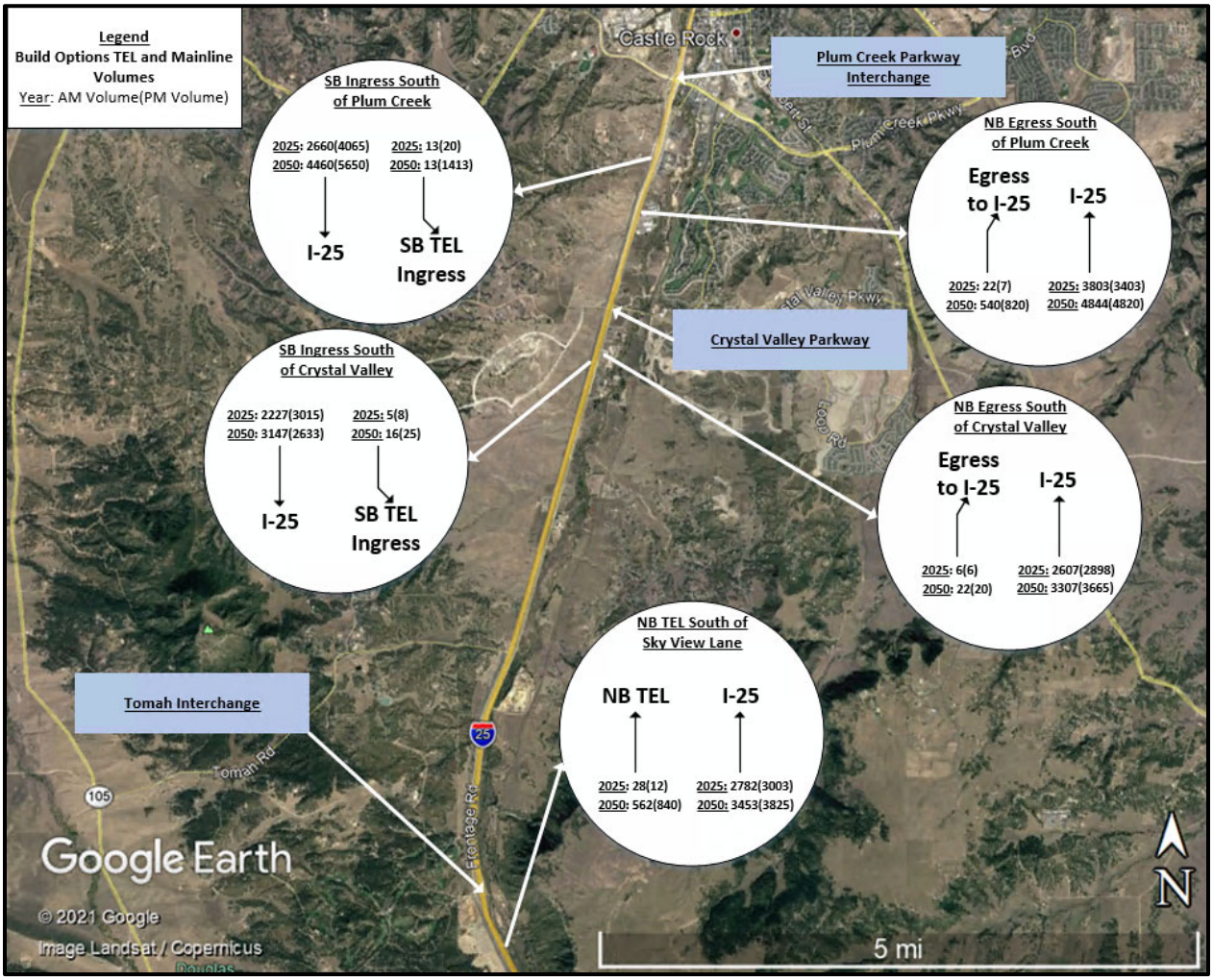


Figure 25. Build Options' TEL Locations and Volumes

7. VISSIM 2025 and 2050 Offset Diamond Interchange Model Features and Results (Option 1)

7.1. Model Features

The Offset Diamond Interchange model includes several additions and changes compared to the No Build model. The main change is the addition of the Offset Diamond interchange on Crystal Valley Parkway. Other changes include:

- the relocation and closure of portions of the West Frontage Road (2050 model only),
- the relocation of East Frontage Road,
- new signalized intersections located along Crystal Valley Parkway,
- and ramp metering included on all interchange ramps (with the exception of the northbound I-25 On-Ramp at the Tomah / Sky View interchange).

Figure 26 shows the lane assignments and interchange design for Option 1 on Crystal Valley Parkway. Figure 27 and Figure 28 show the VISSIM intersection geometry.

7.1.1. Interchange Description

The Option 1 models included an Offset Diamond interchange and associated ramps. To facilitate the ramps, Crystal Valley Parkway had an overpass modeled over I-25. The southbound on and Off-Ramps were situated between I-25 and the existing railroad, which can be seen to the west of the southbound on and Off-Ramp in Figure 26. The ramp is nearly parallel to I-25 and connects to Crystal Valley Parkway on the overpass via a signalized intersection. Northbound on and Off-Ramps were situated on the east side of I-25 intersecting Crystal Valley Parkway at a signalized intersection. This ramp formed the diamond portion of the interchange.

7.1.2. Frontage Roads

In the 2025 Option 2 model, the West Frontage Road was terminated south of Yucca Hills Road. However, the relocation of the West Frontage Road will not take place by 2025. Therefore, the model did not include the new Prairie Hawk Drive from Plum Creek Parkway to Crystal Valley Parkway.

In the 2050 Option 1 model, West Frontage Road was relocated and renamed Prairie Hawk Drive. The West Frontage Road ended south of Yucca Hills near the Plum Creek Parkway area. On Plum Creek Parkway, Prairie Hawk Drive was relocated to the west of the railroad and continued south to Crystal Valley Parkway connecting at the current Dawson Ridge Boulevard location to form a new signalized intersection. From the Crystal Valley Parkway area, the newly named Prairie Hawk Drive continued south to Tomah Road at the current Bear Dance Drive location.

In both Option 1 models, the East Frontage Road follows its current path for most of its length except on Crystal Valley Parkway where it is located east of the new I-25 northbound on and Off-Ramps. The new intersection forms a signalized intersection with Crystal Valley Parkway.

7.1.3. New Signalized Intersections

New signalized intersections within the project area for this option were focused on Crystal Valley Parkway. Detailed signal timing can be found in Appendix B. The signalized intersections included:

- Prairie Hawk Drive / Crystal Valley Parkway
- I-25 southbound on and Off-Ramp / Crystal Valley Parkway
- I-25 northbound on and Off-Ramp / Crystal Valley Parkway
- East Frontage Road / Crystal Valley Parkway

7.1.4. Ramp Metering

CDOT is planning to install ramp metering at locations where it does not currently exist within the project area. Therefore, ramp metering was included for all ramps except for the Tomah / Skyview interchange northbound On-Ramp. Timings were obtained from CDOT for the Plum Creek Parkway ramp meters and applied to each On-Ramp at the Crystal Valley Interchange and to southbound On-Ramps at the Tomah / Skyview Lane Interchange.

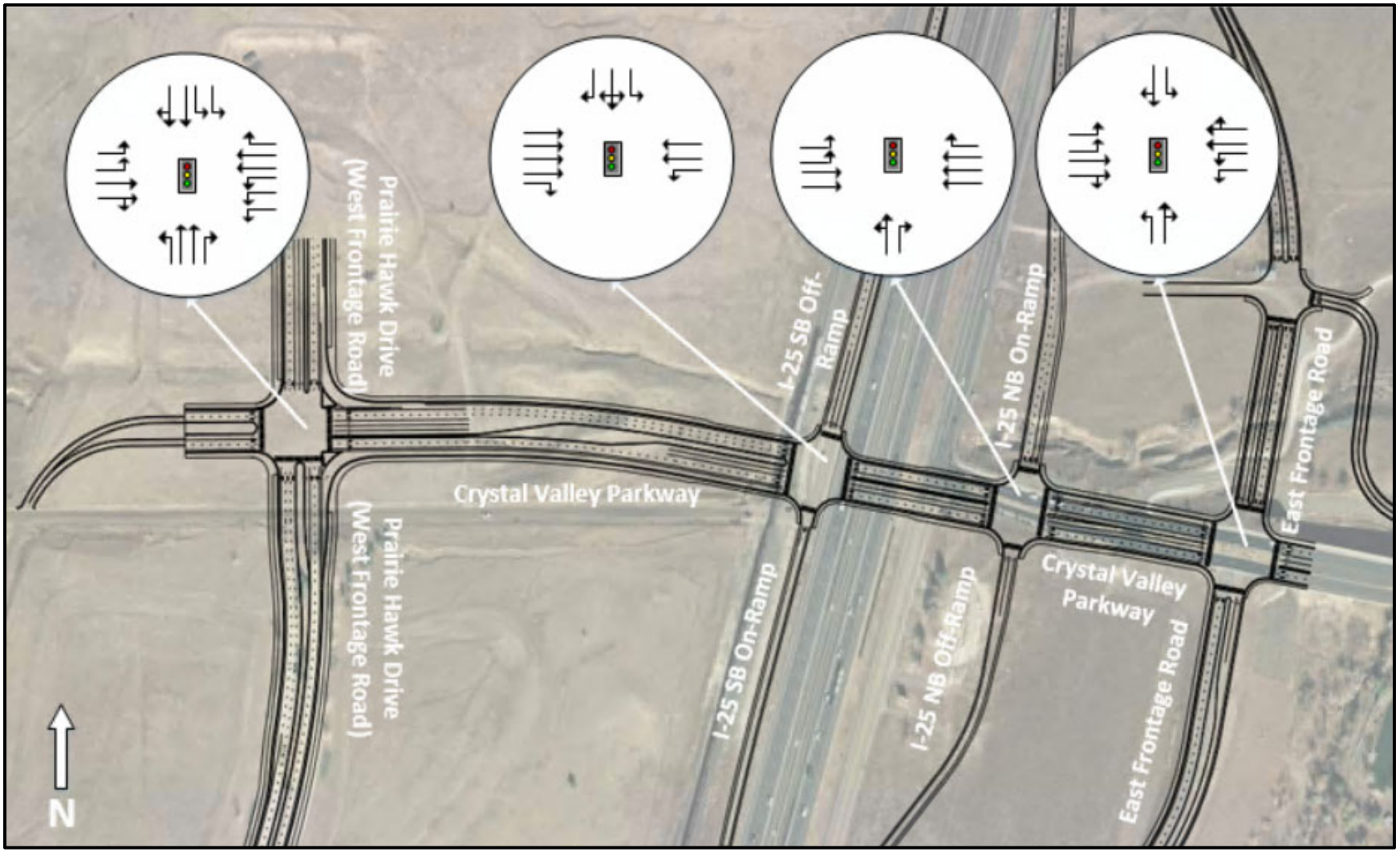
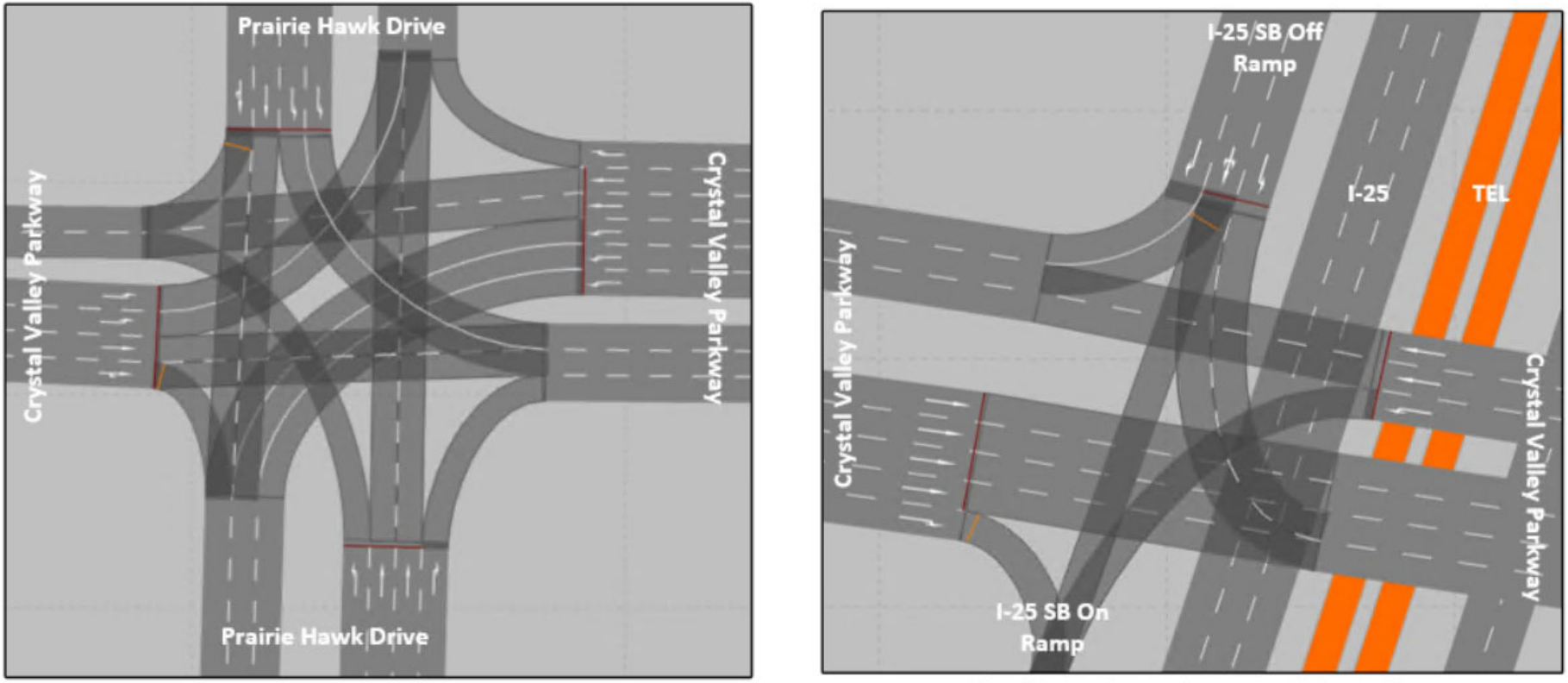


Figure 26. Option 1 Intersection Lane Assignment on Crystal Valley Parkway



Crystal Valley Parkway / Prairie Hawk Drive

Crystal Valley Parkway / I-25 Southbound Ramps

Figure 27. Option 1 VISSIM Geometry for Prairie Hawk Drive and I-25 Southbound Ramp Intersections on Crystal Valley Parkway

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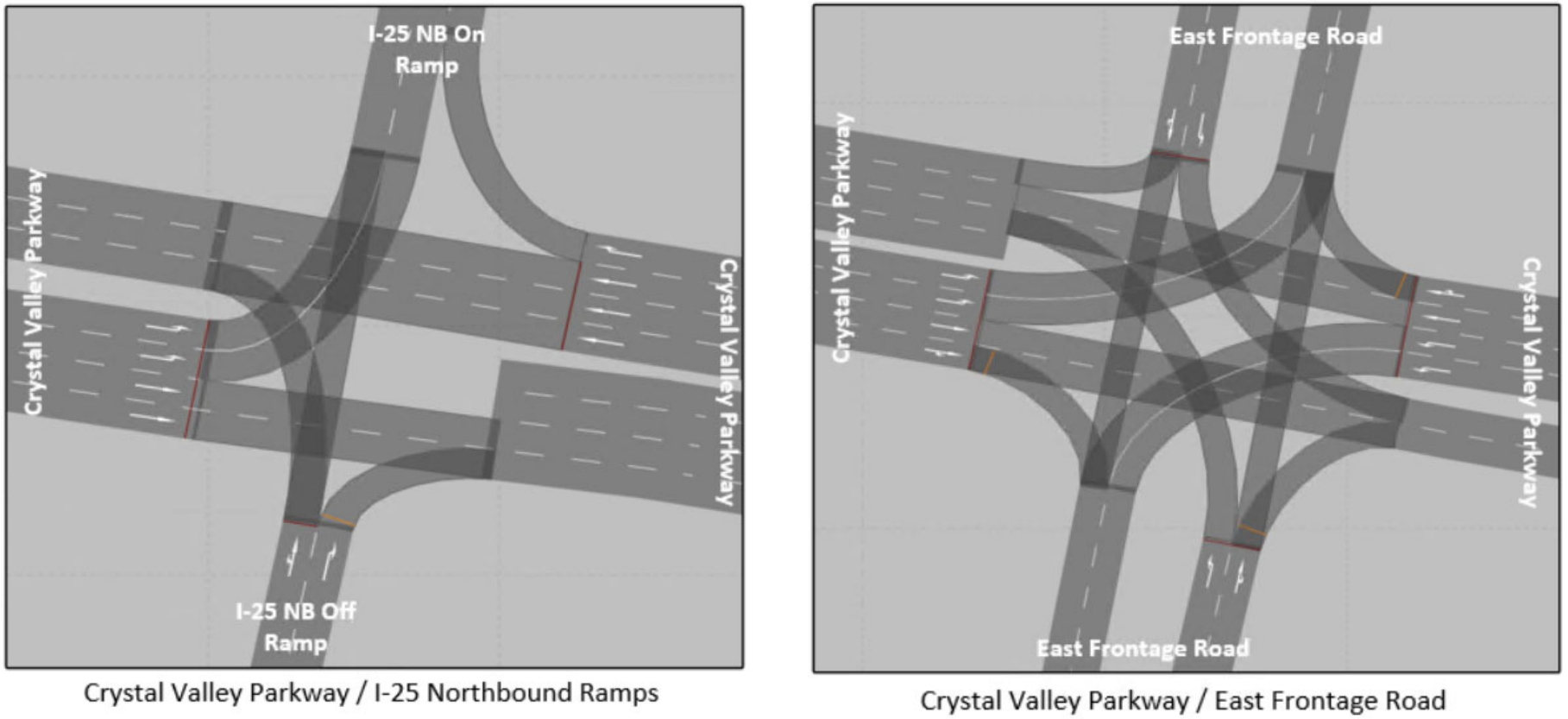


Figure 28. Option 1 VISSIM Geometry for I-25 Northbound Ramp and East Frontage Road Intersections on Crystal Valley Parkway

7.2. VISSIM 2025 Option 1 Results

2025 Option 1 measurements of effectiveness are provided below along with descriptions of the results and their implications.

7.2.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout a project area. Table 24 and Table 25 show the network-wide results for the Option 1 2025 AM and PM peak hours.

Table 24. Option 1 2025 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
63	51	43,500	10,500	0

Table 25. Option 1 2025 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
45	53	33,000	13,500	3

7.2.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model, and can help determine if an option is effective in alleviating these issues. Appendix G and Appendix H shows the node (intersection) results for the 2025 Option 1 model. Each intersection is broken down by movement along with volumes, delay, average queue length, and level of service (LOS). Figure 29 and Figure 30 present the LOS for each movement of the intersections on Plum Creek Parkway and Crystal Valley Parkway.

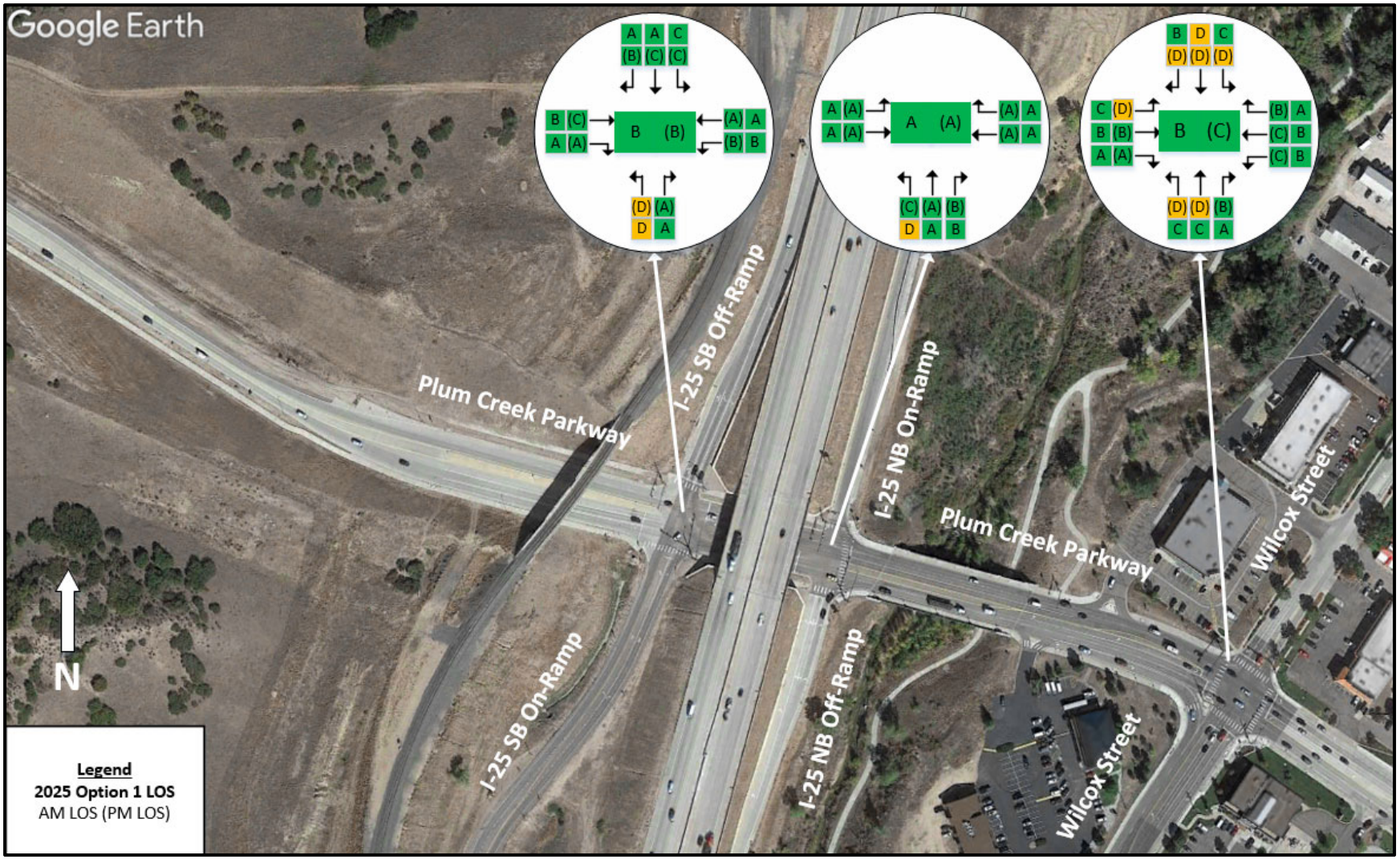


Figure 29. Option 1 Plum Creek Parkway 2025 LOS

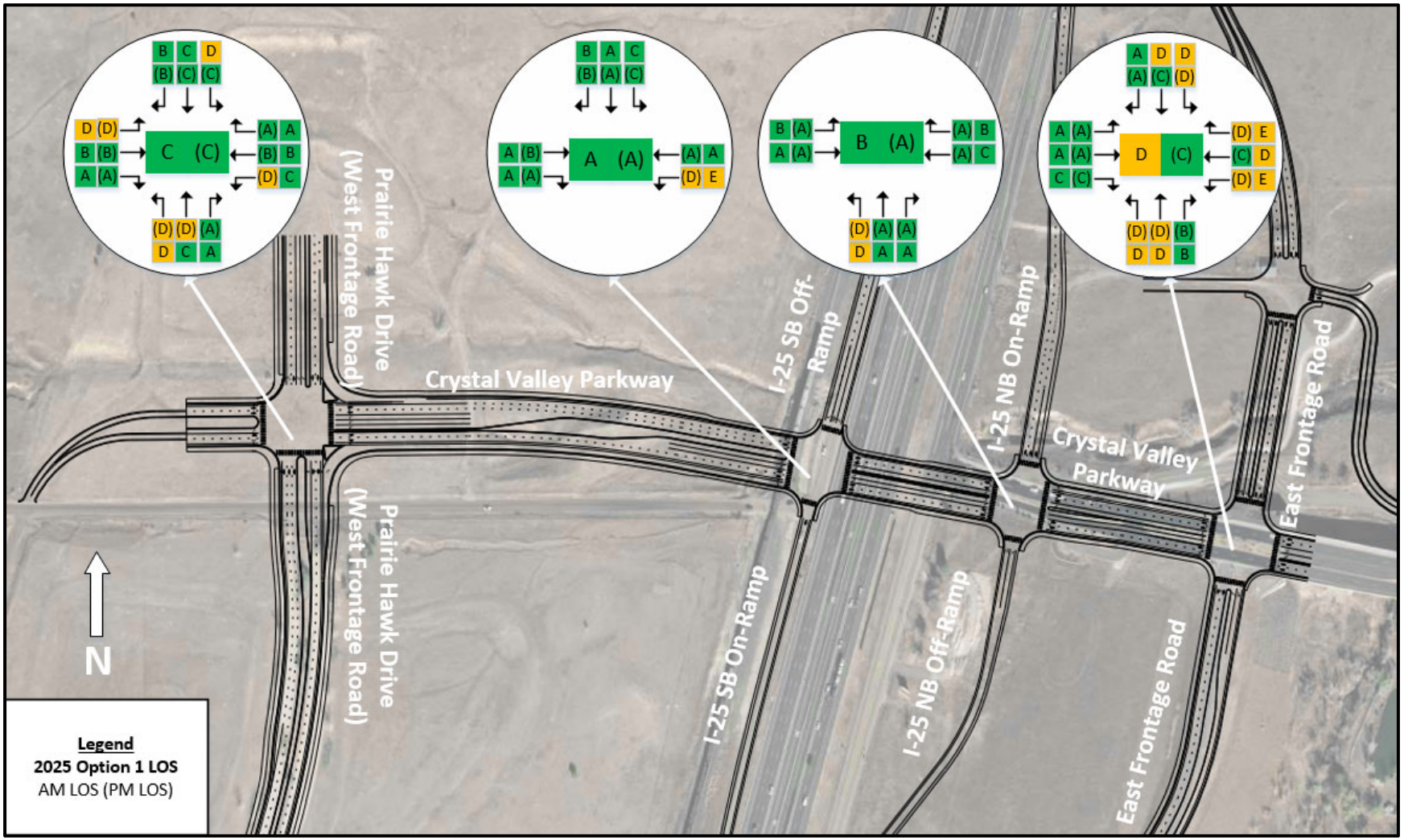


Figure 30. Option 1 Crystal Valley Parkway 2025 LOS

7.2.3. Freeway Segment Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 26 and
Table **27** show the density, LOS, and speed results for segments along I-25 for the 2025 Option 1 model.

Table 26. Option 1 2025 Freeway Segment Analysis AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	20	C	67
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	20	C	67
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	13	B	67
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	19	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	Freeway Weaving	15	B	71
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	15	B	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	15	B	61
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	19	C	65
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	14	B	71
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	16	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	15	B	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	11	B	68
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	12	B	68
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	11	B	67
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	13	B	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	11	B	67
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	11	A	68

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	10	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	16	B	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	17	B	64
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	16	B	66
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	11	B	67

Table 27. Option 1 2025 Freeway Segment Analysis PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	22	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	22	C	66
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	21	C	67
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	14	B	67
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	20	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	Freeway Weaving	16	B	71
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	16	B	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	12	B	68
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	16	B	70
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	13	B	72
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	14	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	13	B	71
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	17	B	67
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	19	C	66

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	18	B	65
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	20	C	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	17	B	66
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	14	B	67
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	14	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	23	C	64
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	65
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	15	B	66

7.2.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation to capture individual vehicle travel times. Results for AM and PM travel times for general purpose lanes (GP) and tolled express lanes are shown in Table 28 and Table 29 respectively. The tables show travel time, segment length, and speed for the respective general purpose and TEL segments.

Table 28. Option 1 2025 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.4
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.3
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.0	4.9	73.4
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.3
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	72.9
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.1	6.8	67.0
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	73.2
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.2	4.7	66.7

Table 29. Option 1 2025 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.5
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.5
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.0	4.9	73.3
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.2
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	72.9
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.5
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	72.9
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.3

7.3. VISSIM 2050 Option 1 Results

7.3.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout a project area.

Table 30 and Table 31 show the network-wide results for the Option 1 2050 AM and PM peak hours.

Table 30. Option 1 2050 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
102	42	87,500	19,000	605

Table 31. Option 1 2050 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
114	42	96,500	21,500	950

7.3.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model and can help determine if an option is effective in alleviating these issues. Appendix I and Appendix J shows the node results for the Option 1 model. Each intersection is broken down by movement along with volumes, delay, average queue length, and LOS. Figure 31 and Figure 32 shows LOS results for the proposed signalized intersections on Plum Creek Parkway and Crystal Valley Parkway.

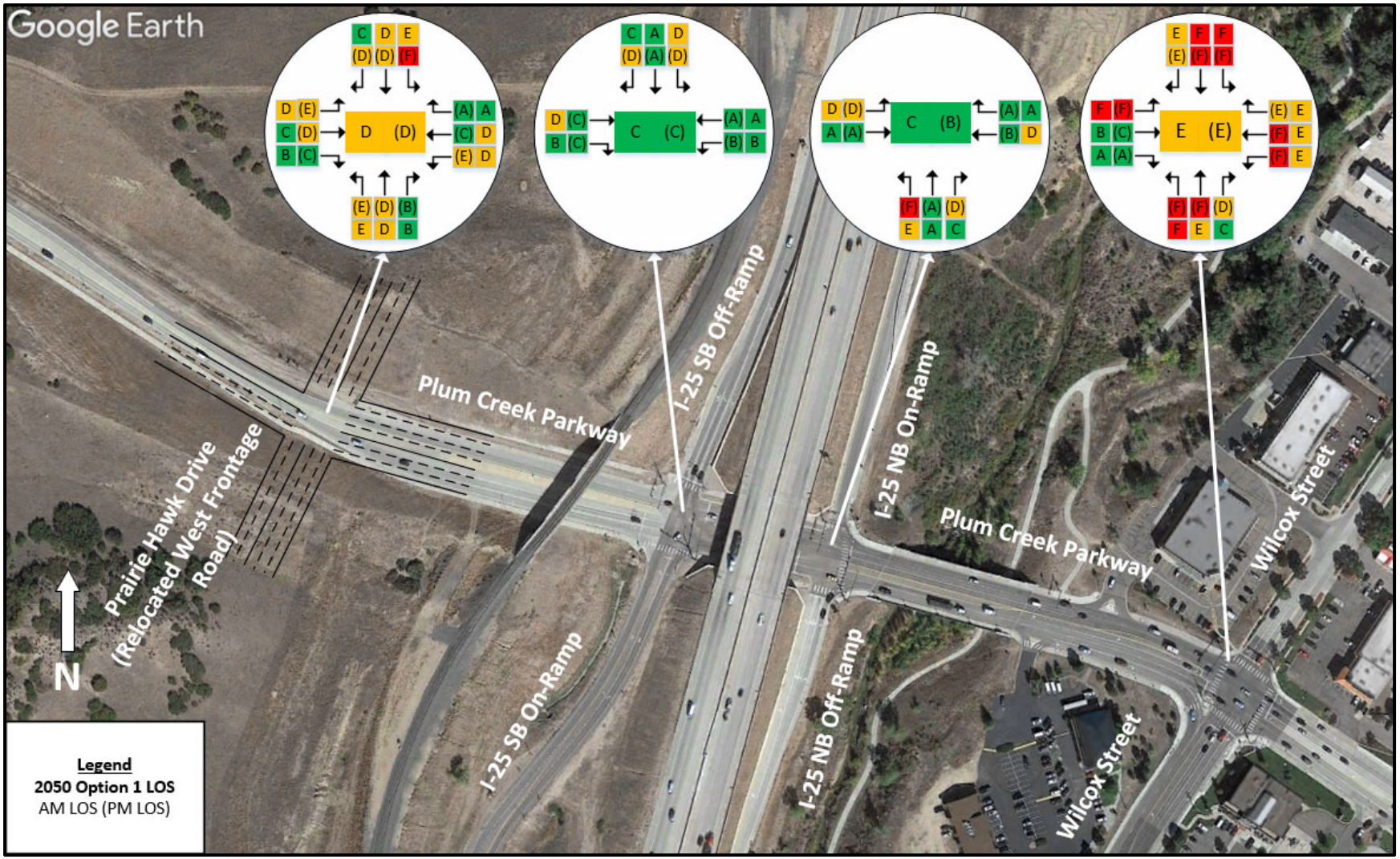


Figure 31. Option 1 Plum Creek Parkway 2050 LOS

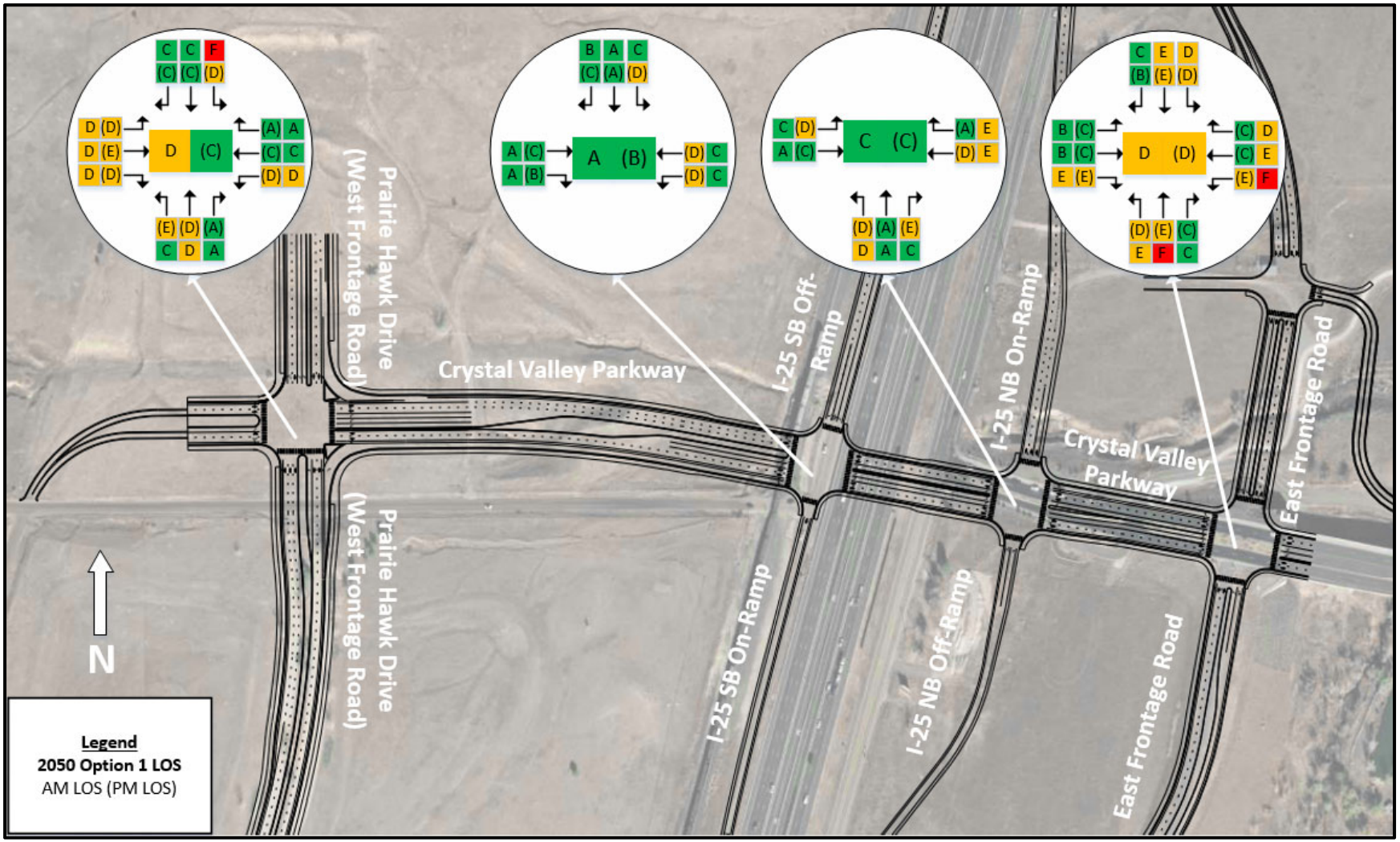


Figure 32. Option 1 Crystal Valley Parkway 2050 LOS

7.3.3. Freeway Segment and TEL Weaving Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 32 and

Table 33 show the density, LOS, and speed results for segments along I-25 broken down by freeway segment and segment type. Table 34 and Table 35 present the speed differentials of weaving traffic segments for TEL ingress and egress.

Table 32. Option 1 2050 Freeway Segment Results AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	26	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	26	C	65
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	25	C	66
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	16	B	67
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	23	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	Freeway Weaving	18	B	70
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	17	B	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	19	B	56
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	24	C	63
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	20	B	68
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	23	C	68
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	21	C	67
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	19	B	66
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	21	C	66
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	20	B	64
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	22	C	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	18	B	65

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	14	B	67
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	14	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	23	C	63
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	65
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	15	B	65

Table 33. Option 1 2050 Freeway Segment Results PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	29	D	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	29	D	65
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	27	D	66
Tomah Road/Skyview Lane On-Ramp	Merge/Diverge	18	B	66
From Tomah Road/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	26	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	Freeway Weaving	21	C	70
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	20	C	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	20	C	57
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	25	C	63
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	23	C	65
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	27	D	65
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	20	C	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	23	C	66

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	27	D	65
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	37	E	44
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	21	C	65
Crystal Valley Parkway Off-Ramp	Merge/Diverge	18	B	63
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Freeway Basic	12	B	68
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	12	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	18	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	20	B	63
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	19	C	65
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	14	B	66

Table 34. Option 1 2050 Freeway Weave Results AM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	70
		Weave	69
		Speed Differential	**1**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	68
		Weave	66
		Speed Differential	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	70
		Weave	60
		Speed Differential	**10**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	66
		Weave	67
		Speed Differential	**1**

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	67
		Weave	52
		Speed Differential	**15**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	67
		Weave	67
		Speed Differential	**0**

***Extends beyond project limits**

**** Distances are approximate**

Table 35. Option 1 2050 Freeway Weave Results PM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	70
		Weave	69
		Speed Differential	**1**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	64
		Weave	62
		Speed Differential	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71
		Weave	64
		Speed Differential	**7**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	66
		Weave	67
		Speed Differential	**1**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	46
		Weave	39
		Speed Differential	**7**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	67
		Weave	67
		Speed Differential	**0**

***Extends beyond project limits**

**** Distances are approximate**

7.3.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation model to capture individual vehicle travel times. Results for AM and PM travel times are shown in Table 36 and Table 37 respectively for the 2050 Option 1 models. The tables present the microsimulation travel time data.

Table 36. Option 1 2050 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	72.1
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	69.7
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.1	4.9	72.2
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.0
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	73.0
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.4
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	72.7
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.2

Table 37. Option 1 2050 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	71.7
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	69.6
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.1	4.9	71.8
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	69.8
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.8	6.8	70.4
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.3
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	4.0	4.7	70.2
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.6

8. VISSIM 2025 and 2050 Partial Cloverleaf Interchange Model Features and Results (Option 2)

The planned roundabout at the intersection of East Frontage Road and Crystal Valley Parkway for Option 2 merited preliminary analysis and additional steps to determine the best roundabout configuration. These additional steps are included in this section and cover the process and methodologies used to determine the roundabout configuration along with the model features and VISSIM analysis results.

8.1. Roundabout SIDRA Analysis

The following is a summary of procedures used in analyzing various roundabout configurations for the Crystal Valley Parkway east roundabout. The decision process was guided by using the *National Cooperative Highway Research Program (NCHRP) Report 672* [8].

- Based on AADTs expected to operate on the east roundabout, a multilane roundabout is a viable option for the intersection to the east of the CVI interchange.
- The sum of entering and conflicting volumes for the east roundabout indicated that two or more entering lanes may be required.
- A 190 ft Inscribed Circle Diameter (ICD) was selected. (Typical inscribed diameters range from 165 ft to 220 ft in NCHRP 672). The radius of the ICD depends on the design vehicle to accommodate a larger WB-67 design vehicle typical for an interstate interchange.
- 30 ft circulatory roadway width was selected. (Typical circulatory roadway/lane width ranges from 28-32 ft).
- The entry design speed selected is less than 30 mph. The selected speed is within the NCHRP 672 design speed ranges for a multilane roundabout.

From the above design criteria, the starting roundabout configuration was a double-lane roundabout with a two-lane entry for 3 legs (N, W, E legs) and one-lane entry for 2 legs (SE, SW legs). The two-lane entry on the east and west legs matched the existing cross-section for Crystal Valley Parkway. To optimize the roundabout configuration, slip lanes and auxiliary lanes (short lanes) were tested in combination for the E, N, SW legs.

In addition, the design of the east roundabout included a spiral transition with a lane configuration that had one circulatory lane on both the east side and west side of the roundabout and a single exit lane. The spiral transition was placed to guide drivers into the appropriate lane for their desired exits. With a spiral transition, fewer conflicts and better driving experience can be attained - avoiding potential lane changing within the circulatory roadway.

Figure 33 shows the concept design for the east roundabout.

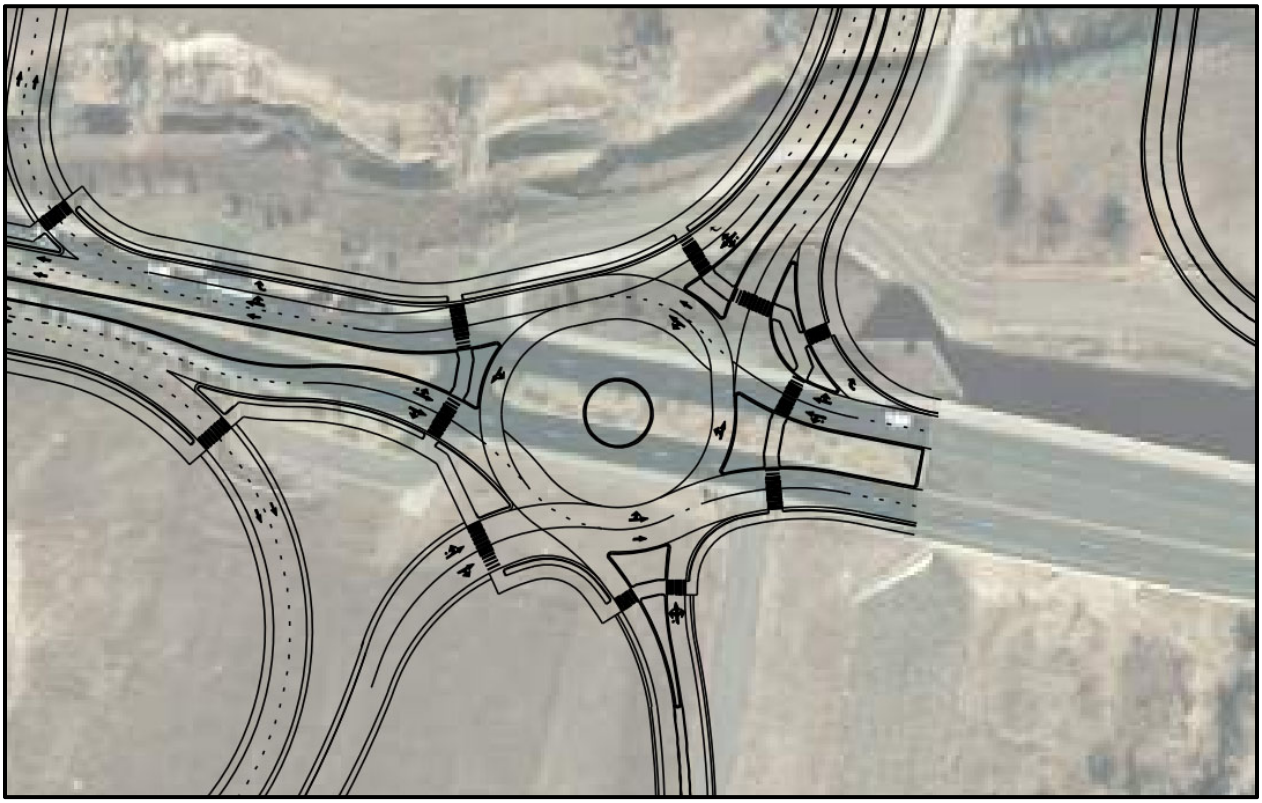


Figure 33. East Roundabout Design Sketch

Below are roundabout configurations that were advanced forward for the rest of the roundabout design evaluations in SIDRA software:

- Configuration 1 – WBR slip lane added
- Configuration 2 - WBR slip lane added, SBR slip lane added
- Configuration 3 - SBR slip lane added
- Configuration 4 - WBR slip lane added, SBR slip lane added, SW leg short lane added.
- Configuration 5 - WBR slip lane added, SW leg short lane added.

The SIDRA INTERSECTION offers three roundabout capacity model options for US conditions: the US *HCM Edition 6* model, the US *HCM 2010* model, and the SIDRA Standard model. The SIDRA Standard model was used as directed by CDOT. In the SIDRA Standard model, the Environment Factor parameter of roundabout capacity is calibrated to match the roundabout capacity conditions observed at US roundabouts. The Environment Factor value of 1.05 was used in modelling the east roundabout based on the mixed single-lane and multi-lane configurations of the approach and circulating lanes to represent roundabout capacity observations for roundabouts in the US [9].

The SIDRA INTERSECTION capacity model is based on gap-acceptance, which is affected by driver behavior and traffic characteristics such as: critical gap and follow-up headway, basic saturation flow, lane utilization ratio, cruise speed, and vehicle queue space. Default values for these parameters were not changed.

In order to determine the best roundabout configuration, Level of Service (LOS) and Right-of-Way (ROW) requirements criteria were used. After comparing LOS results and ROW requirements of the different configurations, configuration 5 was selected as the best design. The overall intersection LOS results (as seen in Figure 34 and Figure 35 for this configuration are A for AM and PM peak hours, indicating that the east roundabout design is performing adequately. Additionally, Configuration 5 requires less ROW than the previous four configurations due to the absence of a SBR slip lane. The selected roundabout configuration was further analyzed in VISSIM to assess more accurately how vehicles utilize lanes, how vehicles enter the roundabout, and the network demand throughout the analysis periods (3 hours instead of just the peak hour which was conducted in SIDRA.

The full SIDRA analysis which includes result outputs for all configurations is included in Appendix O.

	Approaches					Intersection
	Southeast	East	North	West	Southwest	
LOS	B	A	B	A	A	A

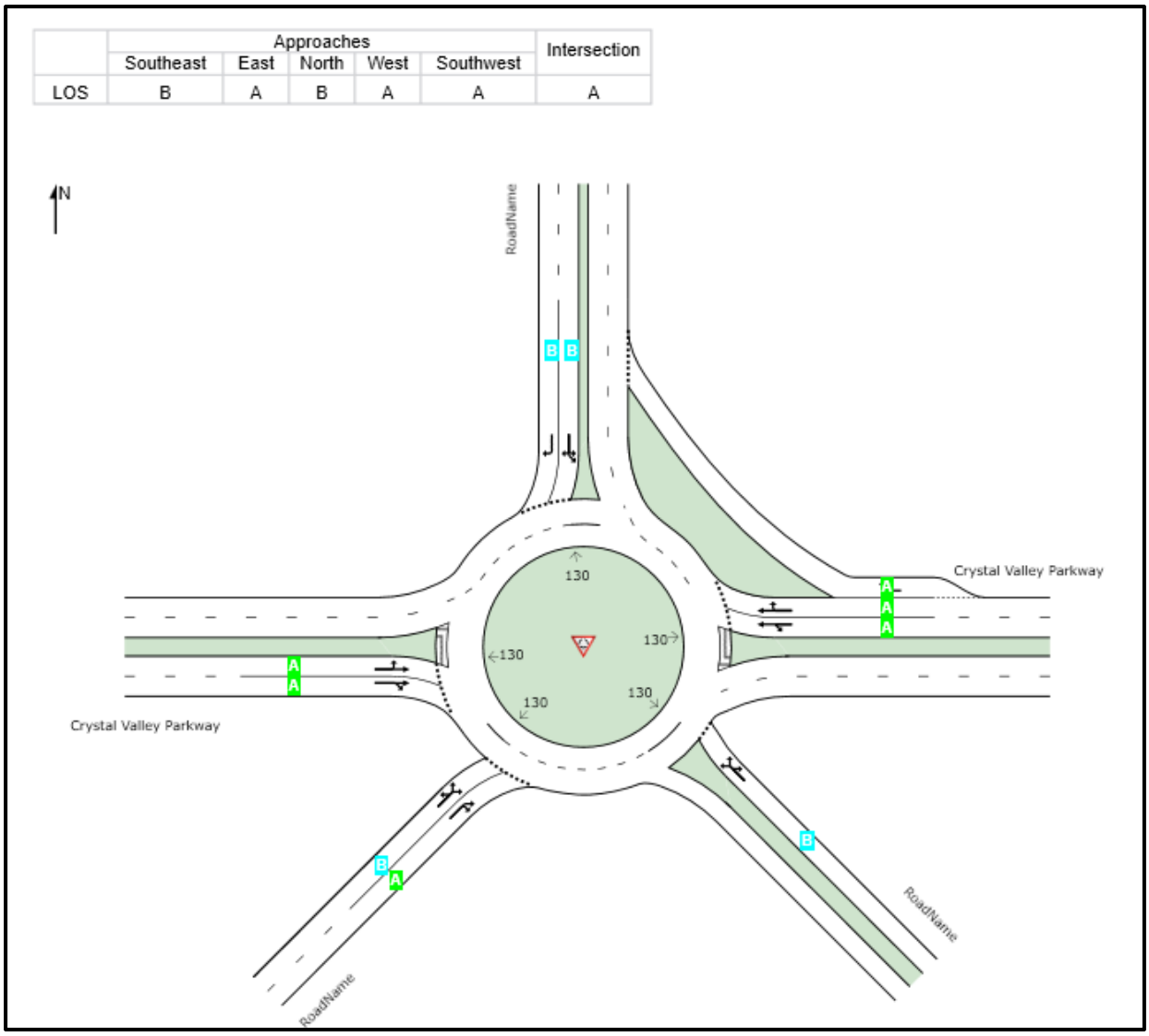


Figure 34. 2050 AM Peak Hour Lane LOS

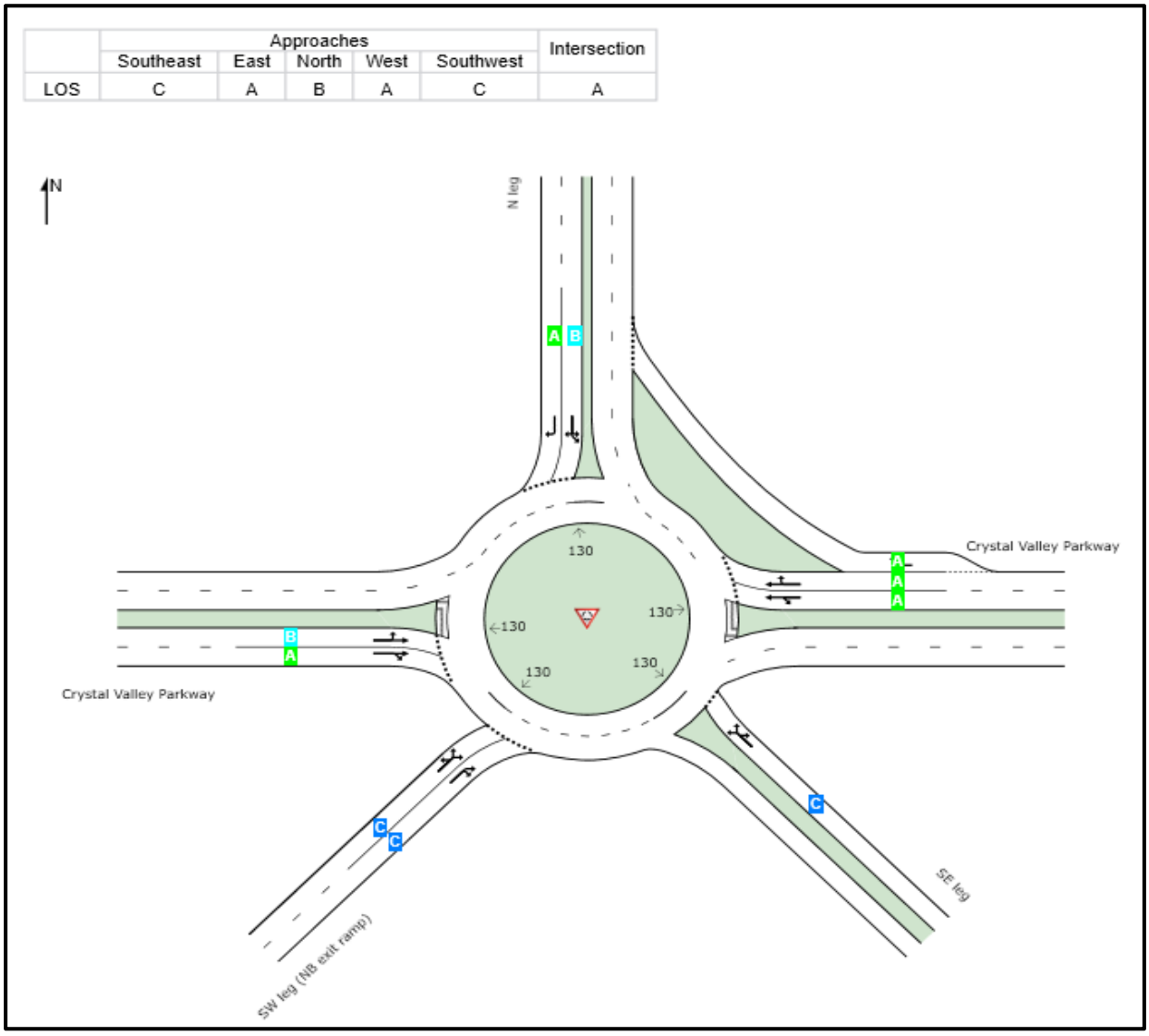


Figure 35. 2050 PM Peak Hour Lane LOS

8.2. Roundabout Origin-Destination Methodology

The methodology used to estimate the Crystal Valley Interchange east roundabout O-D for Option 2, is based on intersection turning movement proportions. This methodology matches what VISSIM uses when combining routes. The VISSIM internal engine combines routes and assigns the volumes proportionally to the size of its input and output volumes. VISSIM routes were combined along Plum Creek Pkwy and Crystal Valley Pkwy for all models. By combining short intersection-based VISSIM routes into longer routes, vehicle behavior would be more realistic - lane changes become smoother and happen earlier/more upstream. A detailed description of this methodology can be found in Appendix P.

8.3. Model Features

The Partial Cloverleaf interchange model includes several additions and changes compared to the Existing Conditions model. The main change is the addition of the Partial Cloverleaf interchange to Crystal Valley Parkway. Other changes included:

- the closing and relocation of portions West Frontage Road (2050 model only),
- new signalized intersections along Crystal Valley parkway,
- a roundabout at the East Frontage Road / Crystal Valley Parkway intersection,
- and ramp metering on all interchange On-Ramps (with the exception of the northbound I-25 On-Ramp at Tomah / Sky View interchange).

The model intersection lane assignments and design can be seen in Figure 36. VISSIM model intersection geometry is shown in Figure 37 and Figure 38.

8.3.1. Interchange Description

The 2025 and 2050 Option 2 models both included a Partial Cloverleaf interchange and associated ramps. To facilitate the ramps, Crystal Valley Parkway had an overpass modeled over I-25. The southbound On-Ramps and Off-Ramps were situated between I-25 and the existing railroad and connected to Crystal Valley Parkway via a signalized intersection. Northbound On-Ramps and Off-Ramps were situated on the east side of I-25. A single loop ramp provided eastbound traffic travelling over the overpass along Crystal Valley Parkway access to I-25 northbound. A separate ramp provided westbound traffic along Crystal Valley Parkway access to I-25 northbound. A roundabout was modeled at the East Frontage Road / Crystal Valley Parkway intersection which had the northbound Off-Ramp enter from the southwest approach.

8.3.2. Frontage Roads

In the 2025 Option 2 model, the West Frontage Road was terminated south of Yucca Hills Road. However, the relocation of the West Frontage Road will not take place by 2025. Therefore, the model did not include the new Prairie Hawk Drive from Plum Creek Parkway to Crystal Valley Parkway.

In the 2050 Option 2 model, West Frontage Road option was relocated and renamed Prairie Hawk Drive for the year 2050. In the 2050 Option 2 model, West Frontage Road terminated south of Yucca Hills Road.

The road was relocated to the west of the railroad on Plum Creek Parkway and continues south to Crystal Valley Parkway at the current Dawson Ridge Boulevard location to form a new signalized intersection. From here, the newly named Prairie Hawk Drive continued south to Tomah Road at the current Bear Dance Drive location.

For both the 2025 and 2050 Option 2 models, the East Frontage Road followed its current path for most of its length except on Crystal Valley Parkway where it was relocated east of the new I-25 northbound on and Off-Ramps as a new roundabout.

8.3.3. New Signalized Intersections

In both the 2025 and 2050 Option 2 models, new signalized intersections within the project area were located on Crystal Valley Parkway. Detailed signal timing information can be found in Appendix B. The signalized intersections included:

1. Prairie Hawk Drive / Crystal Valley Parkway
2. I-25 southbound on and Off-Ramp / Crystal Valley Parkway

8.3.1. Ramp Metering

In both the 2025 and 2050 Option 2 models, ramp metering was included for all On-Ramps except for the Tomah / Skyview interchange northbound On-Ramp. Timings were obtained from CDOT for the Plum Creek Parkway ramp meters and applied to each ramp.

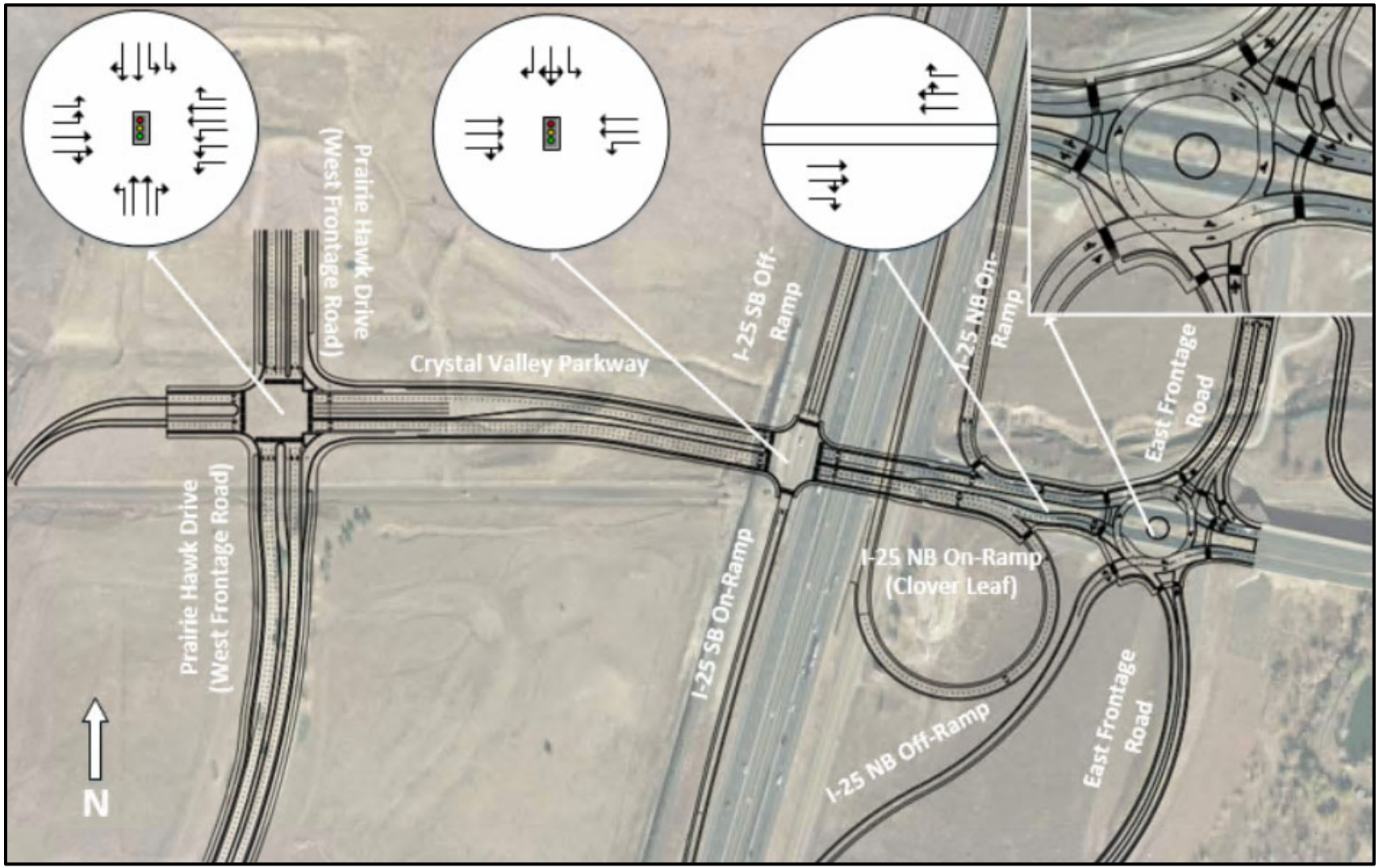
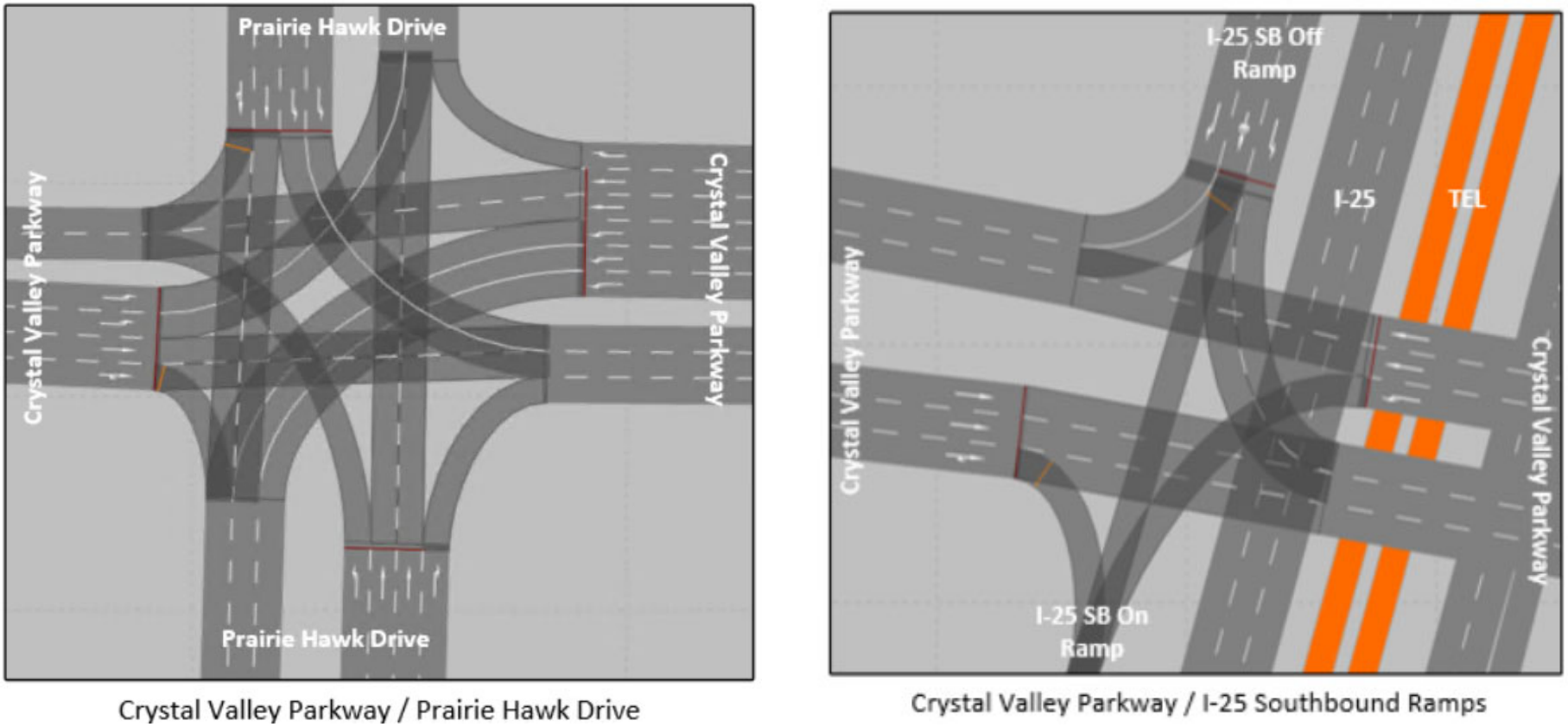


Figure 36. Option 2 Intersection Lane Assignment on Crystal Valley Parkway



Crystal Valley Parkway / Prairie Hawk Drive

Crystal Valley Parkway / I-25 Southbound Ramps

Figure 37. Option 2 VISSIM Geometry for Prairie Hawk Drive and I-25 Southbound Ramp Intersections on Crystal Valley Parkway

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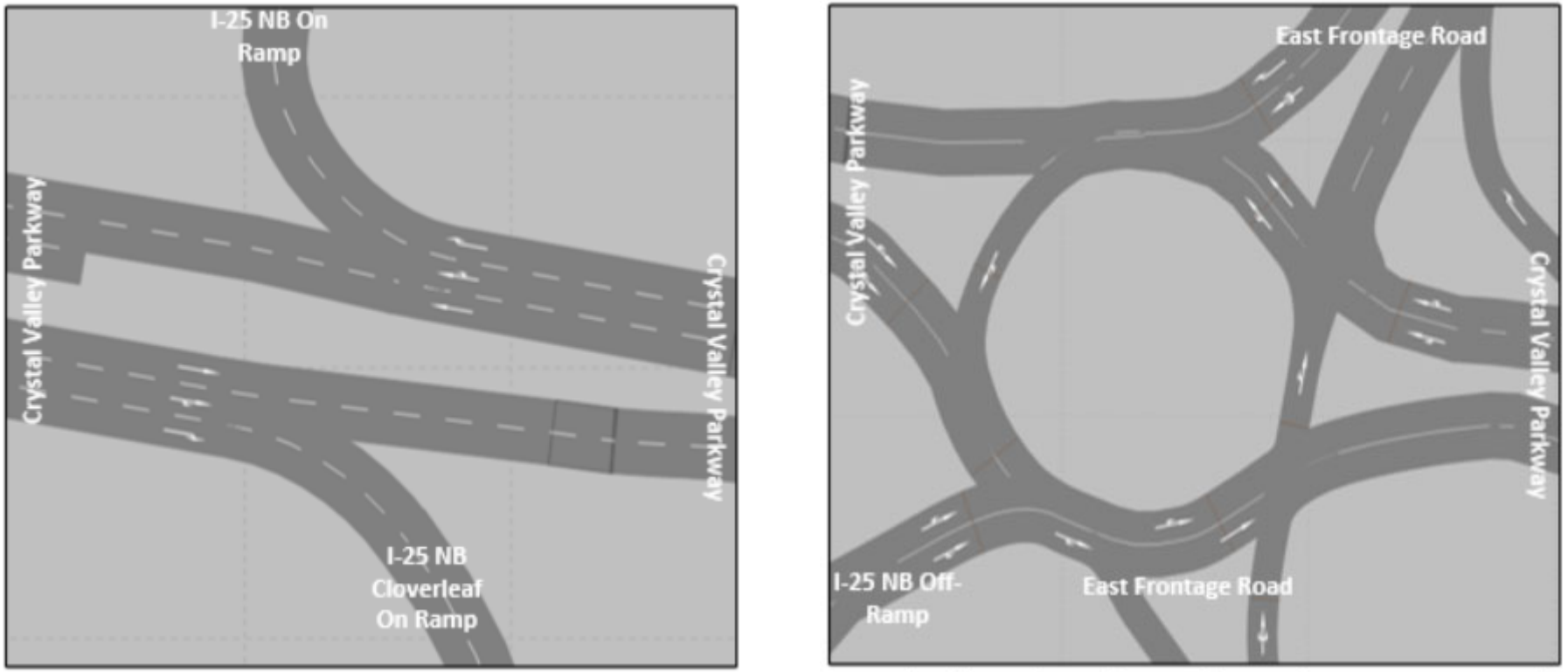


Figure 38. Option 2 VISSIM Geometry for I-25 Northbound Ramp and East Frontage Road Intersections on Crystal Valley Parkway

8.4. VISSIM 2025 Option 2 Results

2025 Option 2 measurements of effectiveness are provided below along with descriptions of the results and their implications.

8.4.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout a project area. Table 38 and Table 39 show the network-wide results for the Option 2 2025 AM and PM peak hours.

Table 38. Option 2 2025 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
48	53	39,000	10,500	0

Table 39. Option 2 2025 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
40	54	30,500	13,500	5

8.4.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model, and can help determine if an option is effective in alleviating these issues. Appendix K and Appendix L shows the node (intersection) results for the 2025 Option 2 model. Each intersection is broken down by movement along with volumes, delay, average queue length, and level of service (LOS). Figure 39 and Figure 40 presents the LOS for each movement of the intersections on Plum Creek Parkway and Crystal Valley parkway.

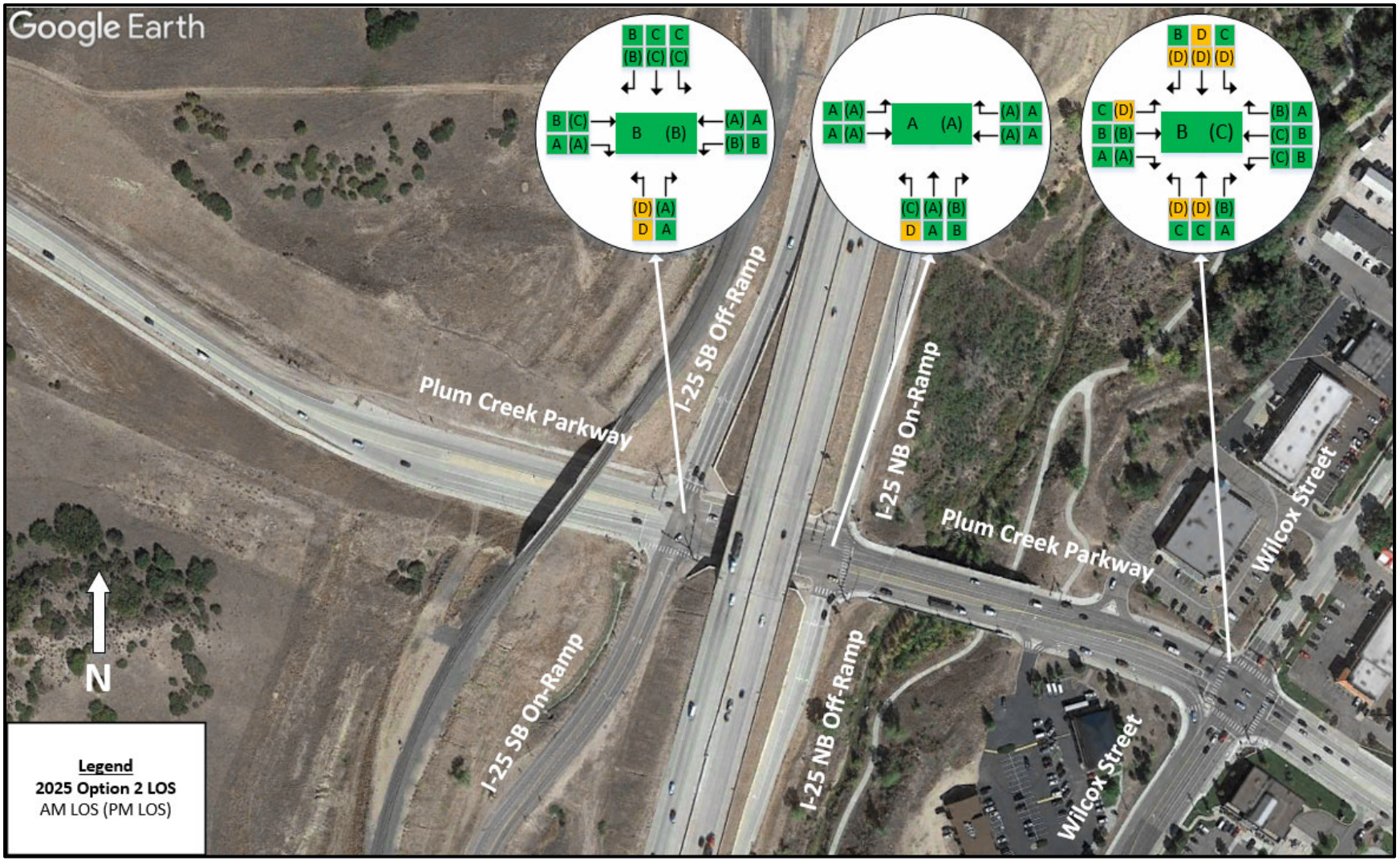


Figure 39. Option 2 Plum Creek Parkway 2025 LOS

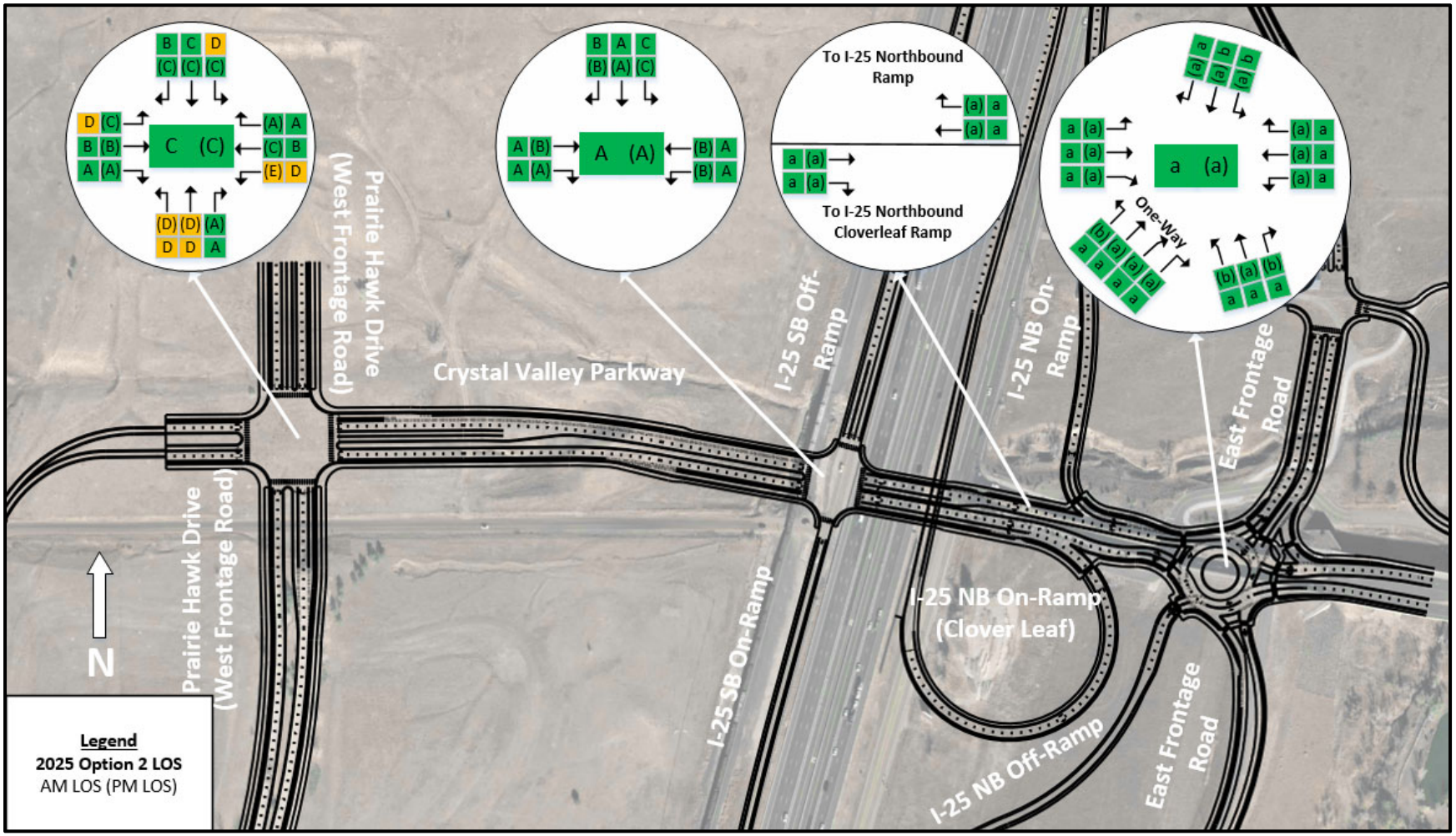


Figure 40. Option 2 Crystal Valley Parkway 2025 LOS

8.4.3. Freeway Segment Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 40 and Table 41 show the density, LOS, and speed results for segments along I-25 for the 2025 Option 2 model.

Table 40. Option 2 2025 Freeway Segment Analysis AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off Ramp	Freeway Basic	21	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	20	C	67
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	20	C	67
Tomah Rd/Skyview Lane On Ramp	Merge/Diverge	13	B	67
From Tomah Rd/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	19	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off Ramp	Freeway Weaving	15	B	71
From Crystal Valley Parkway Off Ramp to Crystal Valley Parkway On-Ramp (Cloverleaf)	Freeway Basic	18	B	71
Crystal Valley Parkway On-Ramp (Cloverleaf)	Merge/Diverge	13	B	69
From Crystal Valley Parkway On-Ramp (Cloverleaf) to Crystal Valley Parkway On Ramp	Freeway Basic	13	B	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	13	B	68
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	17	B	70
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	14	B	72
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On Ramp	Freeway Basic	16	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	15	B	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	11	B	68
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	12	B	68
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	11	B	67
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	13	B	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	11	B	67

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Merge/Diverge	11	B	68
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	11	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	16	B	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	17	B	63
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	16	B	66
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	11	B	67

Table 41. Option 2 2025 Freeway Segment Analysis PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off Ramp	Freeway Basic	22	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	22	C	66
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	67
Tomah Rd/Skyview Lane On Ramp	Merge/Diverge	14	B	67
From Tomah Rd/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	20	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off Ramp	Freeway Weaving	16	B	71
From Crystal Valley Parkway Off Ramp to Crystal Valley Parkway On-Ramp (Cloverleaf)	Freeway Basic	20	B	71
Crystal Valley Parkway On-Ramp (Cloverleaf)	Merge/Diverge	13	B	71
From Crystal Valley Parkway On-Ramp (Cloverleaf) to Crystal Valley Parkway On Ramp	Freeway Basic	14	B	72
Crystal Valley Parkway On-Ramp	Merge/Diverge	12	B	71
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	16	B	72
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	13	B	72
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On Ramp	Freeway Basic	14	B	71
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	13	B	71

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	17	B	67
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	19	C	66
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	18	B	65
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	20	C	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	17	B	66
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Merge/Diverge	15	B	67
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	14	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	22	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	23	C	63
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	65
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	15	B	66

8.4.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation to capture individual vehicle travel times. Results for AM and PM travel times for general purpose lanes (GP) and tolled express lanes are shown in Table 42 and Table 43. The tables show travel time, segment length, and speed for the respective general purpose and TEL segments.

Table 42. Option 2 2025 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.4
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.6
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.0	4.9	73.4
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.3
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	73.2
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.1	6.8	66.9
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	72.7
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.2	4.7	66.7

Table 43. Option 2 2025 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.3	6.5	73.1
I-25 NB GP: South End to Plum Creek Parkway Egress	5.5	6.5	70.5
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.0	4.9	73.1
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.2
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	73.2
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.5
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	72.8
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.3

8.5. VISSIM 2050 Option 2 Results

8.5.1. Network Performance

Network performance measures are used to compare each option's overall efficiency of vehicle movements throughout the project area. Table 44 and Table 45 show the network-wide results for the Option 2 2050 AM and PM peak hours.

Table 44. Option 2 2050 Network Performance AM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
79	45	72,500	19,000	550

Table 45. Option 2 2050 Network Performance PM Results

Average Delay (sec)	Average Speed (mph)	Vehicle Total Stops	Vehicle Arrival at Destination	Latent Demand
94	44	77,000	21,500	925

8.5.2. Node Results

An evaluation of the operations at intersections and associated movements help identify specific issues within a model and can help determine if an option is effective in alleviating these issues. Appendix M and Appendix N shows the node results for the 2050 Option 2 model. Each intersection is broken down by movement along with volumes, delay, average queue length, and LOS. Figure 41 and Figure 42 shows LOS results for the proposed signalized intersections on Plum Creek Parkway and Crystal Valley Parkway.

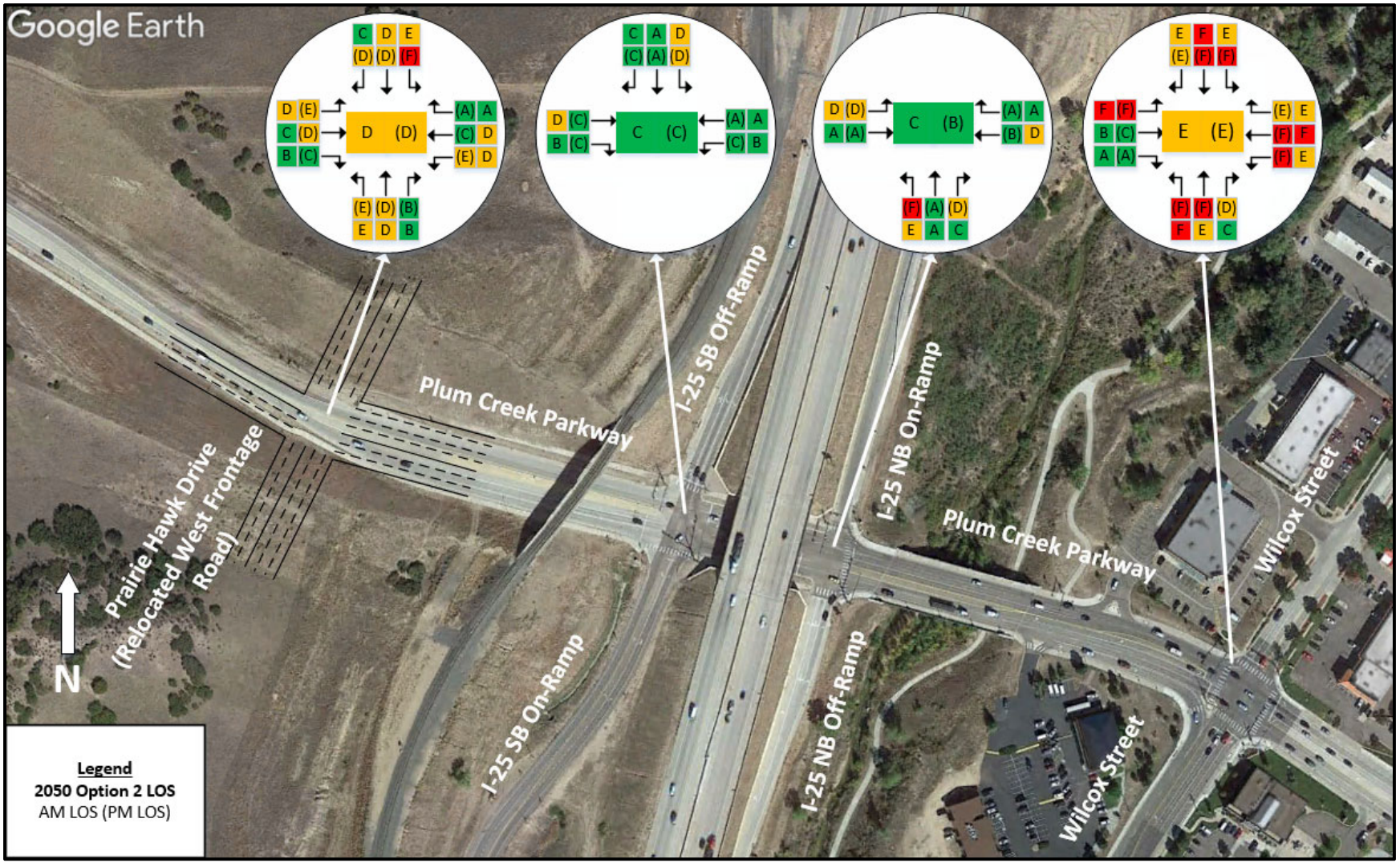


Figure 41. Option 2 Plum Creek Parkway 2050 LOS

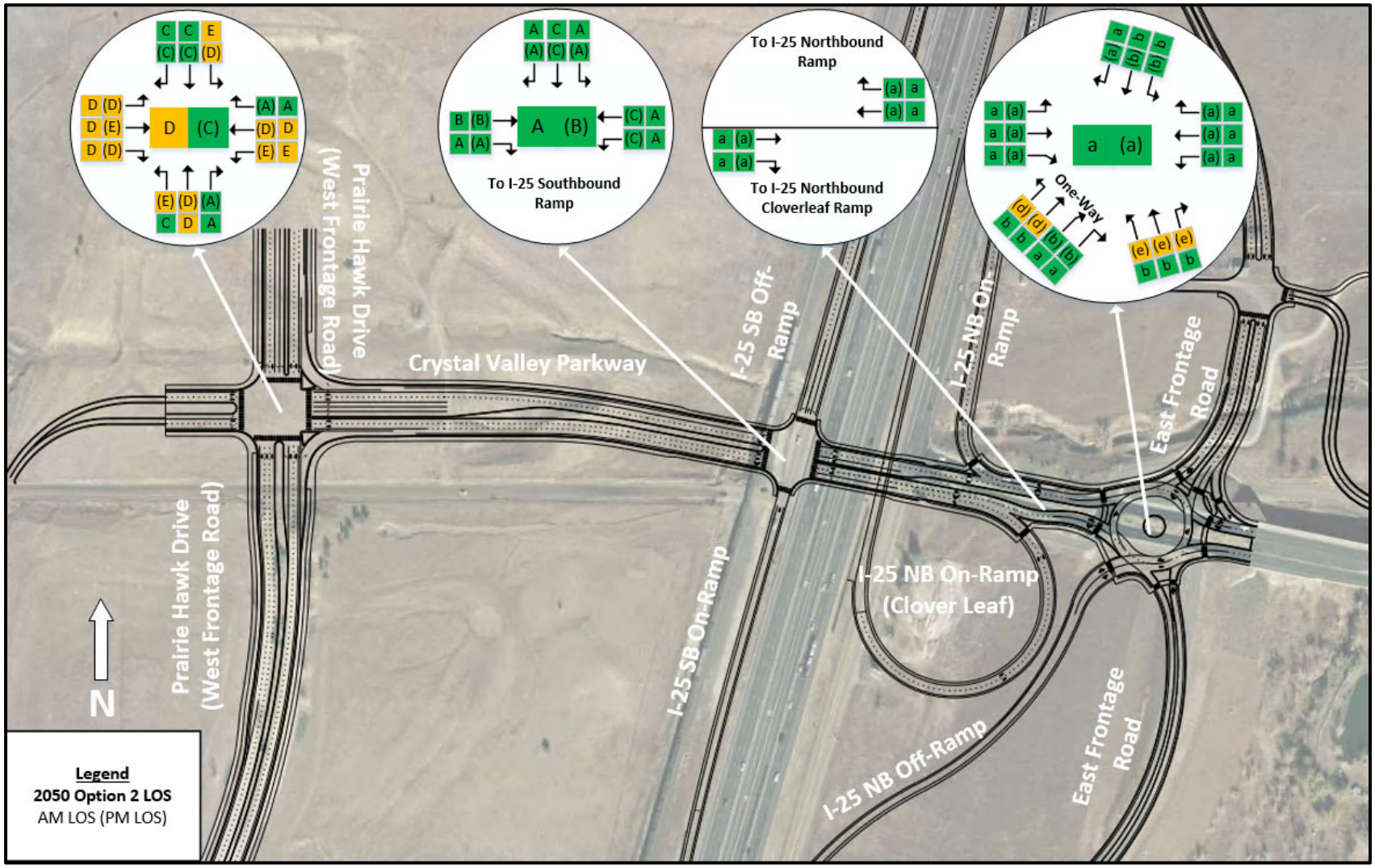


Figure 42. Option 2 Crystal Valley Parkway 2050 LOS

8.5.3. Freeway Segment and TEL Weaving Results

Freeway segment metrics were obtained from the microsimulation runs to evaluate operations along I-25. Table 46 and

Table 47 show the density, LOS, and speed results for segments along I-25 broken down by freeway segment and segment type. Table 48 and Table 49 present the speed differentials of weaving traffic segments for TEL ingress and egress.

Table 46. Option 2 2050 Freeway Segment Results AM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off Ramp	Freeway Basic	26	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	26	C	65
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	25	C	66
Tomah Rd/Skyview Lane On Ramp	Merge/Diverge	16	B	67
From Tomah Rd/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	23	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off Ramp	Freeway Weaving	18	B	70
From Crystal Valley Parkway Off Ramp to Crystal Valley Parkway On-Ramp (Cloverleaf)	Freeway Basic	21	C	71
Crystal Valley Parkway On-Ramp (Cloverleaf)	Merge/Diverge	18	B	66
From Crystal Valley Parkway On-Ramp (Cloverleaf) to Crystal Valley Parkway On Ramp	Freeway Basic	17	B	71
Crystal Valley Parkway On-Ramp	Merge/Diverge	17	B	66
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	21	C	69
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	20	B	68
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On Ramp	Freeway Basic	22	C	68
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	21	C	67
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	19	B	66
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	21	C	66
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	20	B	64

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	22	C	67
Crystal Valley Parkway Off-Ramp	Merge/Diverge	18	B	65
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Merge/Diverge	14	B	67
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	14	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	21	C	66
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	23	C	63
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	22	C	65
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	15	B	65

Table 47. Option 2 2050 Freeway Segment Results PM

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
Northbound				
From CanAm Hwy On-Ramp to Tomah Road/Skyview Lane Off Ramp	Freeway Basic	29	D	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	29	D	65
From Tomah Road/Skyview Lane Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	27	D	66
Tomah Rd/Skyview Lane On Ramp	Merge/Diverge	18	B	66
From Tomah Rd/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	Freeway Basic	26	C	71
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off Ramp	Freeway Weaving	21	C	70
From Crystal Valley Parkway Off Ramp to Crystal Valley Parkway On-Ramp (Cloverleaf)	Freeway Basic	24	C	71
Crystal Valley Parkway On-Ramp (Cloverleaf)	Merge/Diverge	20	C	67
From Crystal Valley Parkway On-Ramp (Cloverleaf) to Crystal Valley Parkway On Ramp	Freeway Basic	20	C	71
Crystal Valley Parkway On-Ramp	Merge/Diverge	16	B	70
From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	Freeway Basic	21	C	71
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	Freeway Weaving	23	C	66
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On Ramp	Freeway Basic	25	C	67

Segment Description	Type	Density (veh/mi/ln)	LOS	Speed (mph)
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp	Freeway Weaving	20	B	70
Southbound				
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp	Freeway Weaving	23	C	66
From Plum Creek Parkway Off-Ramp to Plum Creek Parkway On-Ramp	Freeway Basic	27	D	65
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	Freeway Weaving	38	E	44
From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	Freeway Basic	21	C	66
Crystal Valley Parkway Off-Ramp	Merge/Diverge	16	B	65
From Crystal Valley Parkway Off-Ramp to Crystal Valley Parkway On-Ramp	Merge/Diverge	11	B	68
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	Freeway Weaving	12	B	67
From Crystal Valley Parkway TEL Ingress to Tomah Road/Skyview Lane Off-Ramp	Freeway Basic	18	C	67
Tomah Road/Skyview Lane Off-Ramp	Merge/Diverge	20	B	64
From Tomah Road/Skyview Ln Off-Ramp to Tomah Road/Skyview Lane On-Ramp	Freeway Basic	19	C	66
Tomah Road/Skyview Lane On-Ramp Merge	Merge/Diverge	14	B	66

Table 48. Option 2 2050 Freeway Weave Results AM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	70
		Weave	69
		Speed Differential	**1**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	68
		Weave	66
		Speed Differential	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	69
		Weave	60
		Speed Differential	**9**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	66
		Weave	67
		Speed Differential	**1**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	67
		Weave	52
		Speed Differential	**15**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	67
		Weave	67
		Speed Differential	**0**

***Extends beyond project limits**

**** Distances are approximate**

Table 49. Option 2 2050 Freeway Weave Results PM Speed Differentials

Weave Segment	Length (ft)**	Movement	Peak Hour Speeds
Northbound			
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	70
		Weave	69
		Speed Differential	**1**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	67
		Weave	65
		Speed Differential	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71
		Weave	64
		Speed Differential	**7**
Southbound			
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	66
		Weave	67
		Speed Differential	**1**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	47
		Weave	39
		Speed Differential	**8**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	67
		Weave	67
		Speed Differential	**0**

***Extends beyond project limits**

**** Distances are approximate**

8.5.4. Travel Time

Travel time was collected to evaluate vehicle movement along I-25. Most of I-25 in the project area, from the south end of the corridor to the TEL egress location, had data collection points added to the microsimulation to capture individual vehicle travel times. Results for AM and PM travel times are shown in Table 50 and Table 51 respectively for Option 2. The tables present microsimulation travel times, segment lengths and speeds.

Table 50. Option 2 2050 Travel Time AM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	72.1
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	70.1
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.1	4.9	72.2
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	70.0
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.6	6.8	73.2
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.4
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	3.9	4.7	73.0
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.2

Table 51. Option 2 2050 Travel Time PM Results

Travel Time Segment	Travel Time (min)	Segment Length (mi)	Speed (mph)
I-25 NB TEL: South End to Plum Creek Parkway Egress	5.4	6.5	71.7
I-25 NB GP: South End to Plum Creek Parkway Egress	5.6	6.5	70.1
I-25 NB TEL: South End to Crystal Valley Interchange Egress	4.1	4.9	71.8
I-25 NB GP: South End to Crystal Valley Interchange Egress	4.2	4.9	69.8
I-25 SB TEL: Plum Creek Parkway Ingress to South End	5.8	6.8	70.4
I-25 SB GP: Plum Creek Parkway Ingress to South End	6.2	6.8	66.5
I-25 SB TEL: Crystal Valley Interchange Ingress to South End	4.0	4.7	70.3
I-25 SB GP: Crystal Valley Interchange Ingress to South End	4.3	4.7	66.6

8.6. Roundabout Validation

To validate that the roundabout capacity modeled in VISSIM is realistic, the VISSIM model flow was compared against the roundabout capacity estimated using equations published in *National Cooperative Highway Research Program (NCHRP) 672* [8]. The capacity equations in *NCHRP 672* are based on national-collected data sets. For all roundabout legs - SW, W, N, E, and SE - validation was conducted for the AM and PM peak hours (worst case scenario).

Table 52 and Table 53 below present the VISSIM model entering flow validation for AM and PM peak hours. The *NCHRP 672* lane capacity is calculated based on roundabout configuration and conflicting flow volume [8]. A detailed roundabout validation process can be found in Appendix Q.

Table 52. VISSIM Model Entering Flow Validation – AM Peak hour

Approach	Model Flow Right Lane	NCHRP 672 Right Lane Capacity	Model Flow Left Lane	NCHRP 672 Left Lane Capacity	Validation Result
SW leg	85	687	125	663	Model Flows within Capacity
W leg	571	973	578	973	Model Flows within Capacity
N leg	272	708	170	684	Model Flows within Capacity
E Leg	713	754	328	754	Model Flows within Capacity
SE Leg	111	664	NA	NA	Model Flows within Capacity

Table 53. VISSIM Model Entering Flow Validation – PM Peak hour

Approach	Model Flow Right Lane	NCHRP 672 Right Lane Capacity	Model Flow Left Lane	NCHRP 672 Left Lane Capacity	Validation Result
SW leg	83	547	115	520	Model Flows within Capacity
W leg	819	824	766	824	Model Flows within Capacity
N leg	175	805	307	786	Model Flows within Capacity
E Leg	430	586	280	586	Model Flows within Capacity
SE Leg	141	551	NA	NA	Model Flows within Capacity

All lane model flow is within *NCHRP 672* lane capacities; therefore the modeled roundabout capacity is within national-observed roundabout capacities.

9. Partial Cloverleaf Interchange Build Option 3 Analysis

A third Build option (Option 3) was considered as part of this study. The design of Option 3 included a Partial Cloverleaf Interchange, a roundabout at the intersection of East Frontage Road and Crystal Valley Parkway, and a roundabout at the intersection of West Frontage Road and Crystal Valley Parkway. Similar to Option 2, Option 3's roundabout configurations were initially analyzed using SIDRA. Based on the results of the SIDRA analysis, it was found that the roundabout at the West Frontage Road and Crystal Valley Parkway intersection had congestion, queuing, and level of service issues. The north and west approaches (southbound and eastbound directions respectively) had failing level of services with queuing greater than 1,000 ft for both AM and PM peak periods. Additionally, queuing for one of the lanes for the east approach (westbound movement) was also failing in the AM period and showed queuing that spilled back across the overpass which would block the I-25 southbound on and off ramp signalized intersection. Finally, the overall level of service for the roundabout was F in the AM period and E in the PM period. Based on the Town of Castle Rock requirements an intersection LOS of F is not acceptable for the Build options. Combined with this and the other operational issues mentioned above, it was determined that Option 3 would not be analyzed further in microsimulation. Figure 43 and Figure 44 show the SIDRA LOS results for each of the roundabout movements in the AM and PM periods. Appendix R shows the full SIDRA results for Option 3's west roundabout.

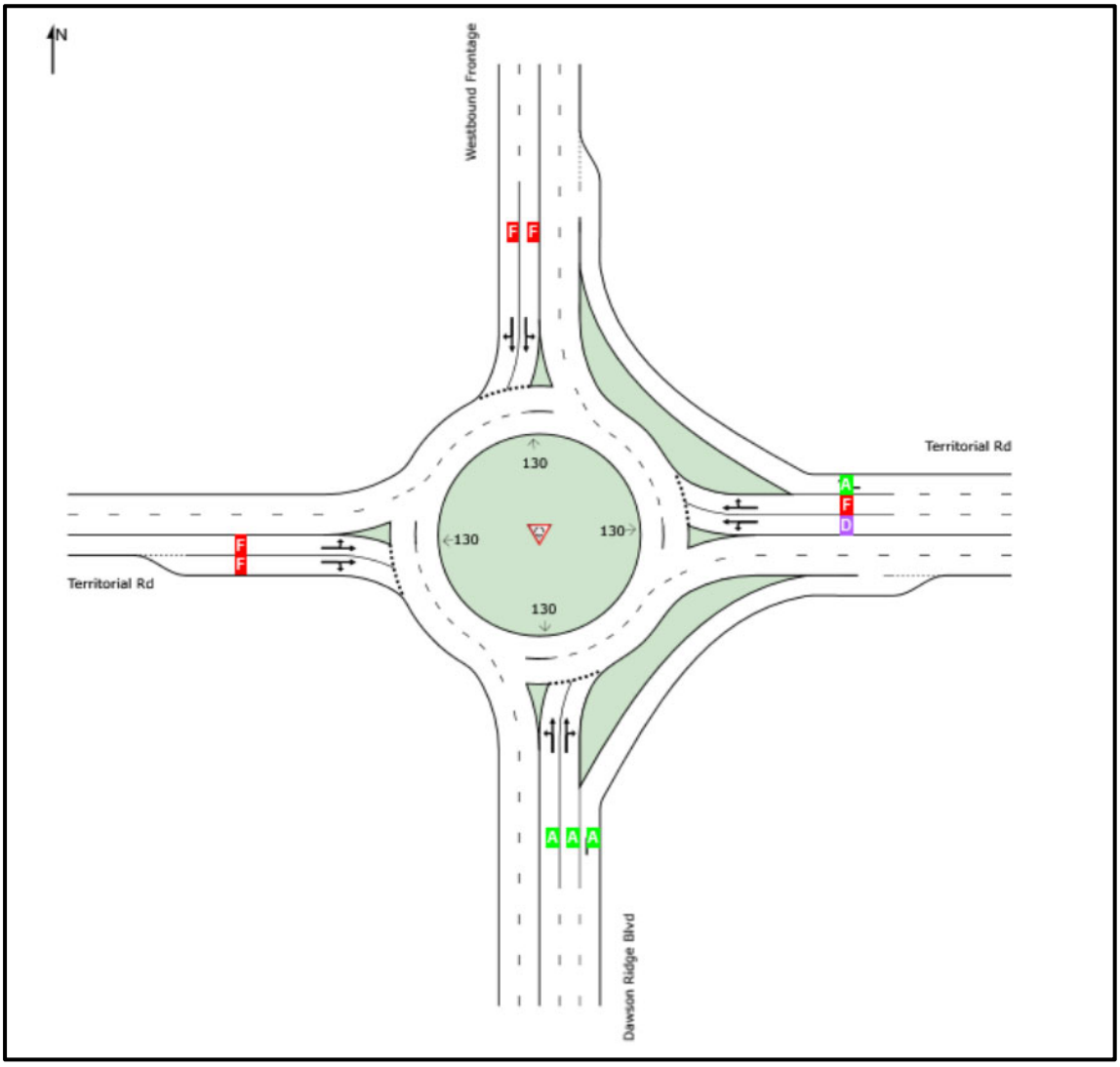


Figure 43. Option 3 West Frontage Road Roundabout AM LOS

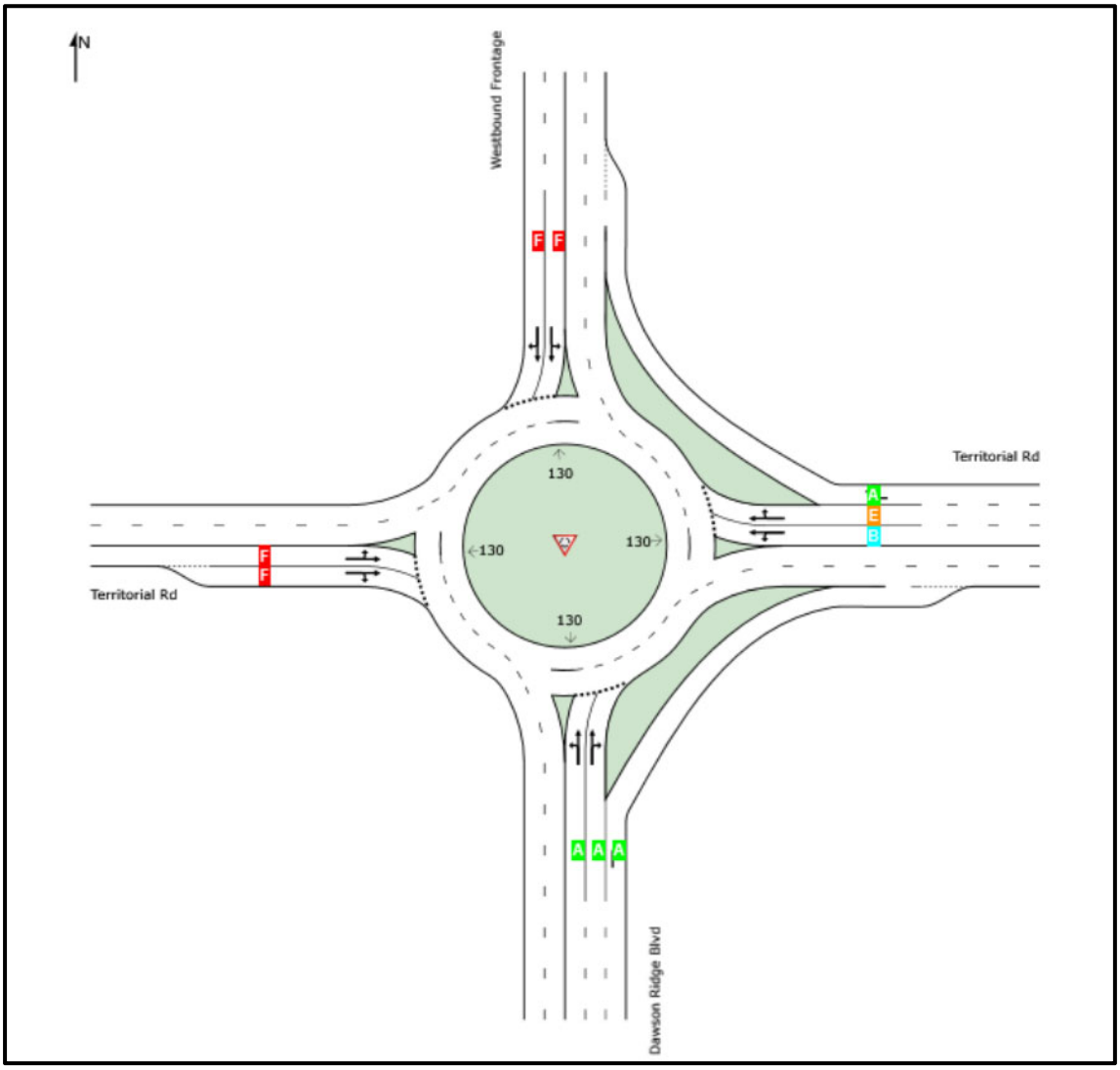


Figure 44. Option 3 West Frontage Road Roundabout PM LOS

10. Options Comparison and Discussion

In this section, the results of the microsimulation runs for the 2050 No-Build, 2050 Option 1, and 2050 Option 2 are compared. This comparison and analysis focused primarily on the 2050 results as these results guide the design decisions and will ultimately represent the future conditions of the new interchange and impacted areas. Additionally, the results showed that each 2025 option runs with acceptable conditions. There were no failing movements in any of the 2025 models. All 2025 model intersections were shown to operate at LOS D or better.

10.1. Network Performance Analysis

Evaluating the network performance of the No Build and interchange Build options provides an overall summary of each model and how they impact travel within the project area. Table 54 provides a comparison of the MOEs for network performance. Both Option 1 and Option 2 showed improvements compared to the no build option during the AM peak and PM Peak hours for all network-wide metrics including reduction in average delay, increase in average speed, decreases in the number of vehicles stopped, increase in the number of vehicles that completed their entire trip, and decrease in latent demand. This signifies greater mobility and ease of travel within the study area.

Both options showed similar network performance for vehicles that arrived at their destination and latent demand. However, Option 2 outperforms Option 1 in average delay, average speed, and vehicles stopped for both peak hours. This was likely due to the free flowing I-25 northbound ramps and the East Frontage Road roundabout on Crystal Valley Parkway.

Table 54. Network Performance Summary AM

Metric	AM			PM		
	No Build	Option 1	Option 2	No Build	Option 1	Option 2
Average Delay (sec)	224	102	79	218	114	94
Average Speed (mph)	32	42	45	34	42	44
Vehicles Stopped	249,000	87,500	72,500	232,000	96,500	77,000
Vehicles Arrived at Destination	15,000	19,000	19,000	15,500	21,500	21,500
Latent Demand	1,500	605	550	2,650	950	925

10.2. Intersection Analysis

Intersection and individual movement analysis was conducted to further analyze the impacts each option has on traffic within the project area. Figure 45 and Figure 46 present the results of the movements and intersections included in the discussion. **Error! Reference source not found.**, Figure 47. I-25 and Plum Creek Parkway AM Queue Length Comparison

, Error! Reference source not found.**, and Figure 49. Crystal Valley Parkway Area, AM Peak Hour Average Queue Length Comparison**

presented later display average queue lengths directly from the VISSIM analysis to evaluate potential spillback areas where queues risk reaching upstream intersections.

10.2.1. Plum Creek Parkway

The results of the microsimulation analysis shows conditions in the No Build option were failing at many locations with excessive queuing (reaching adjacent intersections) at the Plum Creek Parkway area. LOS measures were E or F during both the AM and PM peak hour at the Plum Creek Parkway / Prairie Hawk Drive intersection and the Plum Creek Parkway / Wilcox Road intersection. Operational and queuing issues for movements were present for the northbound and westbound movements at the Wilcox / Plum Creek Parkway intersection. The analysis also showed significant queuing on the I-25 southbound Off-Ramp on Plum Creek Parkway. The construction of the interchange on Crystal Valley Parkway is meant to alleviate many of the operational issues by providing an alternate travel route between Plum Creek Parkway and Crystal Valley Parkway.

Option 1 results showed improvements to queuing and operations over the No Build model. Improvements include:

- Intersection operations at the Plum Creek Parkway / Prairie Hawk Drive (old West Frontage Road) intersection improved from a LOS E to LOS D in the AM and PM peak hour.
- Average queuing during the AM peak hour at the Plum Creek Parkway / Prairie Hawk Drive (old West Frontage Road) intersection dramatically decreased from approximately 1,850 feet to approximately 150 feet for the south approach (northbound direction). The queuing for this approach dropped from approximately 550 feet to approximately 50 feet in the PM peak hour.
- Average queuing at the Plum Creek Parkway I-25 southbound Off-Ramp has dramatically decreased from approximately 2,050 feet in the AM peak hour and 2,150 feet in the PM peak hour to approximately 100 feet for both peak hours in Option 2. Queuing no longer spills back to the I-25 mainline.
- Operations at the I-25 southbound Off-Ramp intersection improved from LOS D in the No-Build AM and PM peak hours to LOS C.
- I-25 southbound Off-Ramp AM right turn and left turn operations improved from LOS F to LOS C and LOS D respectively. I-25 southbound Off-Ramp PM right and left turn operations improved from LOS E to LOS D.

The intersection operational issues at the Plum Creek Parkway / Wilcox Street intersection were still present in Option 1 as seen in **Error! Reference source not found.** and Figure 47. I-25 and Plum Creek Parkway AM Queue Length Comparison

but did show significant improvement. Operations for several movements were still failing, and the overall intersection LOS is still at E.

Option 2 compared to the no build option showed similar improvements as Option 1 on Plum Creek Parkway. These included:

- Intersection operations at the Plum Creek Parkway / Prairie Hawk Drive (old West Frontage Road) intersection improved from a LOS E to LOS D in the AM and PM peak hour.
- Average queuing during the AM peak hour at the Plum Creek Parkway / Prairie Hawk Drive (old West Frontage Road) intersection dramatically decreased from approximately 1,850 feet to approximately 100 feet for the south approach (northbound direction). Queuing for this approach dropped from approximately 550 feet to approximately 50 feet in the PM peak hour.
- Average queuing at the Plum Creek Parkway I-25 southbound Off-Ramp has dramatically decreased from approximately 2,050 feet in the AM peak hour and 2,150 feet in the PM peak hour to approximately 100 feet in the AM peak hour and PM peak hour. Queuing no longer spills back to the I-25 mainline.
- Operations at the I-25 southbound Off-Ramp intersection improved from and LOS D in the No-Build AM and PM peak hours to a LOS of C.
- I-25 southbound Off-Ramp AM right turn and left turn operations improved from LOS F to LOS C and LOS D respectively. I-25 southbound Off-Ramp PM right and left turn operations improved from LOS E to LOS C and LOS D respectively. Overall intersection operations at this location improved from LOS D to LOS C during both the AM and PM peak hours.

The intersection operational issues at the Plum Creek Parkway / Wilcox Road intersection are similar between the build options.

Based on these results, the new interchange is fulfilling one of its primary purposes of improving operations for the I-25 southbound Off-Ramp on Plum Creek Parkway. Forecast volume modeling showed reductions in traffic at the southbound off-ramp in the AM and PM from 1,600 vph and 1,925 vph respectively for the No-Build option to 920 vph and 900 vph respectively for the Build options. The directing of traffic away from the Plum Creek Interchange and Frontage Roads provided a more direct route to Crystal Valley Parkway, subsequently relieving model congestion at the Plum Creek Parkway interchange.

10.2.2. Crystal Valley Parkway

The construction of the new interchange will provide easier access for travelers from the Crystal Valley Parkway area to the north and provide a connection to Crystal Valley Parkway for travelers coming from the north and south. New development in the area will cause significant issues for intersections on Crystal Valley Parkway that are utilized to travel north. This can be seen in the No-Build results for the eastbound left movement at the Territorial / Prairie Hawk Drive intersection which were failing in both the AM and PM peak hour and showed significant queuing (~1,200 ft) in both peak hours. The westbound right movement, northbound thru movement, and northbound right movement at the East Frontage Road / Crystal Valley Parkway intersection (all movements heading in the direction of Plum Creek Parkway) showed failing results in the AM peak hour in the no-build option. The overall intersection LOS during this time period was also F. The no-build option also showed significant queuing (~1,300 feet) during the AM peak hour for the westbound approach. This indicates that the traffic on both sides of I-25 were experiencing significant delay while connecting to the north.

Option 1 showed improvements when compared to the No-Build results and overall acceptable LOS and queueing results at the new intersections. These included:

- Overall better operations for movements that travel north towards the Plum Creek Parkway area. This includes the east approaches (westbound direction) of the East Frontage Road / Crystal Valley Parkway Intersection and the I-25 northbound Ramp intersection. Delay was lower for the westbound lefts at both the new intersections than it was for the westbound left at the East Frontage Road / Crystal Valley Parkway No Build intersection as seen in Appendix E, Appendix F, Appendix I, and Appendix J.
- While queues at the East Frontage Road intersection were similar between the No-Build and Option 1, more vehicles were served at this intersection. Option 1 served about 1,700 more vehicles during the AM peak hour and 1,900 vehicles during the PM peak hours when compared to the No-Build.
- The Crystal Valley Interchange intersection at the I-25 On Ramp showed a LOS of C for both peak periods.
- There was less queuing and more vehicles served at the intersection west of I-25 in Option 1 when compared to No-Build. Option 1 served 2,150 more vehicle in the AM peak hour and 2,450 more vehicles in the PM peak hour.

Option 2 showed the greatest improvements over the No-Build on Crystal Valley Parkway. It also showed improvements over the Option 1 model results. These improvements include:

- The new East Frontage Road roundabout showed LOS D or better for all movements for both AM and PM peak hour, with the exception of the southeast leg movements during the PM peak hour movement which operated at LOS E. This was likely caused by the heavy through volumes from the other legs which would require a longer time to find a suitable gap to enter the traffic stream. The average queuing for this leg was only 55 feet.

- The roundabout intersection operated at an overall LOS A for both peak hours. The roundabout at East Frontage Road had lower overall intersection delay and westbound queuing when compared to the No-Build model and Option 1 model at this same location.
- The westbound leg movements of the roundabout operated at LOS A for both AM and PM peak hours. These were the movements heading north on East Frontage Road and west towards the I-25 northbound On-Ramp.
- The East Frontage Road roundabout served about 3,150 vehicles during the AM peak hour and 3,300 vehicles during the PM peak hour. The No-Build showed failing operations for the westbound traffic during the AM peak hour at this intersection, and the intersection only served about 1,100 vehicles in the AM peak hour and 1,300 vehicles in the PM peak hour.
- The design of the I-25 northbound On-Ramp facilitated free-flow traffic with little or no delay for the associated movements.
- The Crystal Valley Parkway / Prairie Hawk Drive intersection operated at LOS D in the AM peak hour and C in the PM peak hour.

The facilitation of travel away from and through Crystal Valley Parkway is an important aspect of the interchange design. Overall, the Option 2 model and design served more vehicles, had less queuing, and had lower intersection delay than the No-Build and Option 1 models for movements critical to travel north towards Plum Creek Parkway. The operations for the Option 2 I-25 Southbound Ramp / Crystal Valley intersection, East Frontage Road / Crystal Valley Parkway intersection, and I-25 Northbound On-Ramps outperformed the same locations in Option 1. Additionally, Option 2 did now show a single failing LOS for any movement along Crystal Valley Parkway.

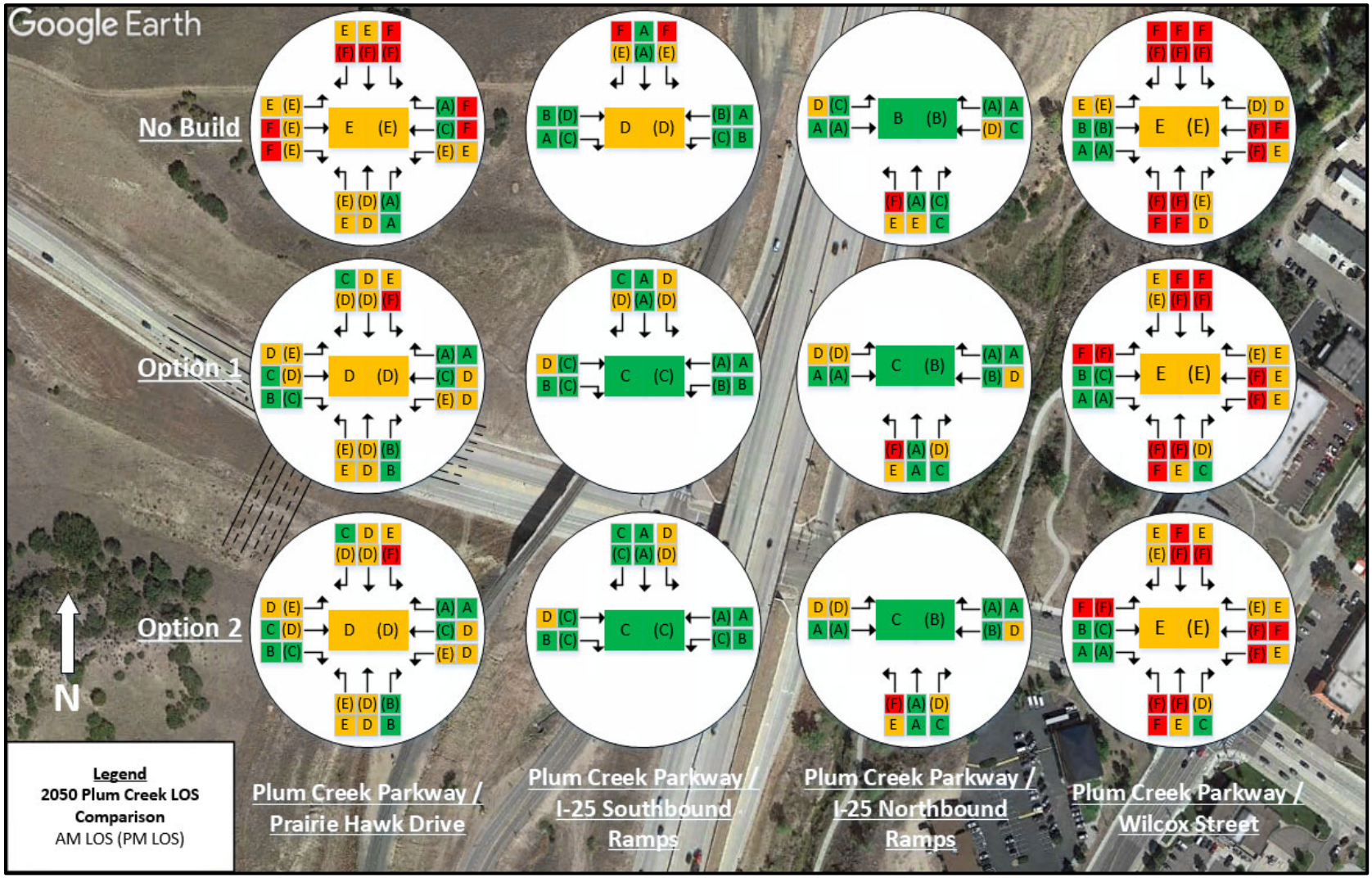


Figure 45. Plum Creek Parkway Intersection and Movement LOS Comparison

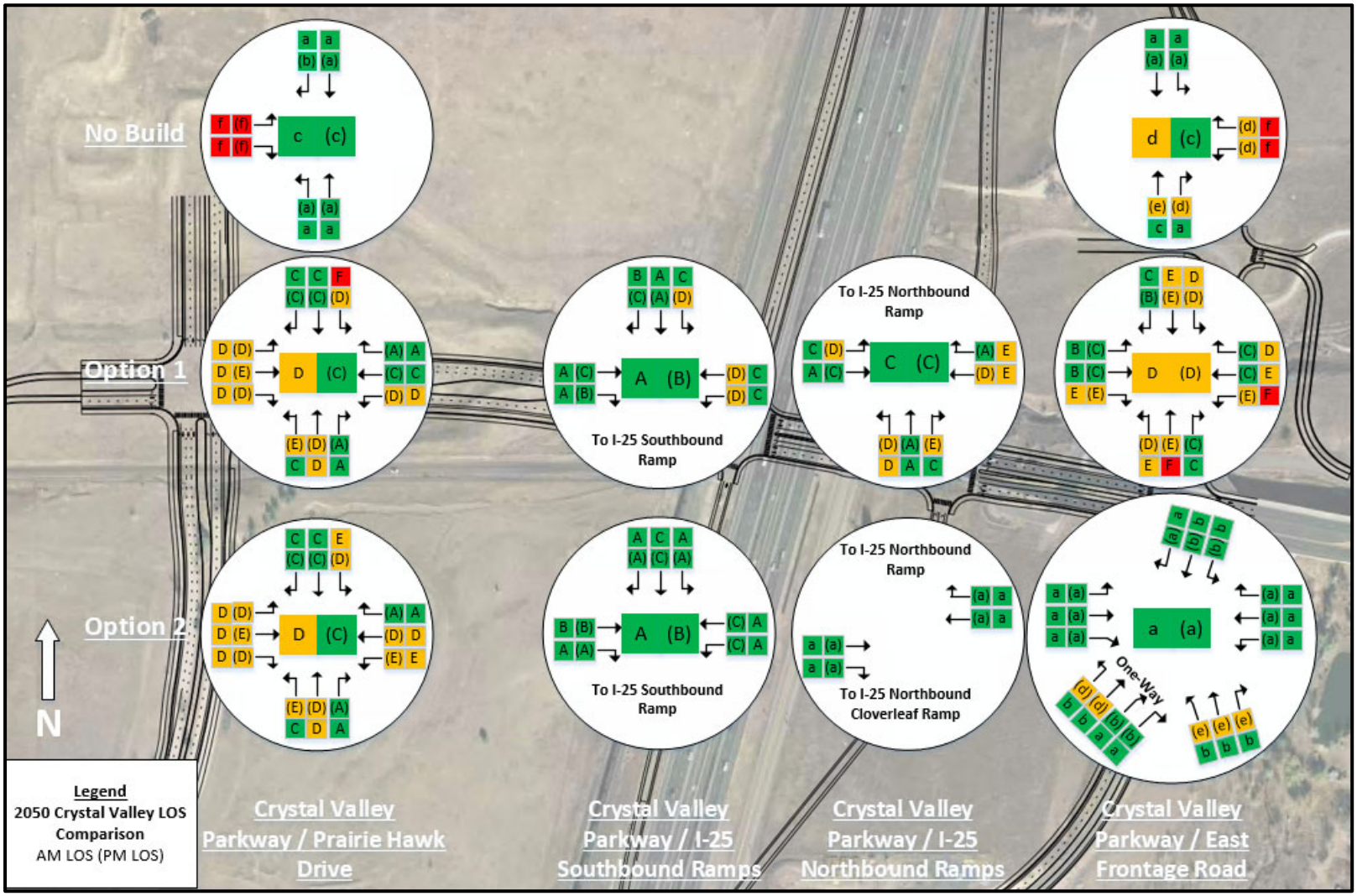
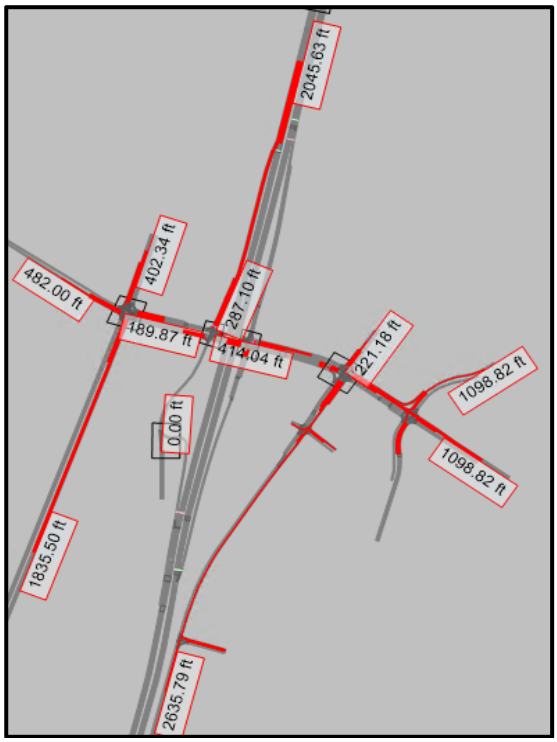
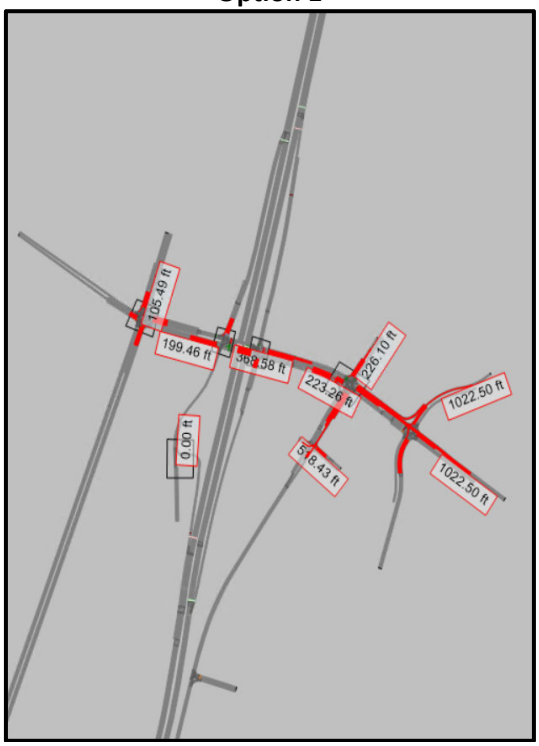


Figure 46. Crystal Valley Parkway Intersection and Movement LOS Comparison

No Build



Option 1



Option 2

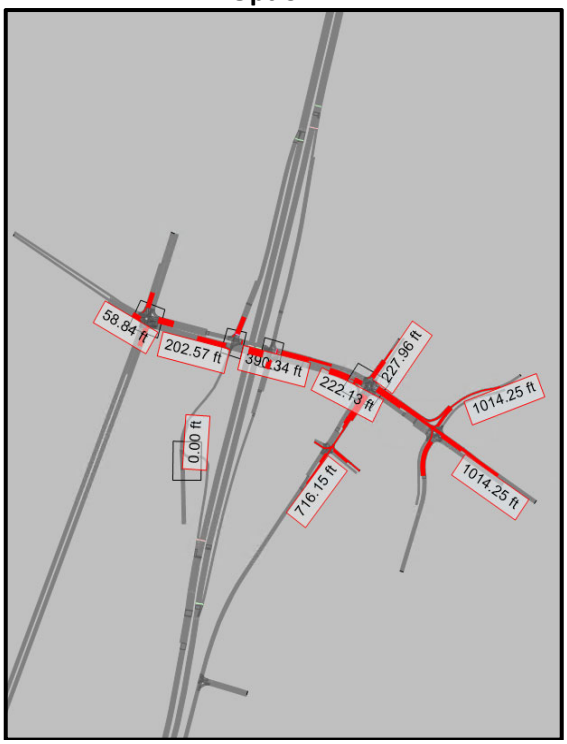
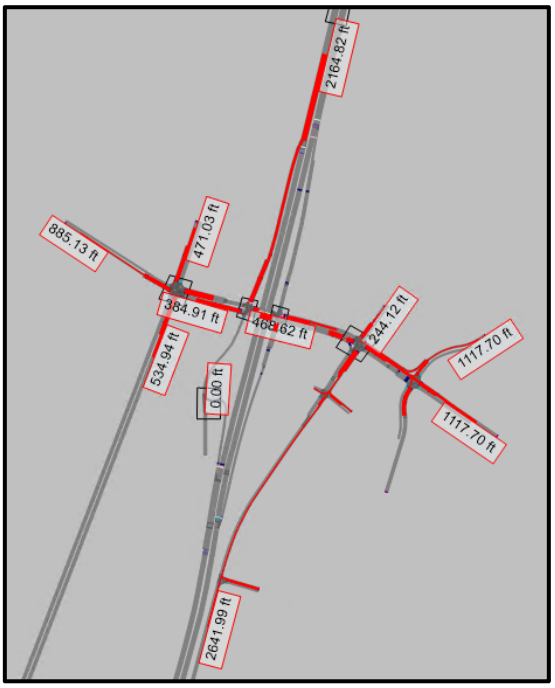
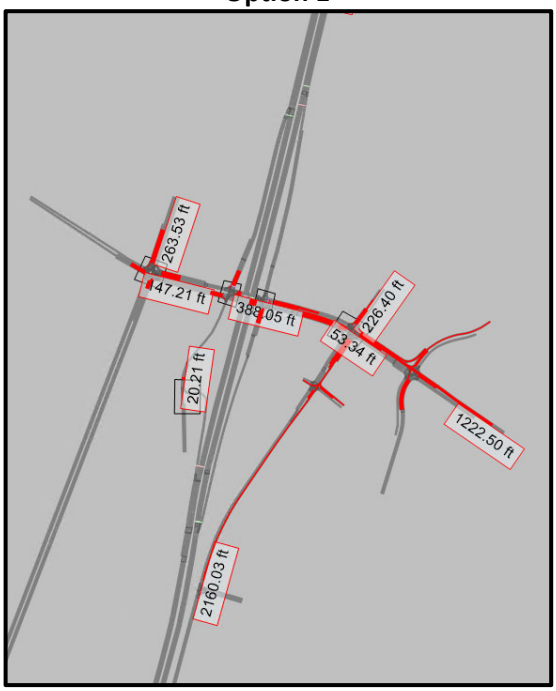


Figure 47. I-25 and Plum Creek Parkway AM Queue Length Comparison

No Build



Option 1



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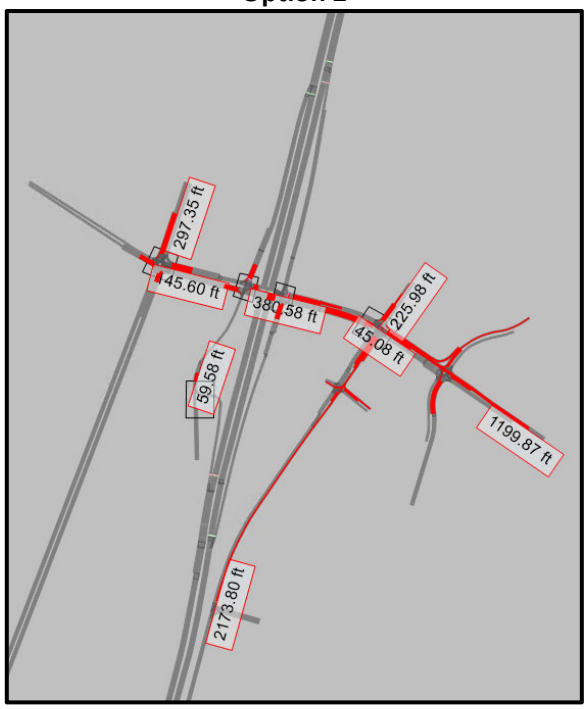
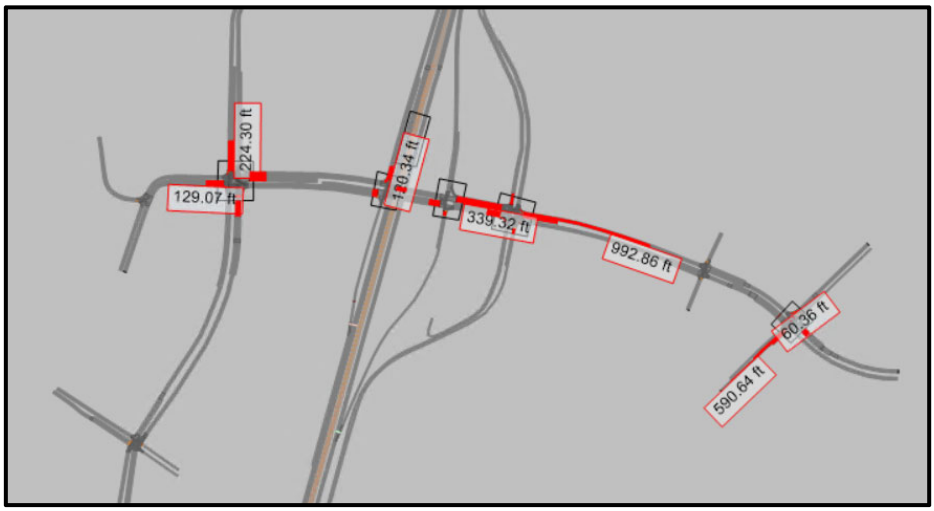


Figure 48. I-25 and Plum Creek Parkway PM Queue Length Comparison

No Build

Option 1



Option 2

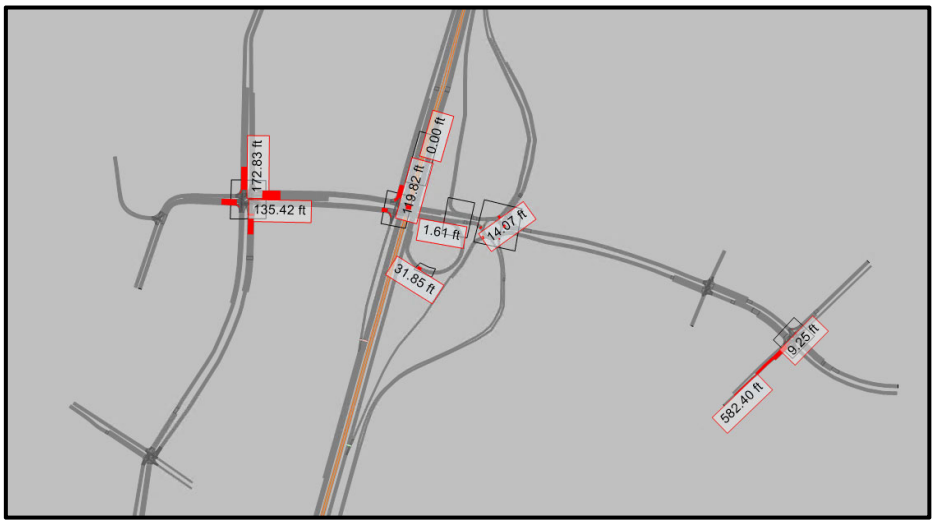
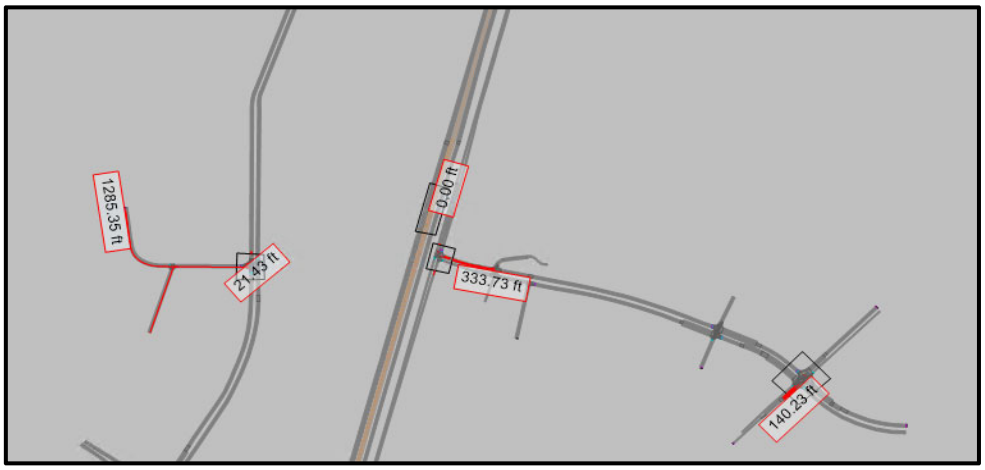
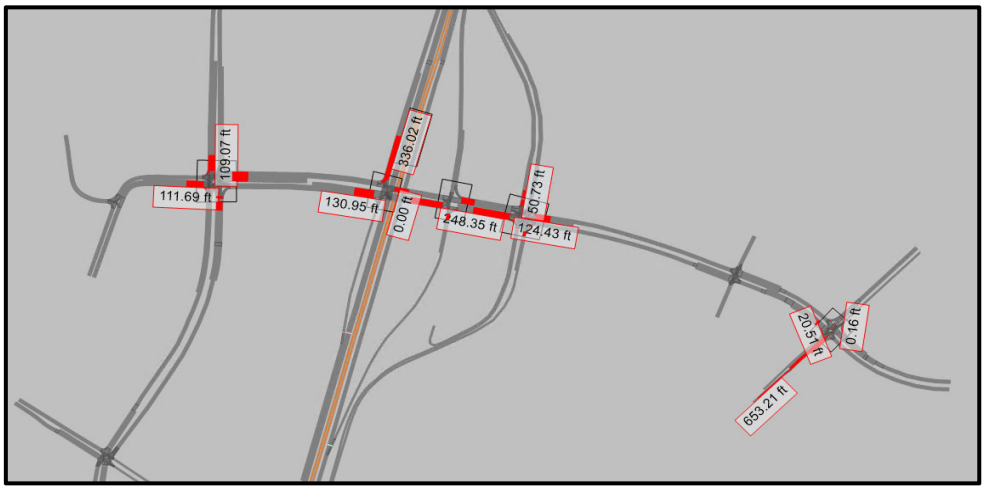


Figure 49. Crystal Valley Parkway Area, AM Peak Hour Average Queue Length Comparison

No Build



Option 1



Option 2

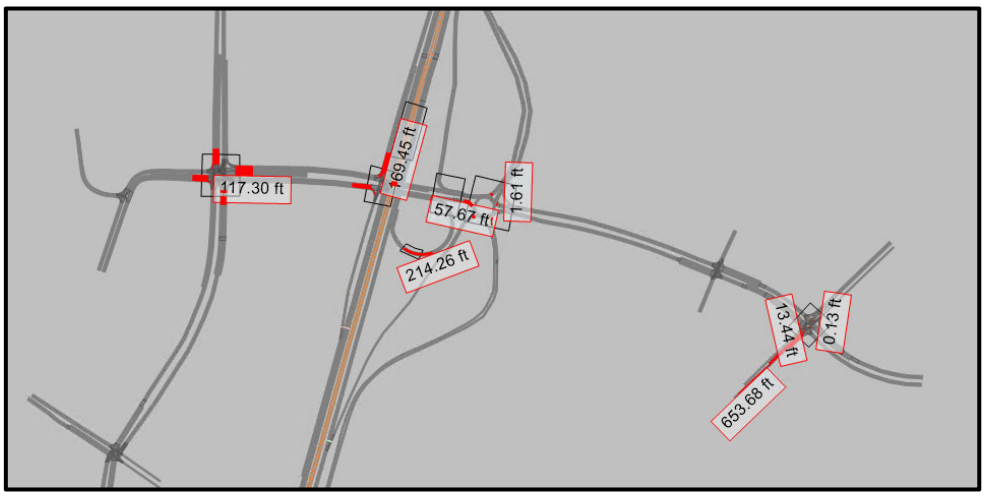


Figure 50. Crystal Valley Parkway Area, PM Peak Hour Average Queue Length Comparison

10.3. Freeway Segment Results

Table 55 shows the basic freeway segment densities for each peak hour and model. The segments chosen were those "freeway basic" stretches of I-25 between each interchange in addition to the southbound Off-Ramp at the Plum Creek interchange. Option 1 and Option 2 show significant density reduction when compared to the No Build model north of Plum Creek Parkway. This is due to the diversion of traffic away from this interchange towards the Crystal Valley interchange and the mitigation of queue spillback from the ramps onto the mainline. LOS improved from a LOS F in the No Build to C or better in Option 1 and Option 2. Results also show that there was increased density for Option 1 and Option 2 before the Crystal Valley Interchange in both directions when compared to the No Build model. However, this would be expected due to the traffic diversion mentioned earlier. Conditions in this case only went from a B to a C. All freeway operations based on these densities for Option 1 and Option 2 were LOS C or better.

Table 55. Freeway Basic Segment Result Comparisons

Direction	Location	AM Density (veh/mi/ln)			PM Density (veh/mi/ln)		
		No Build	Option 1	Option 2	No Build	Option 1	Option 2
Southbound	From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	92	19	19	104	23	23
	From Plum Creek Parkway TEL Ingress to Crystal Valley Parkway Off-Ramp	14	22	22	12	21	21
	From Crystal Valley Parkway TEL Ingress to Tomah Rd/Skyview Lane Off-Ramp	21	21	21	19	18	18
Northbound	From Tomah Rd/Skyview Lane On-Ramp to Crystal Valley Parkway TEL Egress	22	23	23	24	26	26
	From Crystal Valley Parkway On-Ramp to Plum Creek Parkway TEL Egress	18	24	21	20	25	21
	From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off-Ramp*	16	21	21	17	20	20

***This is a weaving segment chosen to represent the freeway north of Plum Creek Parkway**

Table 56 and Table 57 show the speed differentials for weaving vehicles traveling between interchange ramps and TEL ingress and egress locations. For most segments, speed differentials are low. The redirection of traffic past Plum Creek Parkway towards the new Crystal Valley Interchange resulted in a

reduction in speed differentials for weaving and non-weaving vehicles north of the I-25 southbound Off-Ramp at Plum Creek Parkway. The high density at this location resulted in LOS F for the No-Build option which is presented in the Freeway Segment Results section. However, due to the increased volumes traveling south past Plum Creek Parkway, there are higher speed differentials between the Plum Creek Interchange On-Ramp and the associated TEL Ingress. This location showed LOS of E during the PM peak hour and LOS C during the AM peak hour for both Option 1 and Option 2.

Table 56. 2050 Freeway Weave Results AM Speed Differentials Comparison

Weave Segment	Length (ft)	Movement	Peak Hour Speeds (mph)		
			No Build	Option 1	Option 2
Northbound					
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	N/A	70	70
		Weave		69	69
		Speed Differential		**1**	**1**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	71	68	68
		Weave	70	66	66
		Speed Differential	**1**	**2**	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71	70	69
		Weave	63	60	60
		Speed Differential	**8**	**10**	**9**
Southbound					
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	20	66	66
		Weave	7	67	67
		Speed Differential	**13**	**1**	**1**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	67	67	67
		Weave	63	52	52
		Speed Differential	**4**	**15**	**15**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	N/A	67	67
		Weave		67	67
		Speed Differential		**0**	**0**

***Extends beyond project limits**

**** Distances are approximate**

Table 57. 2050 Freeway Weave Results PM Speed Differentials Comparison

Weave Segment	Length (ft)	Movement	Peak Hour Speeds		
			No Build	Option 1	Option 2
Northbound					
From Crystal Valley Parkway TEL Egress to Crystal Valley Parkway Off-Ramp	1895	Non-Weave	N/A	70	70
		Weave		69	69
		Speed Differential		**1**	**0**
From Plum Creek Parkway TEL Egress to Plum Creek Parkway Off-Ramp	3890	Non-Weave	70	64	67
		Weave	69	62	65
		Speed Differential	**1**	**2**	**2**
From Plum Creek Parkway On-Ramp to E Wolfensberger Road Off Ramp*	2195	Non-Weave	71	71	71
		Weave	63	64	64
		Speed Differential	**8**	**7**	**7**
Southbound					
From E Wolfensberger Road On-Ramp to Plum Creek Parkway Off-Ramp*	2620	Non-Weave	16	66	66
		Weave	8	67	67
		Speed Differential	**8**	**1**	**1**
From Plum Creek Parkway On-Ramp to Plum Creek Parkway TEL Ingress	2670	Non-Weave	65	46	47
		Weave	62	39	39
		Speed Differential	**3**	**7**	**8**
From Crystal Valley Parkway On-Ramp to Crystal Valley Parkway TEL Ingress	3870	Non-Weave	N/A	67	67
		Weave		67	67
		Speed Differential		**0**	**0**

***Extends beyond project limits**

**** Distances are approximate**

10.4. Travel Time

Table 58 shows the travel time comparisons of the No Build and build options for the I-25 corridor. VISSIM travel times for each option are all identical along I-25. It does not appear that redirecting traffic to the Crystal Valley interchange causes issues for mainline flow.

Table 58. 2050 Travel Time Results Comparison Option 1 and Option 2

Travel Time Segment	AM			PM		
No Build Travel Time (min)	No Build Travel Time (min)	Option 1 Travel Time (min)	Option 2 Travel Time (min)	No Build Travel Time (min)	Option 1 Travel Time (min)	Option 2 Travel Time (min)
I-25 NB TEL 1: South End to Plum Creek Parkway Egress	5.4	5.4	5.4	5.4	5.4	5.4
I-25 NB GP 1: South End to Plum Creek Parkway Egress	5.6	5.6	5.6	5.6	5.6	5.6
I-25 NB TEL 2: South End to Crystal Valley Interchange Egress	N/A	4.1	4.1	N/A	4.1	4.1
I-25 NB GP 2: South End to Crystal Valley Interchange Egress	N/A	4.2	4.2	N/A	4.2	4.2
I-25 SB TEL 1: Plum Creek Parkway Ingress to South End	5.6	5.6	5.6	5.8	5.8	5.8
I-25 SB GP 1: Plum Creek Parkway Ingress to South End	6.2	6.2	6.2	6.2	6.2	6.2
I-25 NB TEL 2: Crystal Valley Interchange Ingress to South End	N/A	3.9	3.9	N/A	4.0	4.0
I-25 NB GP 2: Crystal Valley Interchange Ingress to South End	N/A	4.3	4.3	N/A	4.3	4.3

11. Conclusions and Recommendations

Based on the microsimulation results and analysis, the following conclusions and recommendations are made in regard to the Crystal Valley Interchange project:

- In the No Build model, the analysis showed that traffic growth in the area will result in operational and queuing issues at the Plum Creek interchange. Queuing of the I-25 southbound Off-Ramp is anticipated to spill back onto the I-25 mainline. High traffic volumes are projected for movements accessing the frontage roads on both Plum Creek Parkway and Crystal Valley Parkway resulting in queuing and operational issues.
- Including a roundabout at the West Frontage Road (Prairie Hawk Drive) / Crystal Valley Parkway intersection (Option 3) showed failing level of services and potential for queuing spillback to the I-25 ramp intersections. Therefore, this option was not considered for further analysis and design.
- Both Option 1 and Option 2 showed operational improvements over the No Build model. In particular the queuing at the Plum Creek I-25 SB Off-ramp was reduced in addition to queuing in the Crystal Valley Parkway area. Option 1 showed some queuing issues for the east approach (westbound direction) at the East Frontage Road / Crystal Valley Parkway intersection.
- The Option 2 roundabout at the East Frontage Road / Crystal Valley Parkway intersection maintained a better LOS for both peak hours than the signalized intersection of Option 1.
- The new signalized intersections for the I-25 ramps on Crystal Valley Parkway operate at LOS C or better. Option 2 provided free flow conditions for the I-25 northbound On-Ramps while Option 1 saw LOS D and LOS E for several of the movements at this location.
- Based on traffic operational performance results discussed in this report, Option 2 is the preferred alternative for the Crystal Valley Interchange.

Appendices

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NEW CRYSTAL VALLEY TO TOWN LIMITS
CASTLE ROCK, COLORADO

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Project No. 21-1-722

March 31, 2022

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SUMMARY

1. The subsurface conditions were explored by drilling a total of 29 exploratory borings at the approximate locations shown on Fig. 1. Beneath a thin veneer of vegetated topsoil, the subsurface conditions generally consisted of a mix of natural cohesive and granular soils underlain by bedrock in 16 borings, or to the maximum depths drilled in the other 13 borings at depths ranging from about 10 to 15 feet. The bedrock, where encountered, extended to the maximum depths drilled ranging from about 10 to 20 feet.

2. The subgrade conditions encountered below the pavement sections generally consisted of A-1-a and A-1-b, A-2-6, A-4, A-6, and A-7-6 soils with group indices ranging between approximately 0 and 28 in accordance with the American Association of State Highway and Transportation Officials (AASHTO) soil classification system. Soils classifying as A-1 to A-2 would generally be considered to provide excellent to good subgrade support, A-4 is considered to provide fair subgrade support, and A-6 to A-7-6 are considered to provide poor subgrade support.

   Hveem stabilometer (R-value) testing was performed on three composite bulk samples of the subgrade materials encountered directly below the pavement section to determine the support characteristics for pavement thickness design purposes. The results of the testing indicated an R-value ranging from less than 5 to 10. Based on CDOT procedures, an R-value of 5 was selected and was then correlated to a resilient modulus 3,025 psi which was used in the design process.

3. Based on the Full Buildout Roadway Master Plan provided by Fox Tuttle Transportation Group, the 4-lane arterial roadway has a total weekday traffic volume of 26,900 vehicles. Based on the above criteria, the calculated 18-kip equivalent single axle loading (ESAL) values in accordance with CDOT formulas are 2,060,547 for flexible pavements and 2,330,287 for rigid pavements.

   Based on the Town of Castle Rock Manual, the design ESAL values summarized above, and a subgrade resilient modulus of 3,025 psi, the following are the recommended pavement thicknesses:

Pavement Type	Composite HMA/ABC Pavement Section (in)	Full-depth HMA Pavement Section (in)	Rigid Pavement Thickness (in)
4-Lane Arterial	9/12	12.5	8.5

HMA = Hot Mix Asphalt; ABC = Aggregate Base Course

4. The swell-consolidation test results indicated the natural clay soils exhibited a moderate to very high swell potential and a sample of claystone exhibited a moderate swell potential. The clay overburden soils encountered generally had a relatively low in-situ moisture contents and high dry densities, which are considered to contribute to the higher swell potentials. Therefore, we recommend the pavement sections be placed on a minimum 3-foot-thick layer of moisture-density treated fill. The moisture-density treatment of the natural clay soils and claystone bedrock should carry through the cut areas and transition from cut to fill until the depth of fill is a minimum of 3 feet.

PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical engineering study and pavement thickness design for the proposed Dawson Ridge Relocation Project located within the limits of the Town of Castle Rock, Colorado. The subsurface study was conducted for the purpose of providing pavement thickness design and construction consideration for the proposed roadway. The project site is shown on Fig. 1. The study was conducted in accordance with the scope of work in our Proposal No. P-21-768 to CORE Consultants, Inc. dated September 9, 2021.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subgrade materials obtained during the field exploration were tested in the laboratory to determine their subgrade support characteristics, compressibility or swell potential, and their classification and engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for pavement thickness design, as well as recommendations for roadway embankments and subgrade preparation needs beneath new pavements. The results of the field exploration and laboratory testing are presented herein.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to the proposed roadway are included in the report.

PROPOSED CONSTRUCTION

We understand the proposed alignment will extend from the existing Dawson Ridge Boulevard south along the west side of the existing railroad tracks and right of way approximately 7,500 lf. The roadway will be designed as an ultimate 4-lane Major Arterial. Initial construction will accommodate only the 2 eastern lanes, a multi-use lane, associated street lighting, and inside shoulder, but will include rough grading and all final drainage structures for the full build. Site grading will consist of a balanced approach with fills depths up to about 15 feet and cuts up to about 20 feet in places. At the time of this report, we have not been provided with proposed drainage structures and locations.

If the proposed construction varies significantly from that described above or depicted in this report, we should be notified to reevaluate the recommendations provided in this report.

SITE CONDITIONS

The project site consists of undeveloped pastureland bounded on the east by railroad tracks, a frontage road, and then I-25. A single-family residence with a barn and stable and construction yard is situated near the southern portion of the proposed alignment. Site topography is undulating with a maximum elevation difference across the site of about 45 feet. Vegetation consisted of natural grasses and weeds. The alignment bisects a prominent drainage swale northwest of the residence.

SUBSURFACE CONDITIONS

The subsurface conditions were explored by drilling a total of 29 exploratory borings at the approximate locations shown on Fig. 1, with a plan and profile view of the proposed alignment presented on Figs 1A through 1C. Graphic logs of the borings are presented on Figs. 2 through 4, and a legend and notes describing the subsurface conditions encountered in the borings are presented on Fig. 5.

The exploratory borings were drilled through a thin veneer of topsoil into the underlying natural soils, or through the natural soils into bedrock in 16 borings where the depth to bedrock ranges from about 4 to 18 feet. The borings were drilled using 4-inch-diameter, solid stem continuous flight augers. Samples of the soils and bedrock materials encountered in the borings were obtained with a 2-inch diameter California-type drive sampler driven into the various strata with blows from a 140-pound hammer falling 30 inches. The California-type driver sampler is similar to ASTM D1586 and is generally used locally for obtaining relatively undisturbed cohesive soil and bedrock samples. Penetration resistance values (blow counts), when properly evaluated, indicate the relative density or consistency of the subgrade materials.

Beneath a thin veneer of vegetated topsoil, the subsurface conditions generally consisted of a mix of natural granular and cohesive soils underlain by bedrock in 16 borings, or to the maximum depths drilled in the other 13 borings at depths ranging from about 10 to 15 feet. The bedrock, where encountered, extended to the maximum depths drilled ranging from about 10 to 20 feet.

The natural cohesive soils consisted of lean clay with fat clay zones contained variable fine- to coarse-grained sand fraction and were dry to slightly moist, tan to light brown to dark brown, and calcareous in places. Based on blow counts clay soils were generally stiff to very stiff with isolated hard zones.

The natural granular soils ranged from clayey sand with silty, clayey sand zones to silty sand with poorly-graded sand zones. The granular soils were fine- to coarse-grained, slightly moist to moist, and tan to light brown to brown. Based on blow counts the granular soils were loose to dense.

The bedrock is part of the Dawson Arkose Formation and consisted of claystone and uncemented sandstone. The sandstone was fine- to coarse-grained, slightly moist to moist, tan to light brown to dark brown, with occasional to frequent iron staining. The claystone contained a fine- to medium-grained sand fraction, possessed high plasticity, and was slightly moist to moist, brown to dark brown, with occasional to frequent iron staining. Based on blow counts the bedrock ranged from weathered to very hard.

Groundwater was not encountered in the borings at the time of drilling. Borings were backfilled at the completion of drilling based on requirements for livestock safety.

LABORATORY TESTING

Samples obtained from the exploratory borings were visually classified in the laboratory by the project engineer and samples were selected for laboratory testing. Laboratory testing included index property tests, such as moisture content and dry unit weight liquid and plastic limits, percent passing the No. 200 sieve, swell-consolidation potential, and concentration of water-soluble sulfates. Three composite bulk samples of the near surface soils were obtained and were tested for Hveem Stabilometer (R-Value) for the pavement thickness design purposes.

Those tests were performed in accordance with the applicable ASTM standard test procedures. The percentage of water-soluble sulfates was evaluated in general accordance with the Colorado Department of Transportation's (CDOT) CP-L 2103 test procedure. The results of the laboratory

tests are shown to the right of the logs on Figs. 2 through 3, plotted graphically on Figs. 6 through 18, and summarized in Table I.

Swell-Consolidation Testing: Swell-consolidation tests were conducted on several samples of the embankment fill material and natural clay to determine the swell-consolidation characteristics when wetted under a static surcharge pressure of 200 psf. Each sample was prepared and placed in a confining ring between porous discs. The selected surcharge pressure was applied to the samples, and each sample was allowed to compress to a stabilized height before being submerged in water. The sample height was monitored until deformation practically ceased under each load increment.

The swell-consolidation test results indicated the natural clay soils exhibited a moderate to very high swell potential, and a sample of claystone exhibited a moderate swell potential. A sample of the clay soils exhibited additional compression under the applied surcharge pressure upon being wetted. The clay overburden soils encountered generally had relatively low in-situ moisture contents and high dry densities, which are considered to contribute to the higher swell potentials. Swell-consolidation test results are presented on Figs. 6 through 12.

Index Properties: Samples were classified into categories of similar engineering properties in general accordance with the Unified Soil Classification System. This system is based on index properties, including liquid limit and plasticity index and grain size distribution. Values for in-situ moisture content and dry unit weight, liquid limit and plasticity index, and the percent of soil retained on the U.S. No. 4 sieve and passing the U.S. No. 200 sieve are presented in Table I and adjacent to the corresponding sample on the boring logs. The results of gradation testing performed on samples of the overburden soils are presented on Figs. 13 through 15.

Hveem Stabilometer (R-value): Samples of the potential pavement subgrade soils were tested to evaluate their subgrade support properties for use in pavement design. The Hveem stabilometer R-value is a test that involves the ability of a soil to resist plastic deformation, which is empirically related to the soil's strength and to the required thickness of a pavement structure for a given traffic loading. R-value test samples are prepared by kneading compaction. The test used at least three specimens with different moisture contents. The R-value was obtained for a 300-psi exudation pressure by interpolating from a plot of R-value versus exudation pressure for

the three specimens. The R-value test procedure follows AASHTO T 190. Hveem stabilometer test results are presented on Figs. 16 through 18.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

The primary geotechnical consideration at the site is the presence of moderately to highly expansive soils and bedrock. We believe the swell potential of these materials can greatly be reduced by providing a prepared subgrade beneath the pavement subgrade. We recommend subgrade preparation consist of a minimum of 3 feet of embankment fill below the pavement subgrade. This is particularly important in areas of cut or for areas near the planned finished grade. Areas receiving new fill greater than 3 feet in thickness would satisfy this requirement. Areas with less than 3 feet of fill should be overexcavated where the overexcavation is carried through the cut and thin fill areas and transition from cut to fill until the depth of fill is a minimum of 3 feet. The onsite soils are likely suitable for reuse as embankment fill provided, they meet the material and placement criteria presented in the “Site Grading and Earthwork” section of this report. Sandstone bedrock is considered suitable for reuse as embankment fill provided it can be reprocessed into a soil-like consistency. Claystone bedrock should be limited to general site grading fill or embankment fills greater than 3 feet below finished grade provided it can be reprocessed into a soil-like consistency.

Prior to placing new fill, the exposed subgrade should be scarified to a minimum depth of 8 inches, moisture-conditioned, and recompacted in accordance with the “Site Grading and Earthwork” section of this report.

SITE GRADING AND EARTHWORK

Site Subgrade Preparation: As mentioned in the previous section, in order to reduce the swell potential of the subgrade soils, we recommend the proposed pavement section be supported on a minimum of 3 feet of embankment fill meeting the material and placement criteria in this section. All topsoil and deleterious matter should be removed prior to site-grading and fill placement.

Prior to placing new fills, the underlying soils should be scarified to a depth of 8 inches, adjusted to a moisture content within 2 percentage points of optimum for granular materials, or between 1 and 3 percentage points above optimum for cohesive soils, and recompacted to at least 95% of the standard Proctor maximum dry density as outlined below. The compacted subgrade should

be proofrolled with a heavily-loaded pneumatic-tired vehicle or a heavy, smooth-drum roller compactor, where feasible. Areas that deform excessively during proofrolling should be removed and replaced to achieve a reasonably stable subgrade prior to placement of new embankment fill.

Temporary Excavations: We assume the temporary excavations will be constructed by overexcavating the slopes to a stable configuration where enough space is available. All excavations should be constructed in accordance with OSHA requirements, as well as state, local and other applicable requirements. We anticipate site excavations will encounter existing fill, native clay, and potentially native granular soils. Existing fill materials, if encountered, and any granular soils will classify as OSHA Type C soils. The native clay soils will classify as OSHA Type B soils. Excavations encountering pockets of perched groundwater, although not anticipated, could require much flatter side slopes than those allowed by OSHA or temporary shoring. Areas where insufficient lateral space exists may also require temporary shoring.

Surface water runoff into the excavations can act to erode and potentially destabilize the excavation side slopes and result in soft or excessively loose ground conditions at the base of the excavation and should not be allowed. Diversion berms and other measures should be used to prevent surface water runoff into the excavations from occurring. If significant runoff into the excavations does occur, further excavation to remove and replace the soft or loose subgrade materials or stabilize the slopes may be required. The contractor should encourage homeowners to eliminate or drastically reduce any landscape irrigation during the construction period.

Material Specifications: Unless specifically modified in the other sections of this report, the following recommended material and compaction requirements are presented for fill materials on the project site. A representative of the geotechnical engineer should evaluate the suitability of all proposed fill materials for the project prior to placement.

1. *Embankment Fill*: New embankment fill should consist of moisture-conditioned on-site materials or imported, low permeability, low-swelling materials. Imported materials should have no more than 75% passing the No. 200 sieve, a liquid limit not exceeding 45, a plasticity index of 25 or less, and free of claystone bedrock fragments.

   Evaluation and acceptance of proposed imported fill materials should include the engineering classification requirements provided above.

2. *Utility Trench Backfill*: Materials excavated from the utility trenches may be used for trench backfill above the pipe zone fill provided they do not contain unsuitable material or particles larger than 3 inches, and can be placed and compacted as recommended herein.

3. *Material Suitability*: Unless otherwise defined herein, all fill material should be non-expansive to low-swelling; free of claystone, vegetation, brush, sod, trash and debris, and other deleterious substances; and should not contain rocks or lumps having a diameter of more than 3 inches.

Compaction Requirements: We recommend the following compaction criteria be used on the project:

1. *Moisture Content*: Fill materials with 35 percent or less passing the No. 200 sieve should be compacted to a moisture content within 2 percentage points of optimum. Fill/soil with greater than 35 percent passing the No. 200 sieve should be compacted at a moisture content between 1 and 3 percentage points above optimum. The existing moisture contents of the natural soils were well below the apparent optimum moisture content indication a significant amount of water must be added to the fill with proper blending for uniform moisture. The contractor should be aware clay materials, including on-site and imported materials, may become somewhat unstable and deform under wheel loads if placed near the upper end of the moisture range.

2. *Placement and Degree of Compaction*: General embankment fill and structural fill behind structures should be placed in maximum 8-inch-thick lifts. Adequate benching of the embankment fill widening and where fill is placed on a slope steeper than 4H:1V, measured in the steepest direction, should follow the requirements outlined in Section 203.06 of the Colorado Department of Transportation Standard Specifications of Road and Bridge Construction.

   The following compaction criteria should be followed during construction:

   - Materials classified as AASHTO A-1, A-2-4, A-2-5, and A-3 soils should be compacted to at least 95% of the modified Proctor (AASHTO T 180) maximum dry

density. All other soil types should be compacted to at least 95% of the standard Proctor (AASHTO T 99) maximum dry density.

3. *Subgrade Preparation*: Prior to placing fill, the upper 12 inches of the subgrade soils should be thoroughly scarified and well-mixed, moisture-conditioned, and recompacted to the moisture and density specifications provided above.

   Excessive wetting and drying of excavations and prepared subgrade areas should be avoided during construction.

WATER-SOLUBLE SULFATES

Concentrations of water-soluble sulfates measured in samples of the existing subgrade materials ranged from below detectible limits to 0.05%. These concentrations represent Class S0 exposure to sulfate attack on concrete exposed to these materials. The degree of attack is based on a range of Class S0 (not applicable), Class S1 (moderate), Class S2 (severe), and Class S3 (very severe) severity of exposure as presented in Section 601.04 of the Colorado Department of Transportation's (CDOT) Standard Specifications for Road and Bridge Construction (2019).

Based on the laboratory data, special sulfate resistant cement will generally not be required for concrete exposed to the onsite soils and bedrock.

PAVEMENT THICKNESS DESIGN

A pavement section is a layered system designed to distribute concentrated traffic loads to the subgrade. Performance of the pavement structure is directly related to the physical properties of the subgrade soils and traffic loadings. Pavement design procedures are based on strength properties of the subgrade and pavement materials assuming stable, uniform conditions. The pavement thickness design presented herein are based on the Town of Castle Rock Transportation Design Criteria Manual (Manual). The design methodology presented in the Manual is based on 1993 American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures.

The subgrade materials anticipated along the roadway alignment are not considered highly expansive and should require minimal additional precautions to reduce pavement distress.

However, even slightly expansive soils are problematic if a source of water is present, and differential movement could result if the site subgrade soils are wetted. Pavement design procedures address expansive soils by assuming they will not become wetted; proper surface and subsurface drainage is essential for adequate performance of pavements on these soils.

Subgrade Materials: Based on the results of the field exploration and laboratory testing programs, the pavement subgrade materials at the site generally classify as A-1-a and A-1-b, A-2-6, A-4, A-6, and A-7-6 soils with group indices ranging between approximately 0 and 28 in accordance with the American Association of State Highway and Transportation Officials (AASHTO) soil classification system. Soils classifying as A-1 to A-2 would generally be considered to provide excellent to good subgrade support, A-4 is considered to provide fair subgrade support, and A-6 to A-7-6 are considered to provide poor subgrade support.

Hveem stabilometer (R-value) testing was performed on two composite bulk samples of the subgrade materials encountered directly below the pavement section to determine the support characteristics for pavement thickness design purposes. The results of the testing indicated an R-value ranging from less than 5 to 10. Based on CDOT procedures, an R-value of 5 was selected and was then correlated to a resilient modulus 3,025 psi which was used in the design process.

Design Traffic: The roadway segments within the project area following construction will classify as a 4-lane arterial roadway. Based on the Full Buildout Roadway Master Plan provided by Fox Tuttle Transportation Group, the 4-lane arterial roadway has a total weekday traffic volume of 26,900 vehicles. Based on the above criteria, the calculated 18-kip equivalent single axle loading (ESAL) values in accordance with CDOT formulas are 2,060,547 for flexible pavements and 2,330,287 for rigid pavements. A service life of 20 years was selected for flexible pavements and 30 years was selected for rigid pavements.

If the design traffic/ESALs used above appear to be different than what occurs at the site, the pavement sections presented in this report will have to be reevaluated.

Pavement Design Input Parameters: Based on the Town of Castle Rock Manual, a reliability of 95%, an initial serviceability index of 4.5 and a terminal serviceability index of 2.5 were used in the thickness design process. Structural coefficients of 0.44 and 0.12 were used for the asphalt

and aggregate base course layers, respectively. The design input parameters and the pavement thickness calculations are provided in Appendix A.

Pavement Thickness Alternatives: Based on the Town of Castle Rock criteria, the design ESAL values summarized above, and a subgrade resilient modulus of 3,025 psi, the following are the recommended pavement thicknesses:

Pavement Type	Composite HMA/ABC Pavement Section (in)	Full-depth HMA Pavement Section (in)	PCC Pavement Thickness (in)
4-Lane Arterial	9/12	12.5	8.5

HMA = Hot Mix Asphalt; ABC = Aggregate Base Course

Pavement Materials: The hot mix asphalt (HMA) used in the pavement section should meet the latest applicable requirements, including the CDOT Standard Specifications for Road and Bridge Construction. We recommend the HMA placed for the project be designed in accordance with the SuperPave gyratory mix design method. The mix should meet Grading S or SX requirements with a SuperPave gyratory design revolution (N_{DESIGN}) of 75. The asphalt mix should have a PG 64-22 asphalt binder.

The aggregate base course materials used in the flexible composite alternative should meet CDOT requirements for Class 6 aggregate base course and should be compacted to at least 95% of the modified Proctor (AASHTO T 180) maximum dry density at a moisture content within 2 percentage points of optimum.

The above Portland cement concrete (PCC) pavement thicknesses are presented as un-reinforced slabs. Based on projects with similar heavy vehicular loading in certain areas, we recommend dowels be provided at transverse joints.

Additionally, curbs and/or pans, and longitudinal construction joints should be tied to the slabs. The dowels and tie bars will help minimize the risk for differential movements between slabs to assist in more uniformly transferring axle loads to the subgrade. The current CDOT *"Standard Specifications for Road and Bridge Construction"* provides some guidance on dowel and tie bar placement, as well as in the Standard Plans: M&S Standards. The proper sealing and

maintenance of joints to minimize the infiltration of surface water is critical to the performance of PCC pavement, especially if dowels and tie bars are not installed.

Subgrade Preparation: Prior to placing the selected pavement section, the upper 12 inches of the subgrade soils should be thoroughly scarified and well mixed, moisture conditioned, and recompacted to the moisture and density specifications as follows:

- Subgrade materials classified as AASHTO A-1 and A-2-6 soils should be compacted to at least 95% of the modified Proctor (AASHTO T 180) maximum dry density. All other soil types should be compacted to at least 95% of the standard Proctor (AASHTO T 99) maximum dry density. Materials with about 10 percent or less passing the No. 200 sieve should be compacted to at least 80% of the relative density (ASTM D4253 and ASTM D4254).

- Subgrade materials with 35 percent or less passing the No. 200 sieve should be compacted to a moisture content within 2 percentage points of optimum. Subgrade materials with greater than 35 percent passing the No. 200 sieve should be compacted at a moisture content between 1 and 3 percentage points above optimum. The contractor should be aware clay materials, including on-site and imported materials, may become somewhat unstable and deform under wheel loads if placed near the upper end of the moisture range.

Drainage: The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent the wetting of the subgrade soils. Joints should be routinely inspected, and joints and cracks that develop after construction should be sealed to reduce the potential for water to migrate through the pavement.

LIMITATIONS

The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings at the locations indicated on Fig. 1, and the proposed type of construction. This report may not reflect subsurface variations that occur, and the nature and extent of variations across the site may not become evident until site grading and excavations are performed. If during construction fill, soil, bedrock, or groundwater conditions appear to be

different from those described herein, K+A should be advised at once so a re-evaluation of the recommendations presented in this report can be made. K+A is not responsible for liability associated with interpretation of subsurface data by others.

Swelling soils occur on this site. Such materials are stable at their natural moisture content but will undergo high volume changes with changes in moisture content. The extent and amount of perched water beneath the buildings site as a result of area irrigation and inadequate surface drainage is difficult, if not impossible, to foresee.

The recommendations presented in this report are based on current theories and experience of our engineers on the behavior of swelling soils in this area. The owner should be aware there is a risk in constructing in an expansive soil area. Following the recommendations given by a geotechnical engineer, careful construction practice and prudent maintenance by the owner can, however, decrease the risk of foundation movement due to expansive soils.

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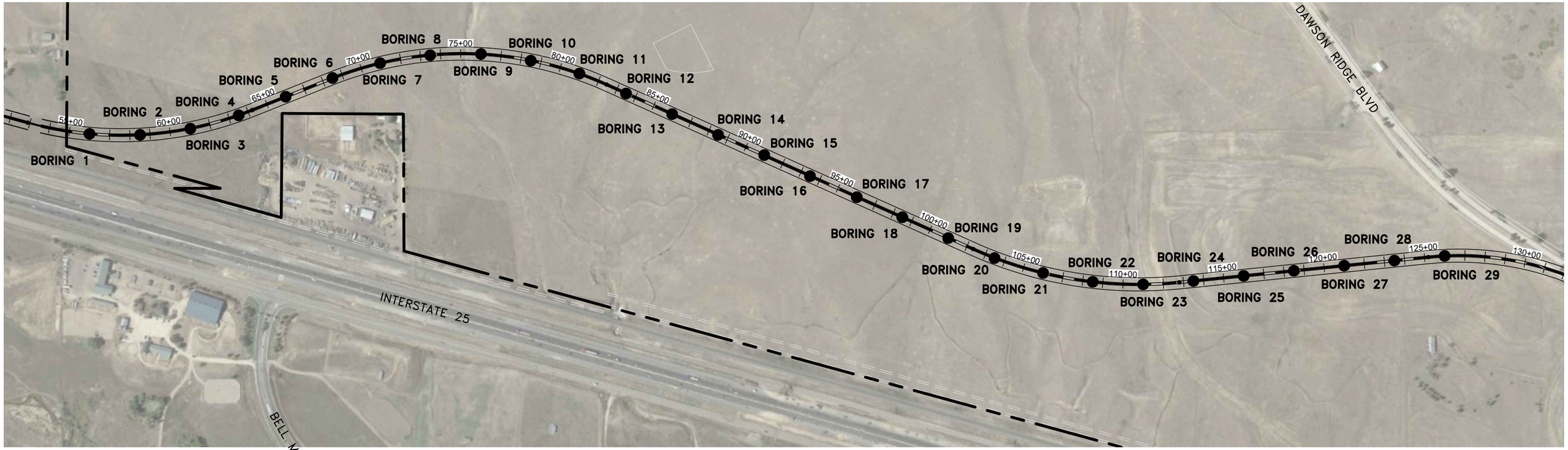

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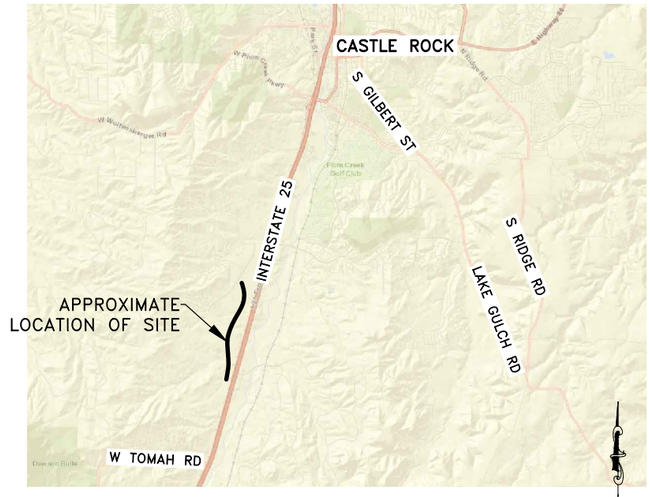
APPROXIMATE SCALE–FEET



VICINITY MAP
NOT TO SCALE

21–1–722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION – CASTLE ROCK, COLORADO	LOCATION OF EXPLORATORY BORINGS	Fig. 1

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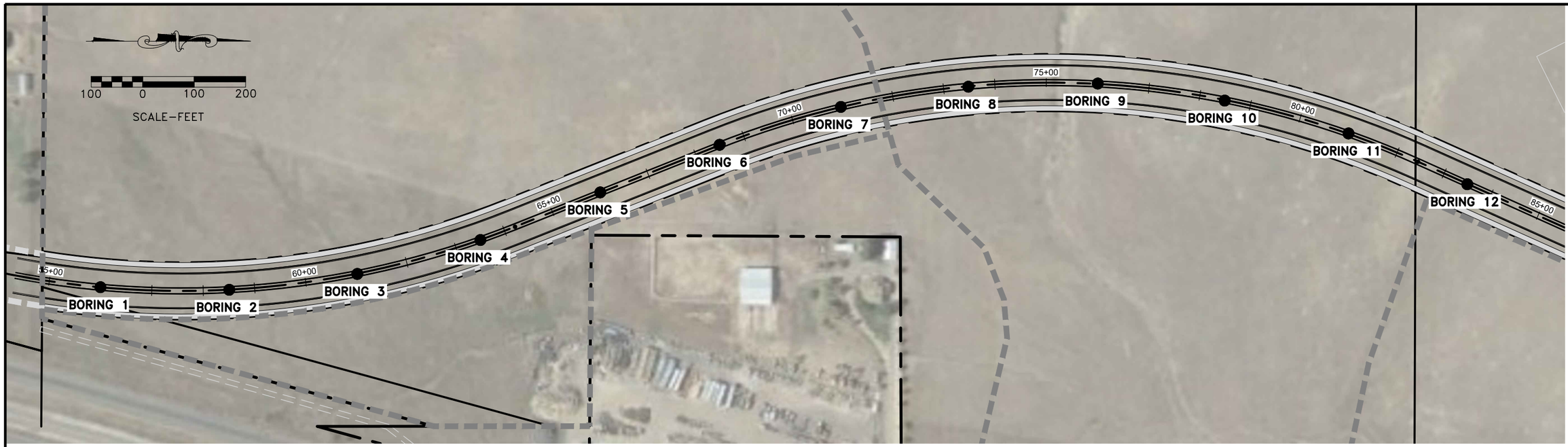

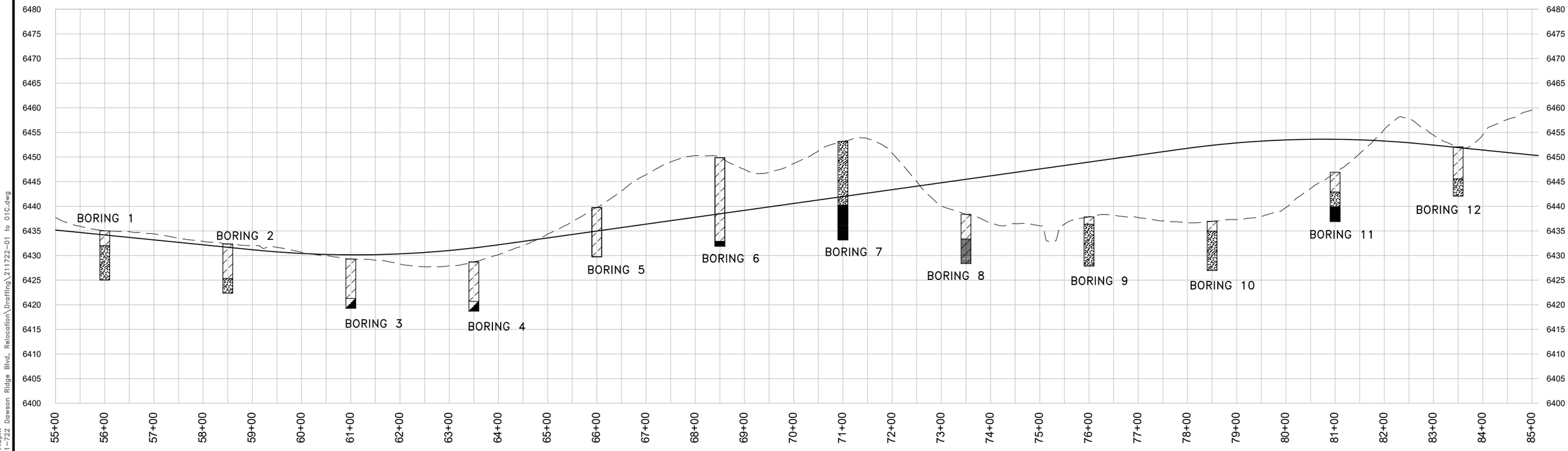

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21-1-722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION – CASTLE ROCK, COLORADO	PLAN AND PROFILE	Fig. 1A

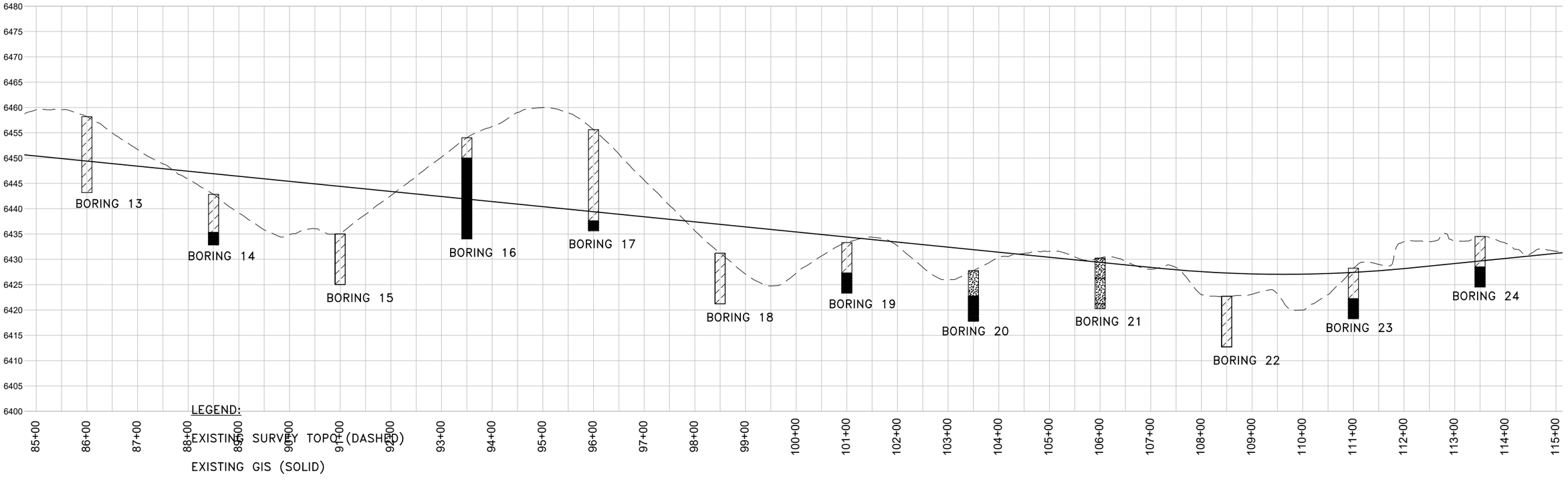

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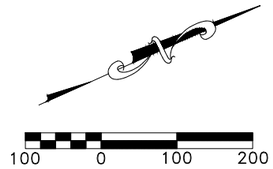
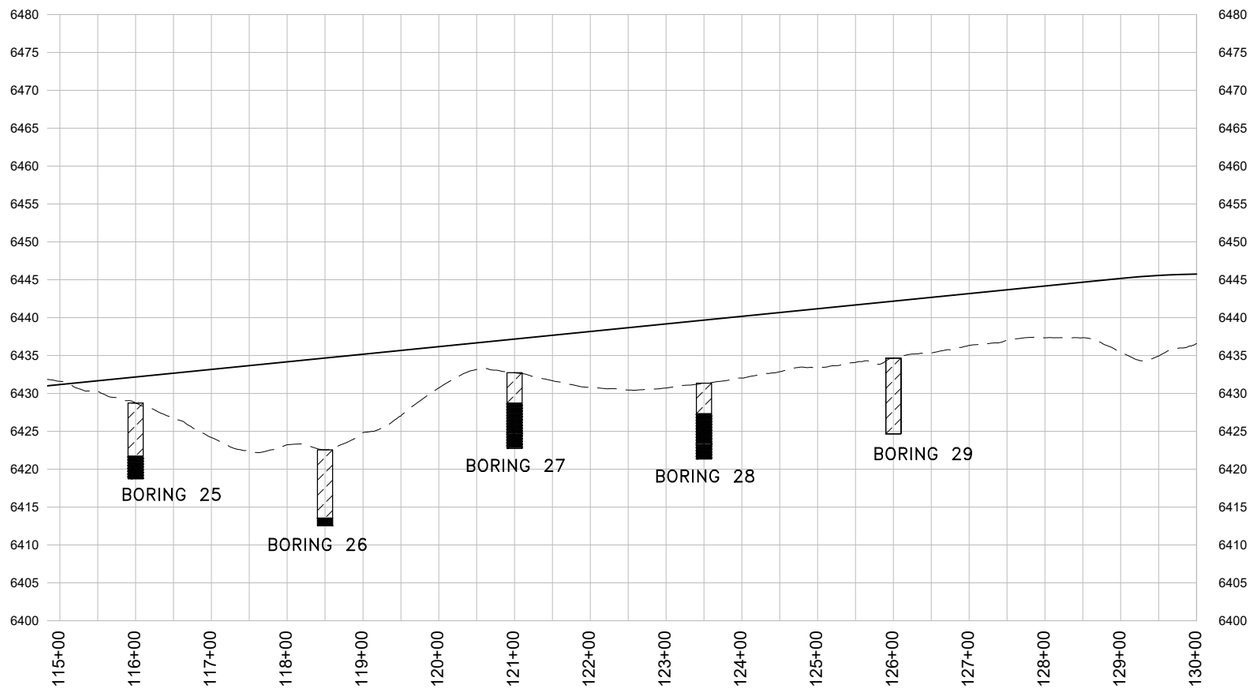
Fig. 1B





21–1–722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION – CASTLE ROCK, COLORADO	PLAN AND PROFILE	Fig. 1C

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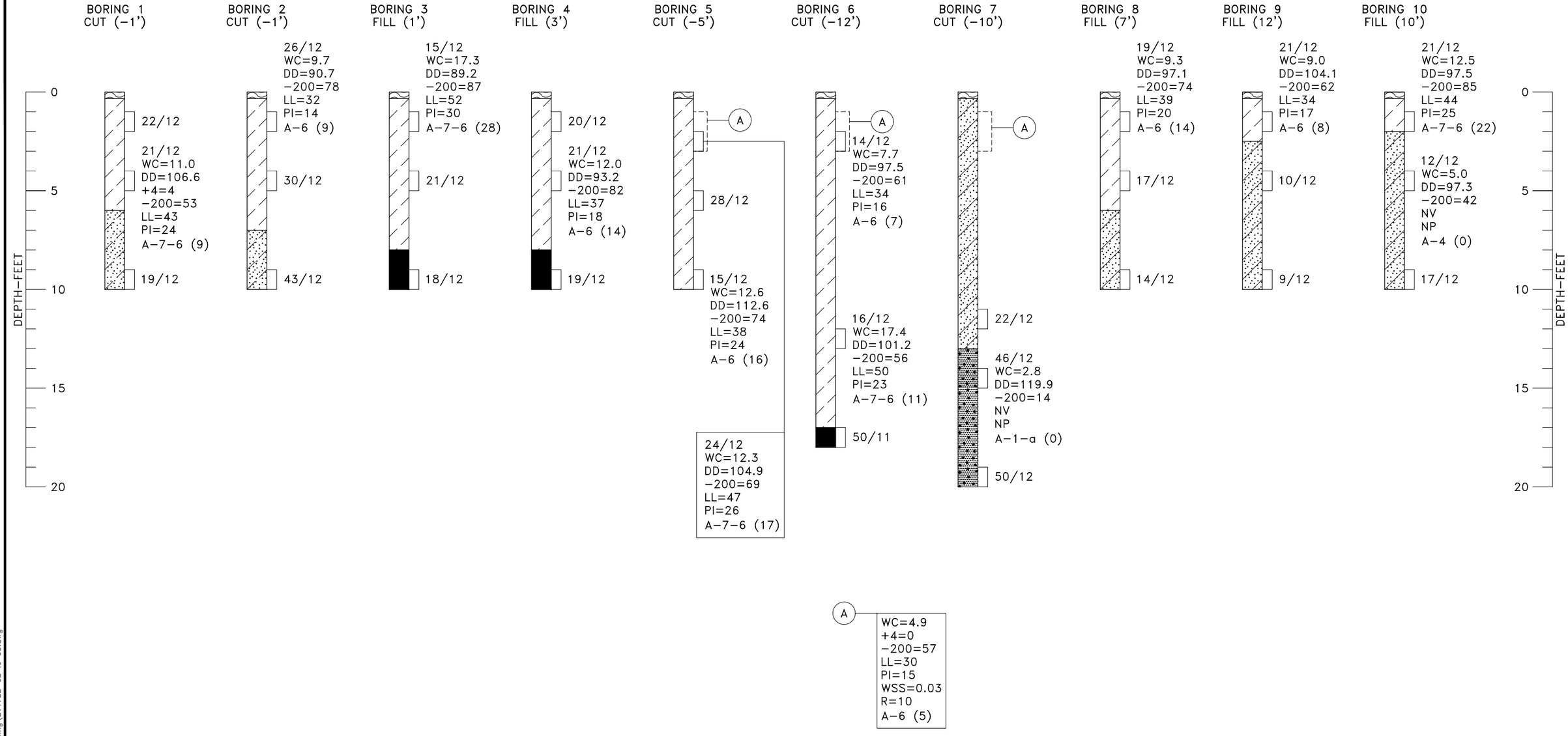

21−1−722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION − CASTLE ROCK, COLORADO	LOGS OF EXPLORATORY BORINGS	Fig. 2

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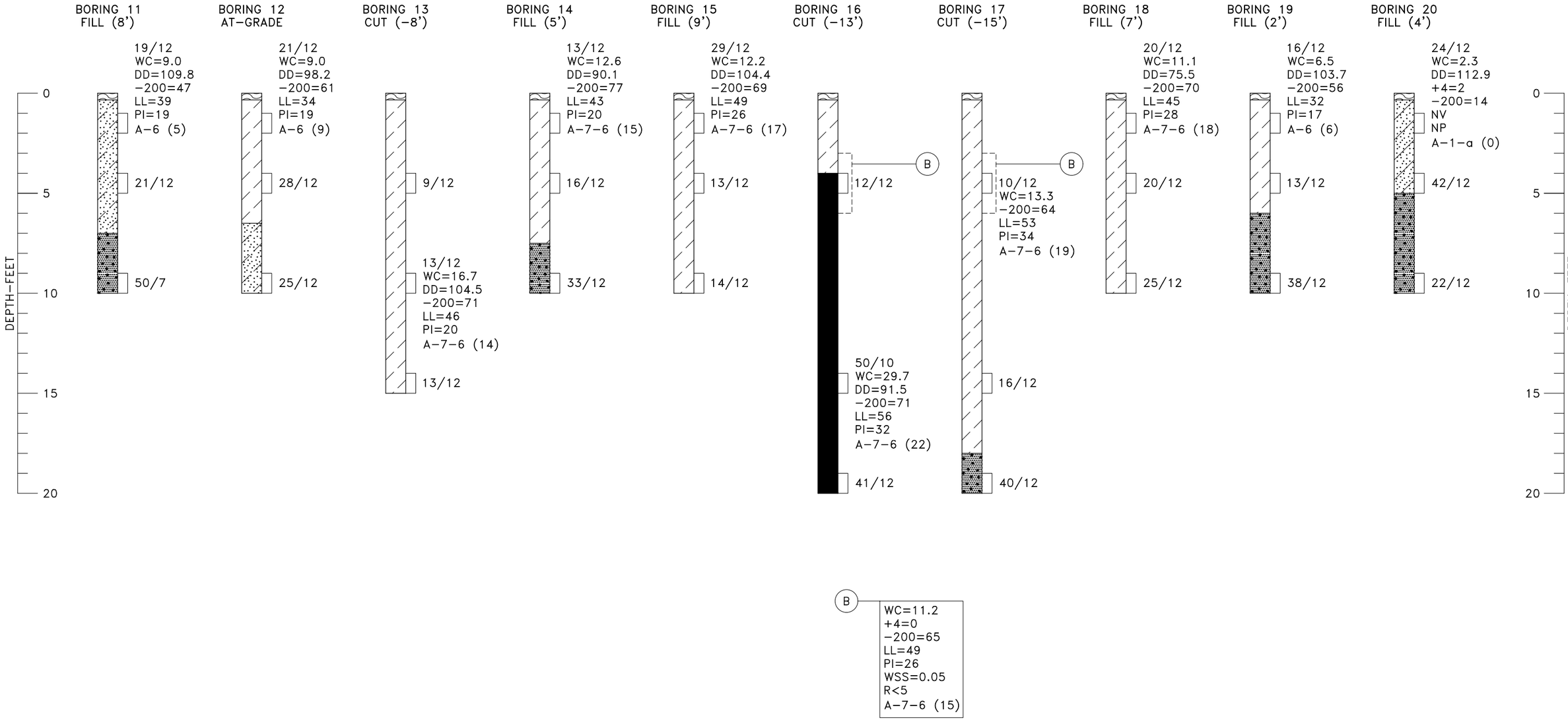

21-1-722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION - CASTLE ROCK, COLORADO	LOGS OF EXPLORATORY BORINGS	Fig. 3

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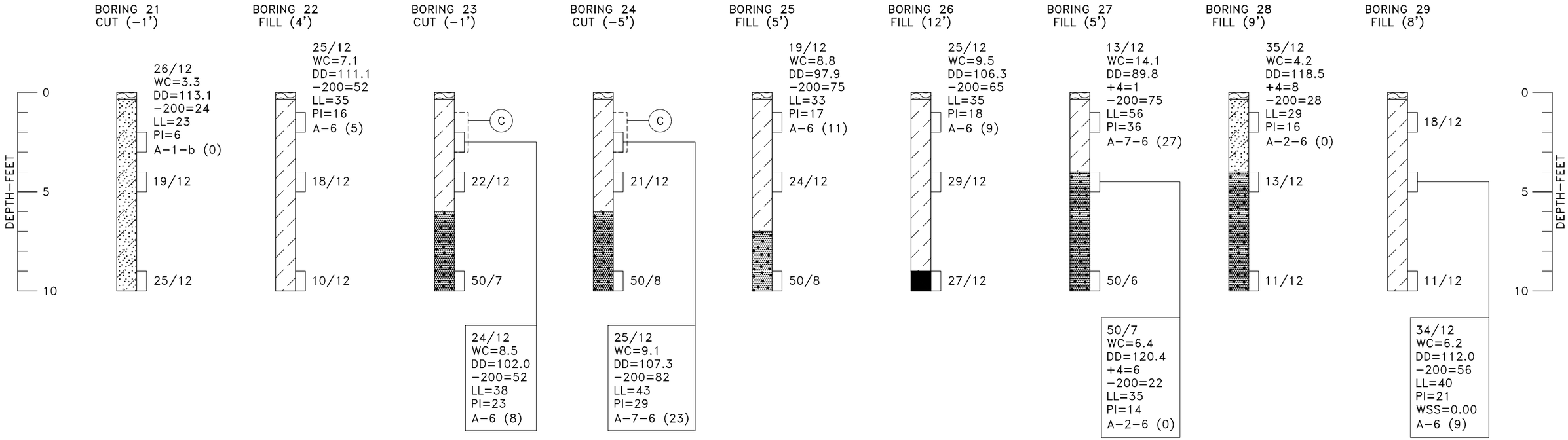

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21−1−722	Kumar & Associates	PROPOSED DAWSON RIDGE BOULEVARD RELOCATION − CASTLE ROCK, COLORADO	LOGS OF EXPLORATORY BORINGS	Fig. 4

LEGEND

TOPSOIL.

LEAN CLAY (CL) WITH FAT CLAY (CH) ZONES, VARIABLE FINE- TO COARSE-GRAINED SAND FRACTION, STIFF TO VERY STIFF WITH ISOLATED HARD ZONES, DRY TO SLIGHTLY MOIST, TAN TO LIGHT BROWN TO DARK BROWN, CALCAREOUS IN PLACES.

CLAYEY SAND (SC) WITH SILTY, CLAYEY SAND (SC-SM) ZONES, FINE- TO COARSE-GRAINED, MEDIUM DENSE TO DENSE, SLIGHTLY MOIST, LIGHT BROWN TO BROWN.

SILTY SAND (SM) WITH POORLY-GRADED SAND (SP) ZONES, FINE- TO COARSE-GRAINED, LOOSE TO MEDIUM DENSE, SLIGHTLY MOIST TO MOIST, TAN TO LIGHT BROWN TO BROWN.

SANDSTONE BEDROCK, FINE- TO COARSE-GRAINED, WEATHERED TO VERY HARD, SLIGHTLY MOIST TO MOIST, TAN TO LIGHT BROWN TO DARK BROWN, OCCASIONAL TO FREQUENT IRON STAINING.

CLAYSTONE BEDROCK, FINE- TO MEDIUM-GRAINED SAND FRACTION, HIGH PLASTICITY, WEATHERED TO HARD, SLIGHTLY MOIST TO MOIST, BROWN TO DARK BROWN WITH OCCASIONAL TO FREQUENT IRON STAINING.

DRIVE SAMPLE, 2-INCH I.D. CALIFORNIA LINER SAMPLE.

DISTURBED BULK SAMPLE.

22/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 22 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

CUT (-1): APPROXIMATE CUT/FILL DEPTH WITH RESPECT TO TOP OF BORING.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON DECEMBER 22 & 23, 2021 AND JANUARY 7, 2022 WITH A 4-INCH-DIAMETER CONTINUOUS-FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY HANDHELD GPS DEVICE AND REFERENCING SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE DETERMINED BY INTERPOLATION OF THE PROFILE PLANS PROVIDED, AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   -200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318);
   NV = NO LIQUID LIMIT VALUE (ASTM D4318);
   NP = NON-PLASTIC (ASTM D 4318);
   WSS = WATER SOLUBLE SULFATES (%) (CP-L 2103);
   R = HVEEM R-VALUE (AT 300 psi) (ASTM D2844);
   A-7-6 (9) = AASHTO CLASSIFICATION (GROUP INDEX) (AASHTO M145).

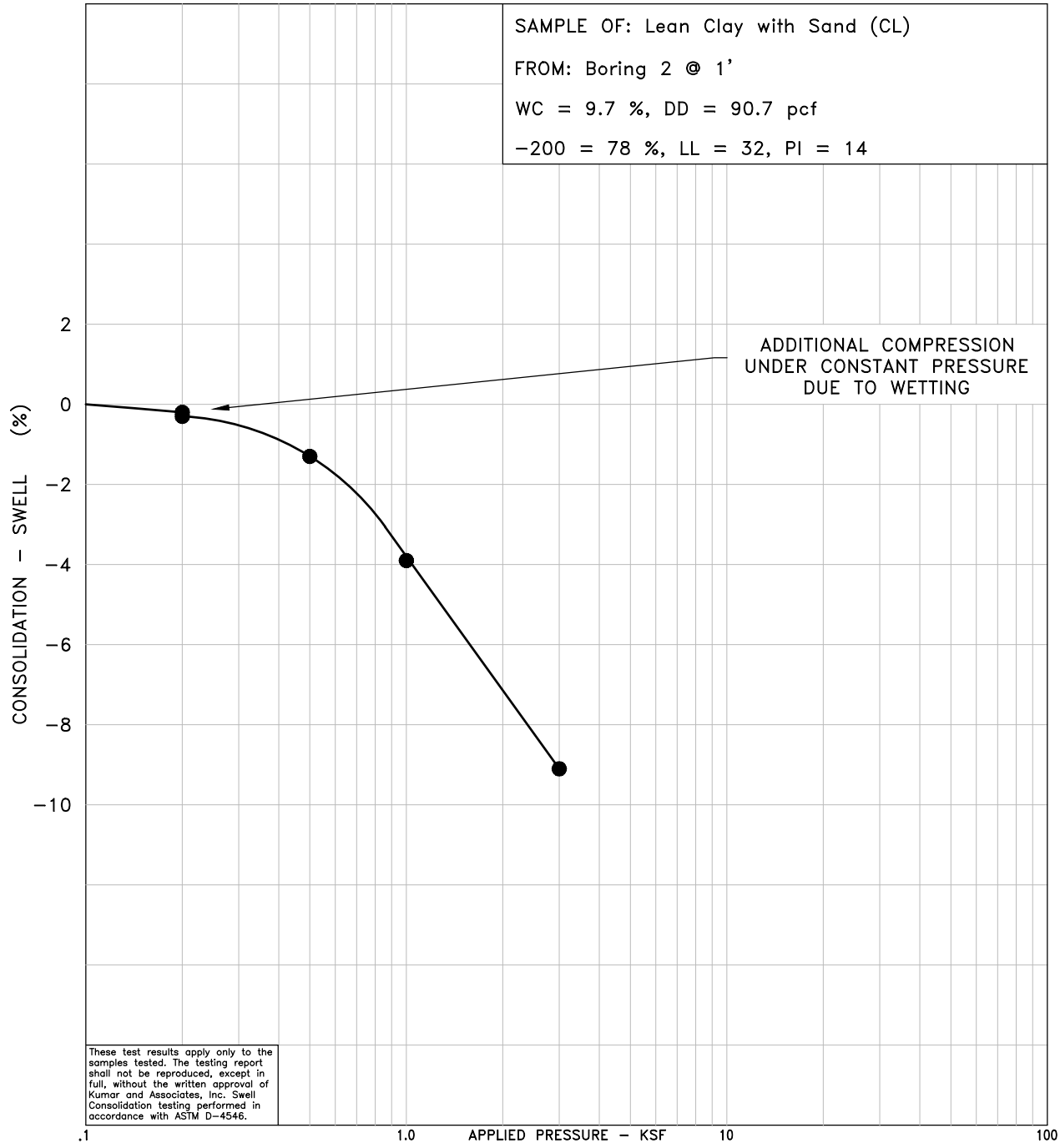
Mar 31, 22Y - 13:45pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-02 to 05.dwg

SAMPLE OF: Lean Clay with Sand (CL)

FROM: Boring 2 @ 1'

WC = 9.7 %, DD = 90.7 pcf

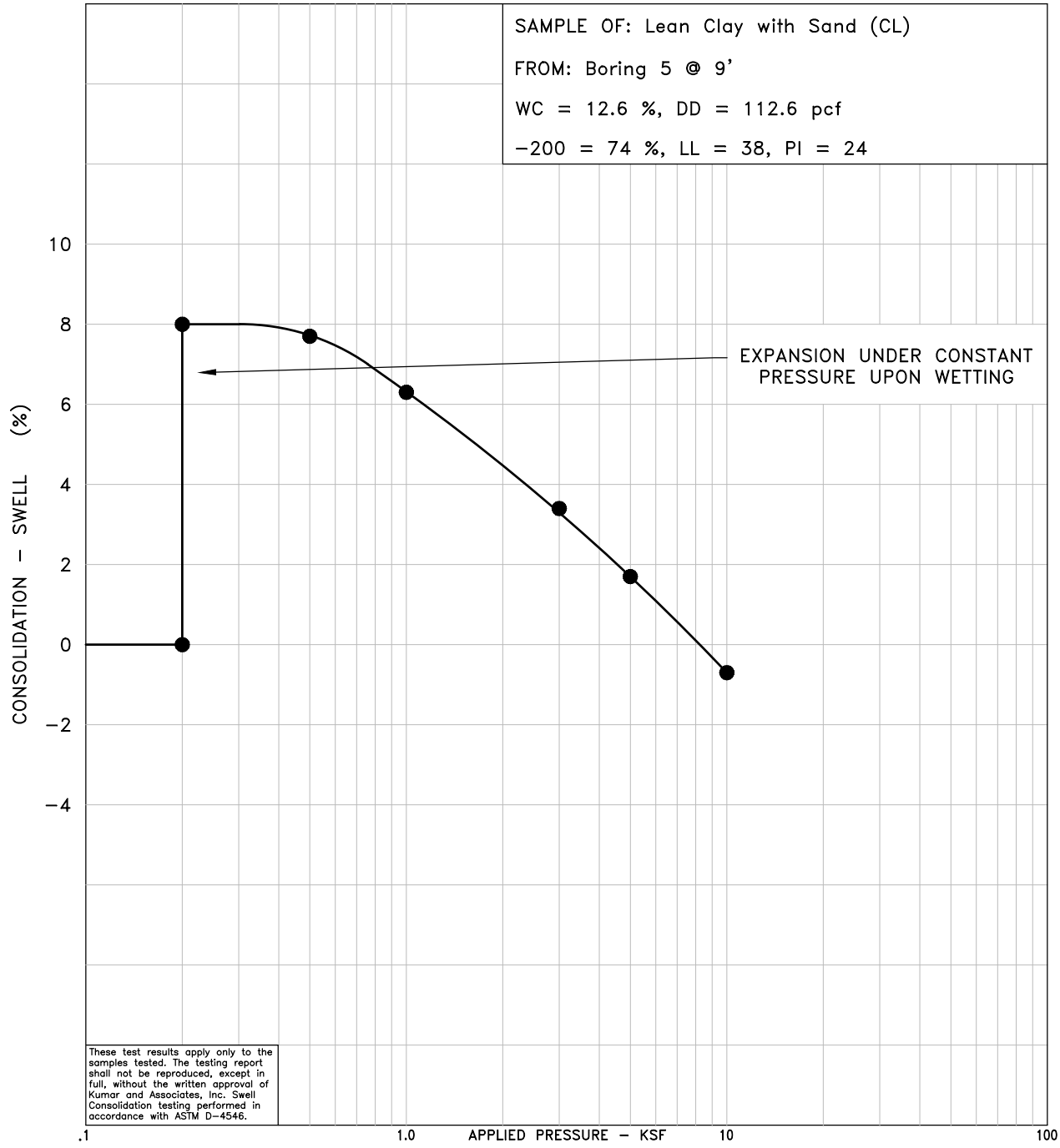
−200 = 78 %, LL = 32, PI = 14



These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D−4546.

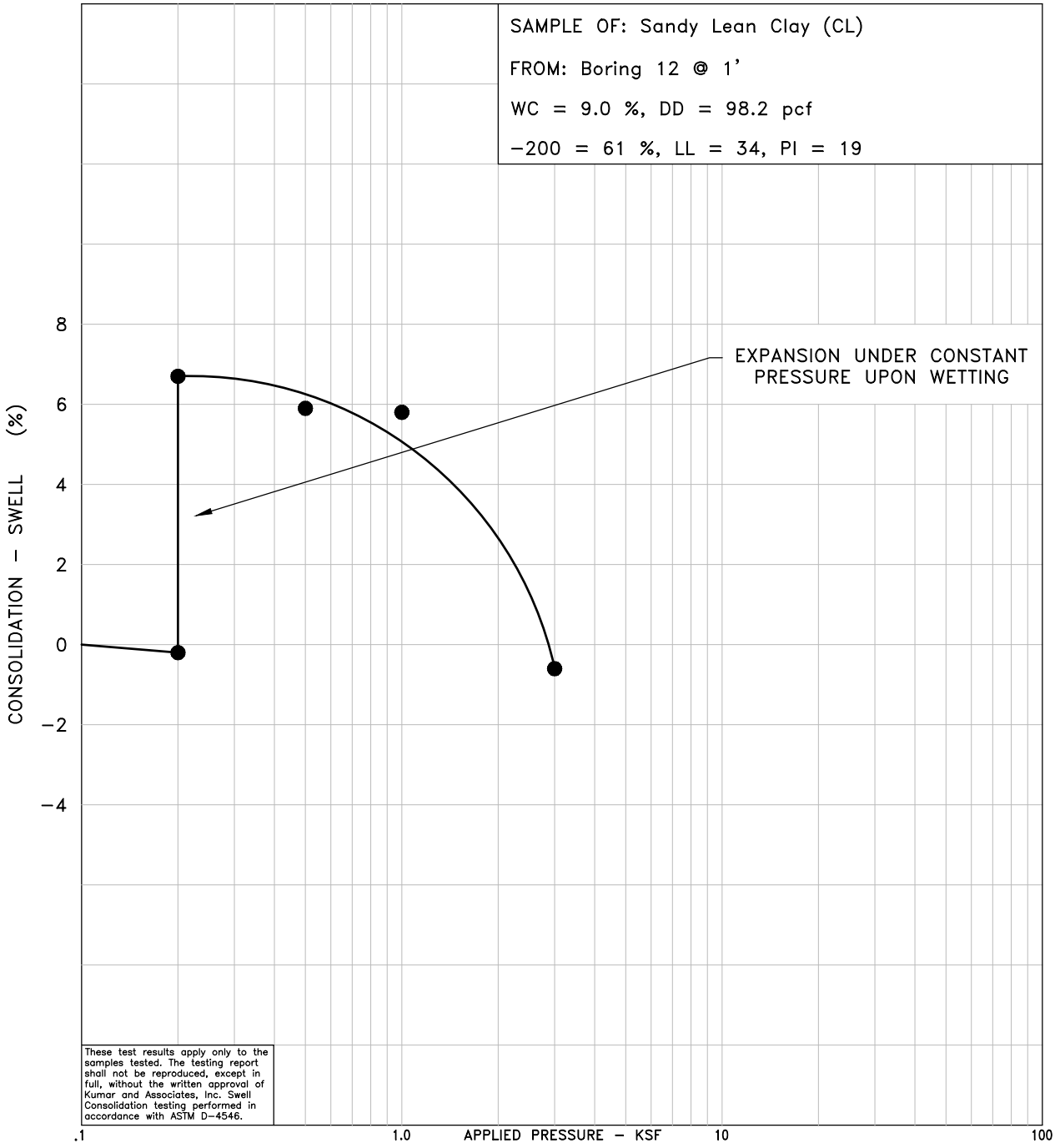
21−1−722	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULT	Fig. 6

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



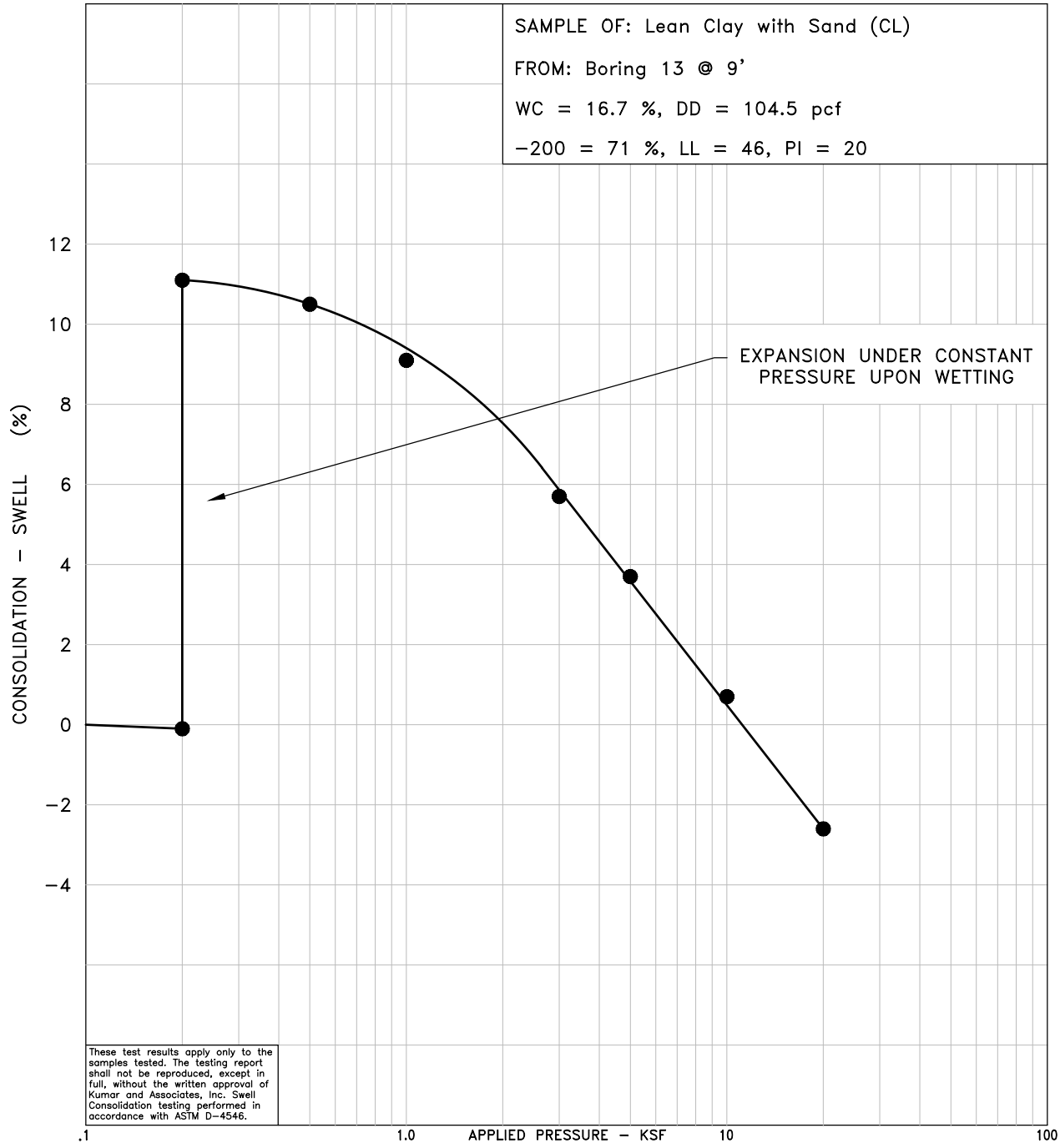
21−1−722	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULT	Fig. 7

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



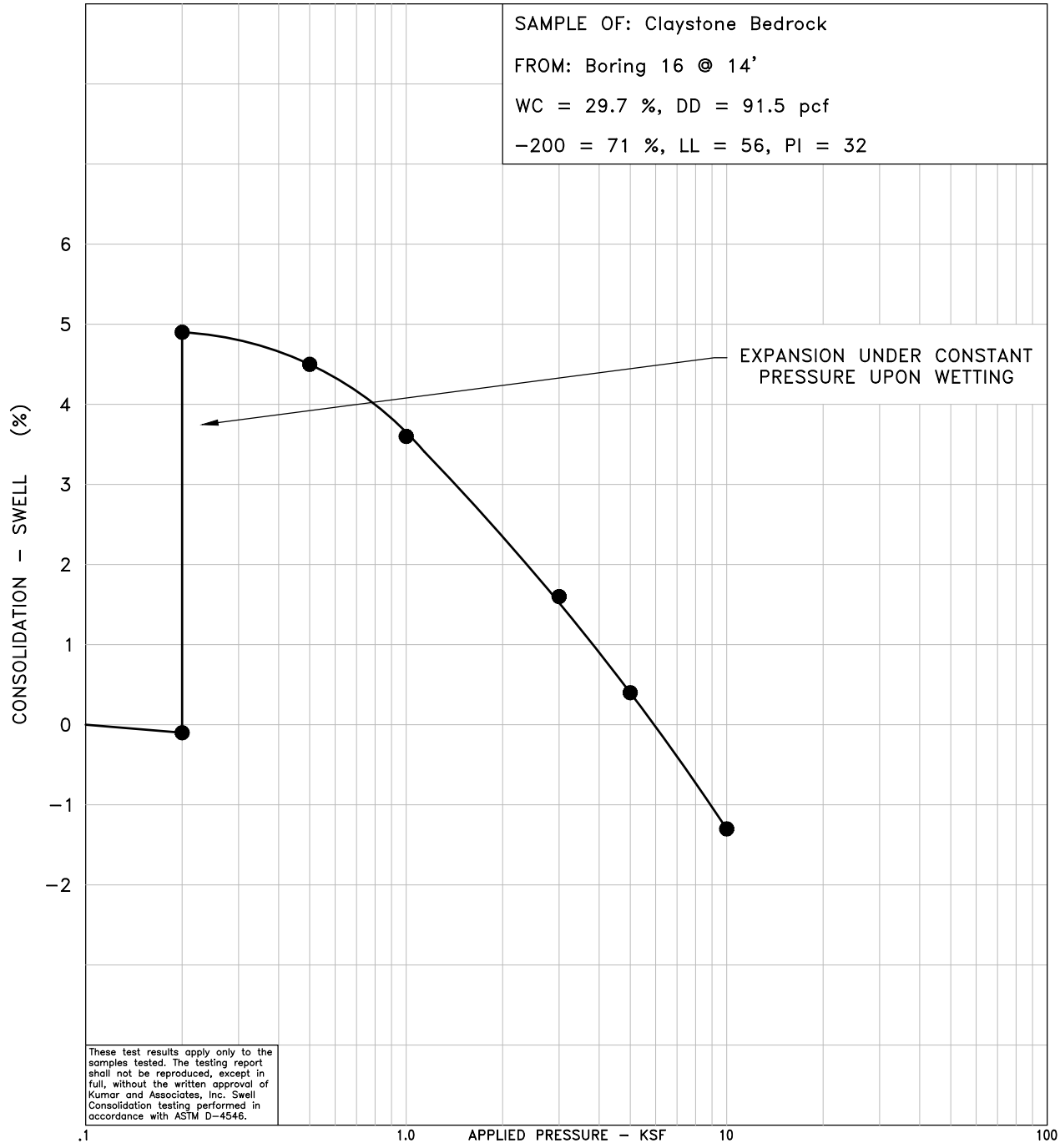
21−1−722	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULT	Fig. 8

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



21-1-722	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULT	Fig. 9

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



21−1−722	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULT	Fig. 10

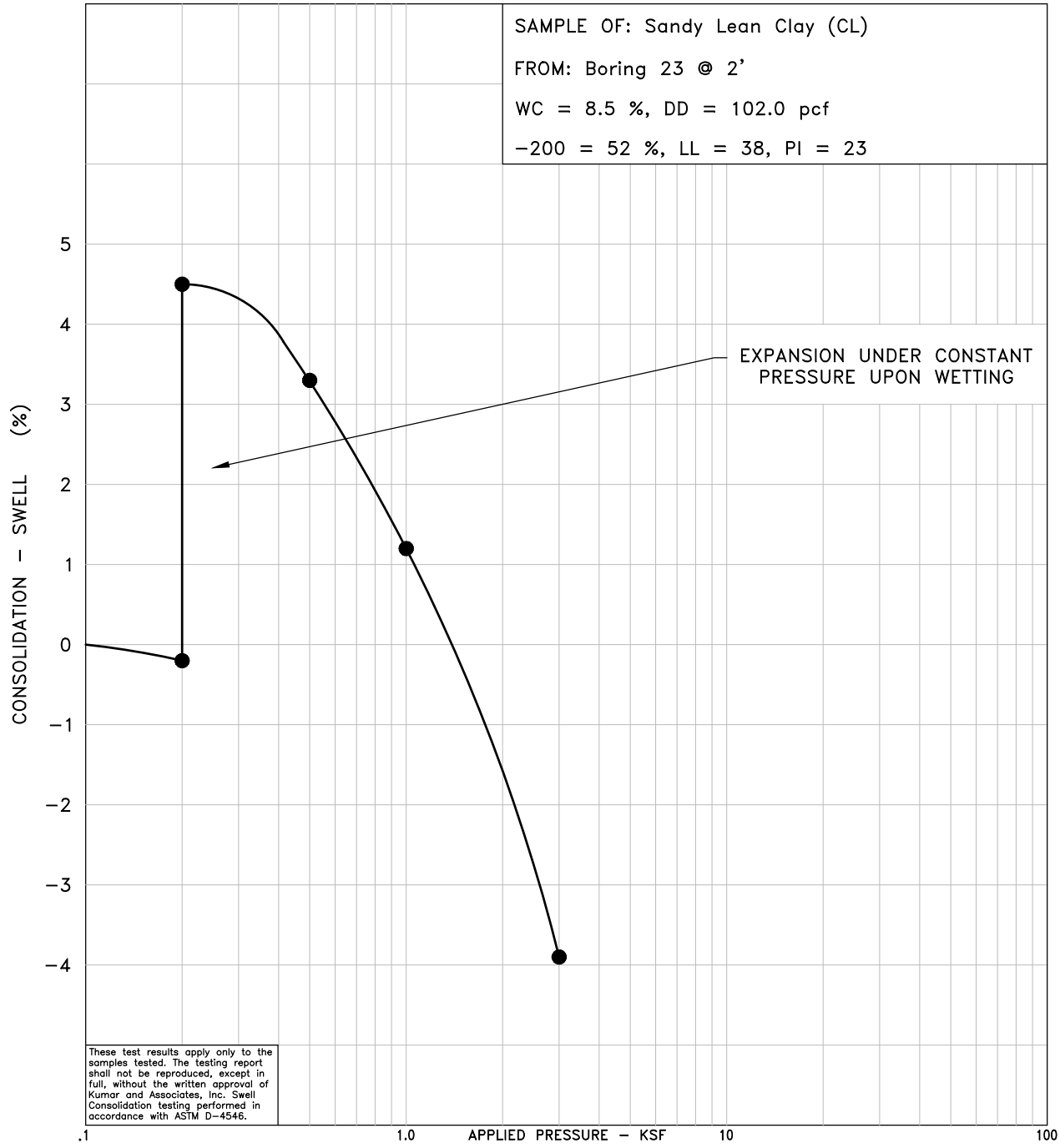
March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg

SAMPLE OF: Sandy Lean Clay (CL)

FROM: Boring 23 @ 2'

WC = 8.5 %, DD = 102.0 pcf

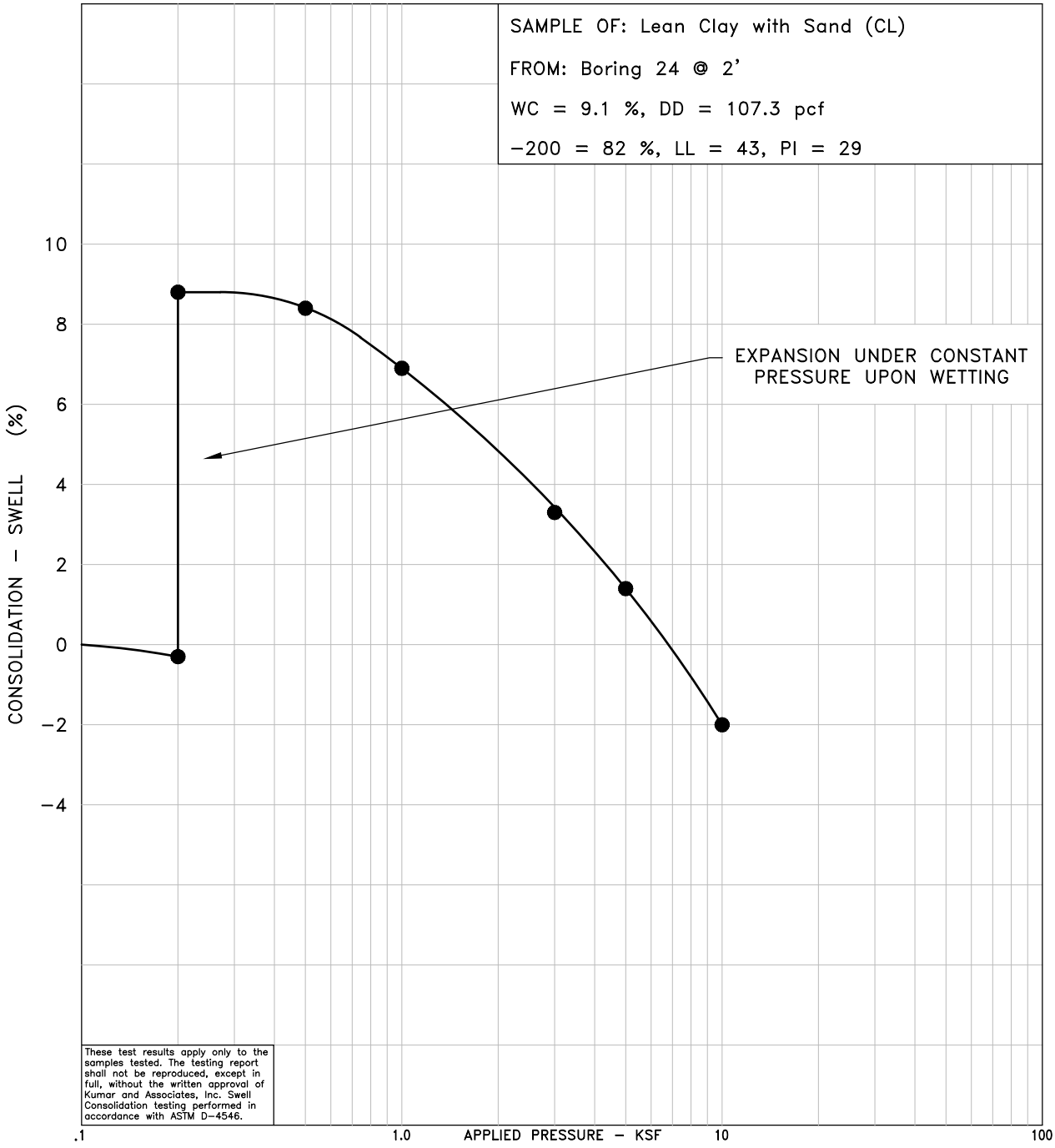
−200 = 52 %, LL = 38, PI = 23



These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D−4546.

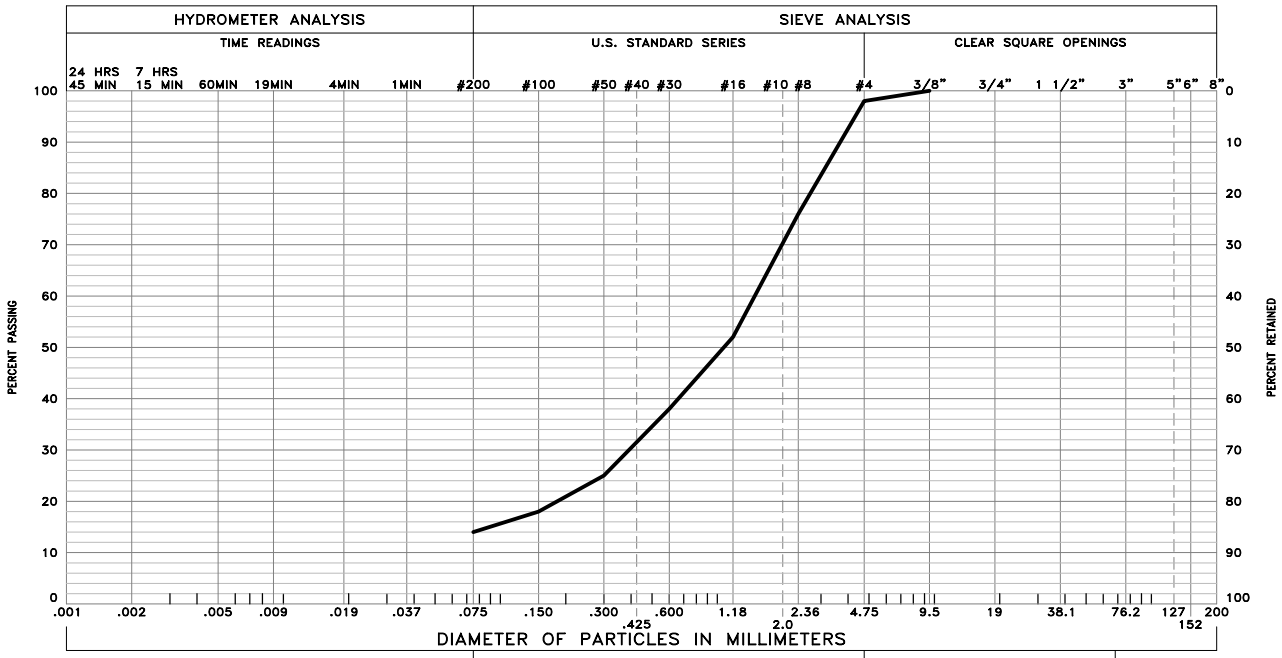
21−1−722	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULT	Fig. 11

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



21-1-722	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULT	Fig. 12

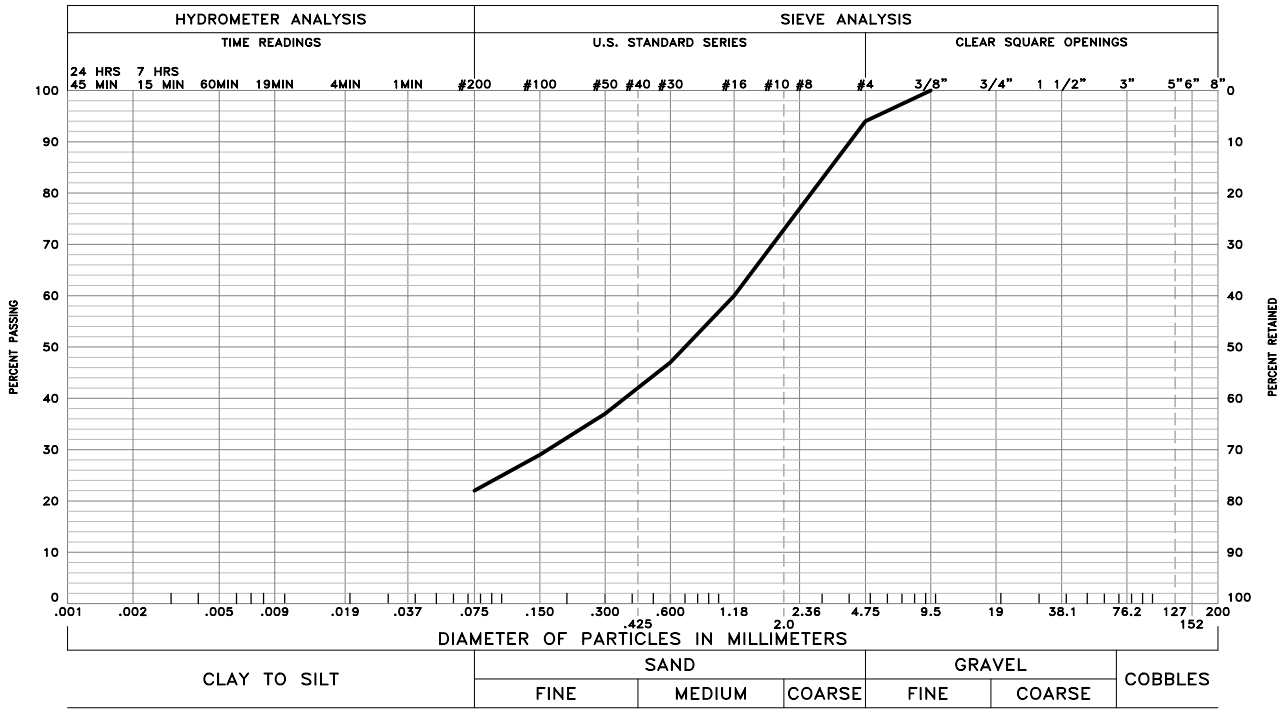
March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-06 to 12.dwg



GRAVEL 2 % SAND 84 % SILT AND CLAY 14 %

LIQUID LIMIT NV PLASTICITY INDEX NP

SAMPLE OF: Silty Sand (SM) FROM: Boring 20 @ 1'



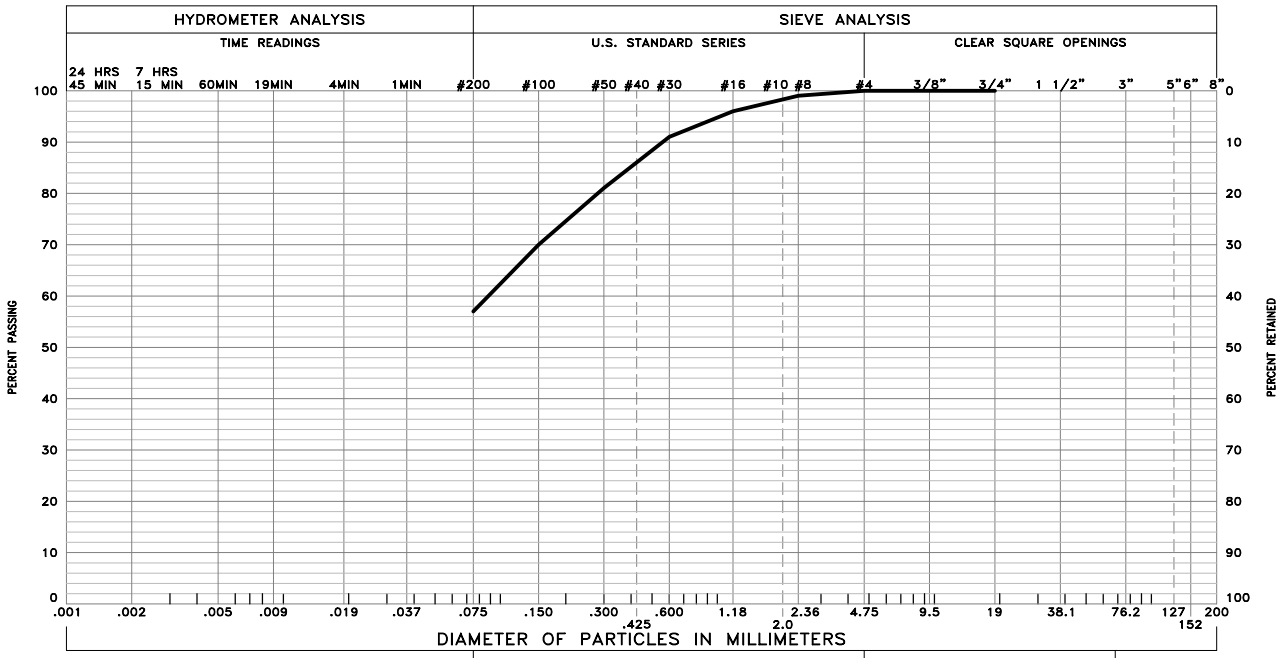
GRAVEL 6 % SAND 72 % SILT AND CLAY 22 %

LIQUID LIMIT 35 PLASTICITY INDEX 14

SAMPLE OF: Sandstone Bedrock FROM: Boring 27 @ 4'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

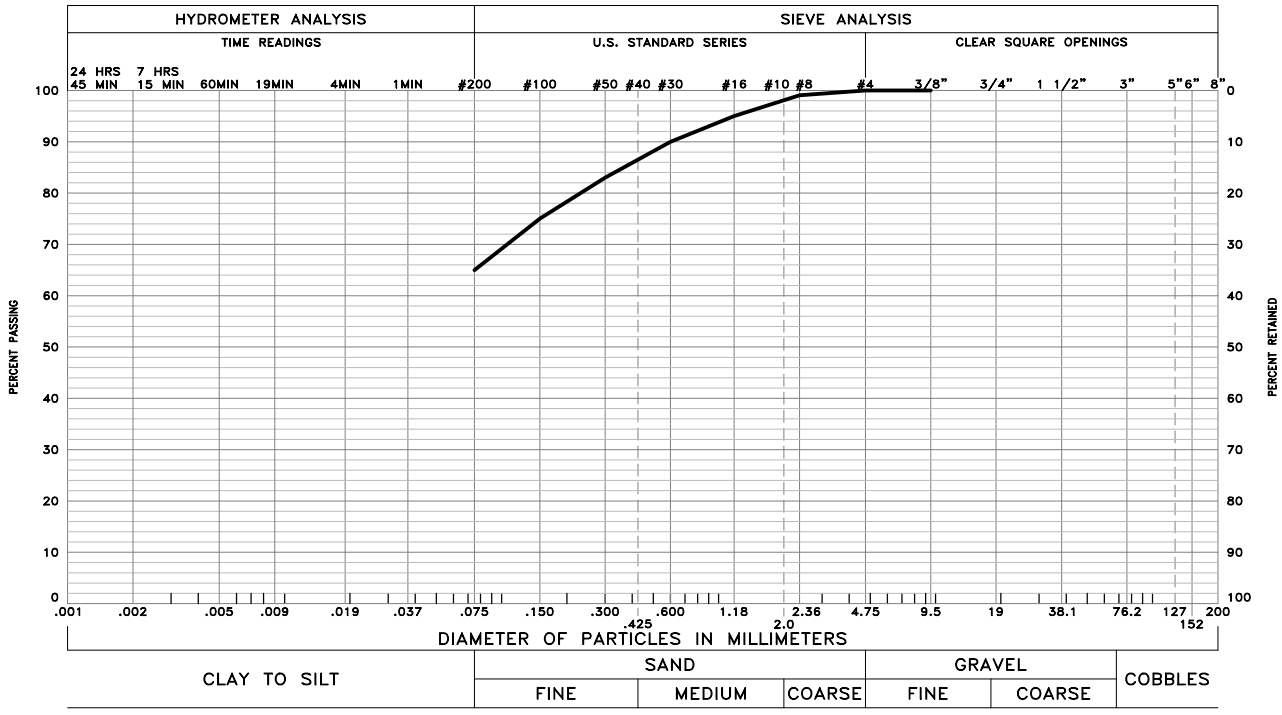
March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd, Relocation\Drafting\211722-13 to 15.dwg



GRAVEL 0 % SAND 43 % SILT AND CLAY 57 %

LIQUID LIMIT 30 PLASTICITY INDEX 15

SAMPLE OF: Sandy Lean Clay (CL) FROM: Borings 5 – 7 @ 1'–3'



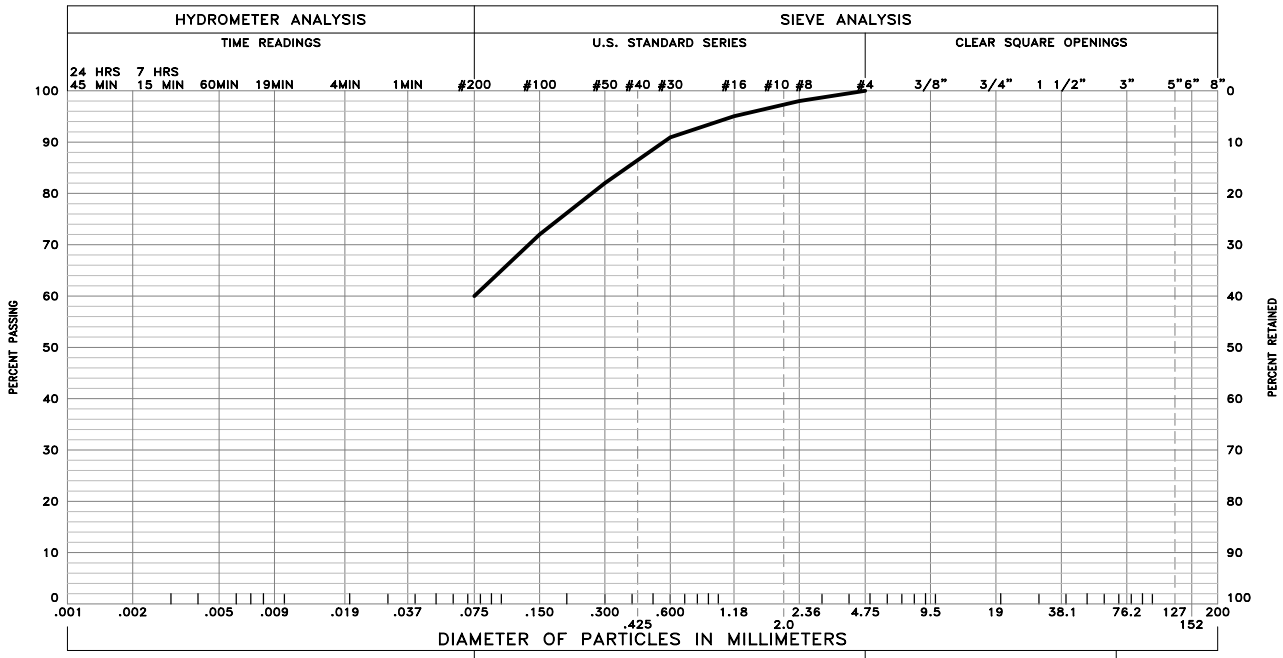
GRAVEL 0 % SAND 35 % SILT AND CLAY 65 %

LIQUID LIMIT 49 PLASTICITY INDEX 26

SAMPLE OF: Sandy Lean Clay (CL) FROM: Borings 16–17 @ 3'–6'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

March 31, 2022 – 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd. Relocation\Drafting\211722-13 to 15.dwg



GRAVEL 0 % SAND 40 % SILT AND CLAY 60 %

LIQUID LIMIT 35 PLASTICITY INDEX 18

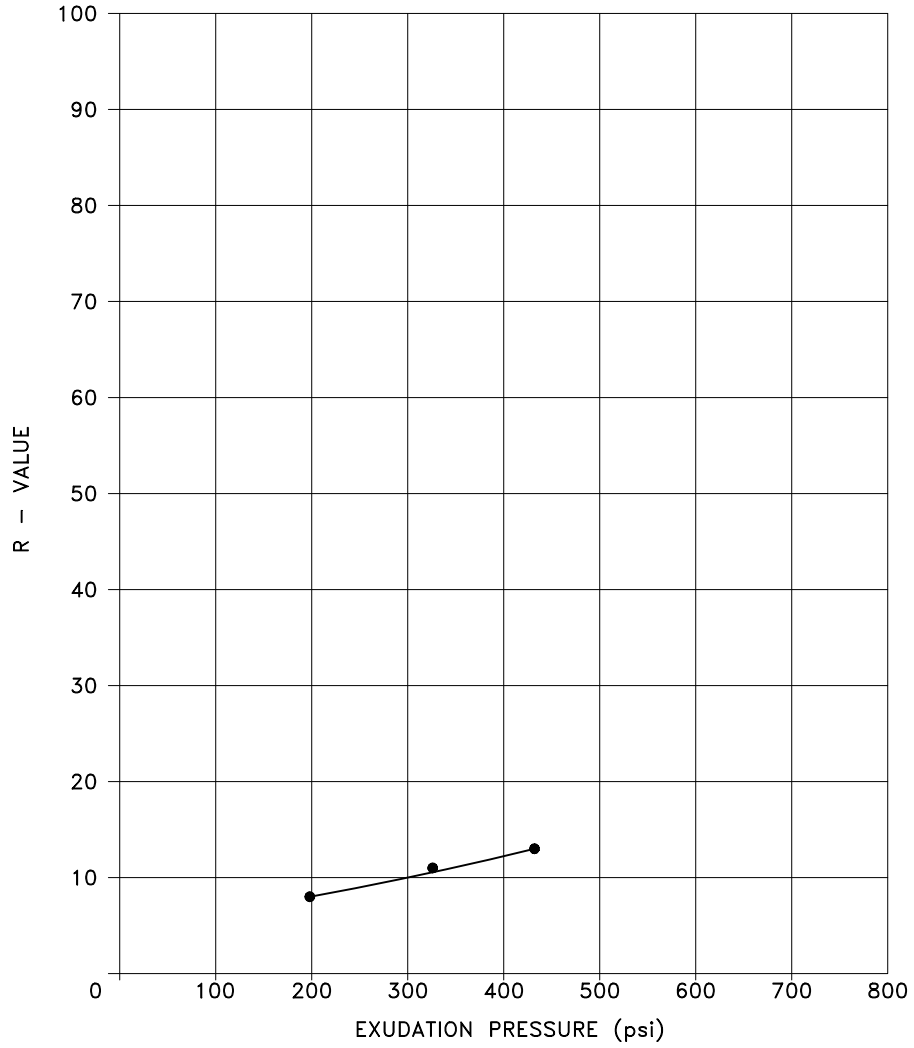
SAMPLE OF: Sandy Lean Clay (CL) FROM: Borings 23–24 @ 1'–3'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

21–1–722	Kumar & Associates	GRADATION TEST RESULTS	Fig. 15

March 31, 2022 - 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd. Relocation\Drafting\211722-13 to 15.dwg

TEST SPECIMEN	1	2	3	4	R –VALUE (300 psi)
MOISTURE CONTENT (%)	18.0	19.7	21.4		
DENSITY (pcf)	113.7	106.3	104.6		
EXPANSION PRESSURE (psi)	0.001	0.000	0.000		
EXUDATION PRESSURE (psi)	432	326	198		
R VALUE	13	11	8		10



SOIL TYPE: Lean Clay with Sand

LOCATION: Borings 5–7 @ 1'–3'

DATE SAMPLED: 12–23–2021 DATE RECEIVED: 01–05–2022 DATE TESTED: 01–25–2022

GRAVEL: 0 % SAND: 43 % SILT AND CLAY: 57 %

LIQUID LIMIT: 30 PLASTICITY INDEX: 15

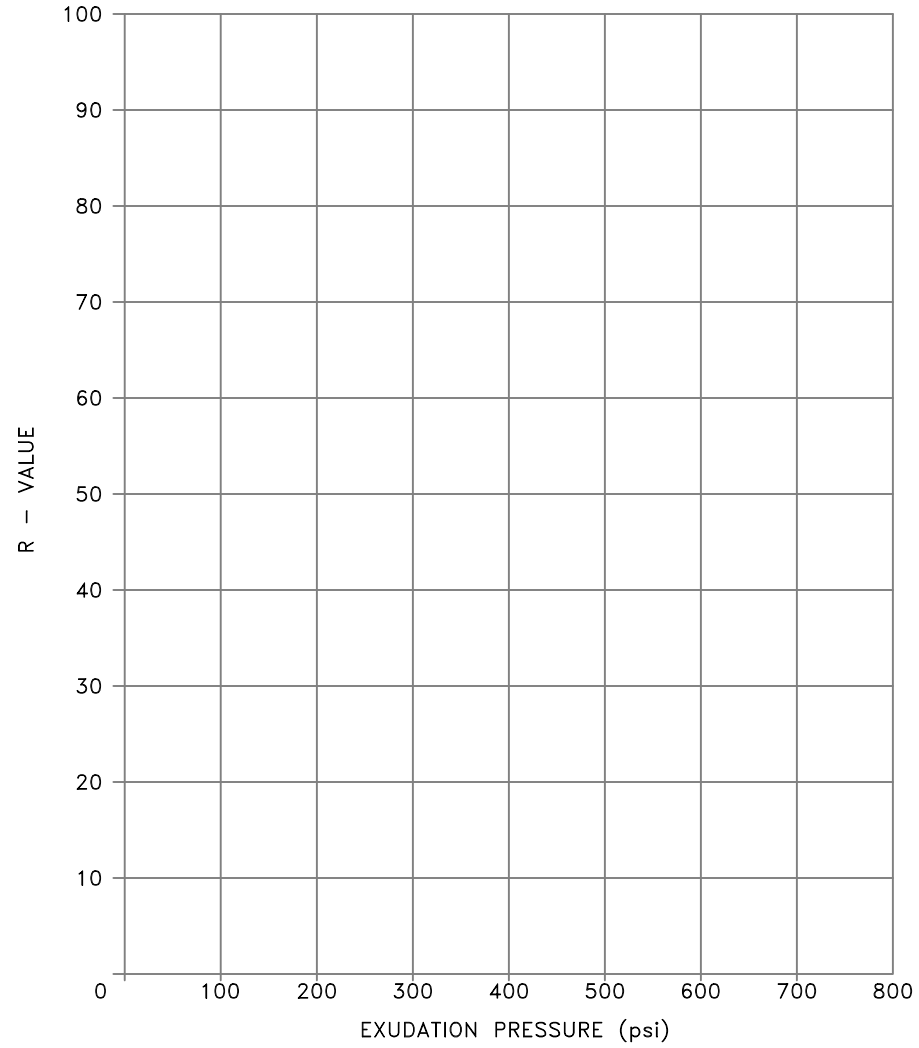
These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. R–value performed in accordance with ASTM D2844. Atterberg limits performed in accordance with ASTM D4318. Sieve analyses performed in accordance with ASTM D422, D1140.

21–1–722	Kumar & Associates	HVEEM STABILOMETER TEST RESULTS	Fig. 16

March 31, 2022 – 01:46pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd. Relocation\Drafting\211722-16.dwg

TEST SPECIMEN	1	2	3	4	R –VALUE (300 psi)
MOISTURE CONTENT (%)					
DENSITY (pcf)					
EXPANSION PRESSURE (psi)					
EXUDATION PRESSURE (psi)					
R VALUE					LESS THAN 5*

*SAMPLE EXTRUDED AROUND FOLLOWER. PER ASTM STANDARDS, THE SAMPLE IS ASSIGNED WITH AN R–VALUE OF LESS THAN 5



SOIL TYPE: Sandy Lean Clay (CL)

LOCATION: Borings 16–17 @ 3'–6'

DATE SAMPLED: 12–22–2021 DATE RECEIVED: 01–05–2022 DATE TESTED: 01–25–2022

GRAVEL: 0 % SAND: 35 % SILT AND CLAY: 65 %

LIQUID LIMIT: 49 PLASTICITY INDEX: 26

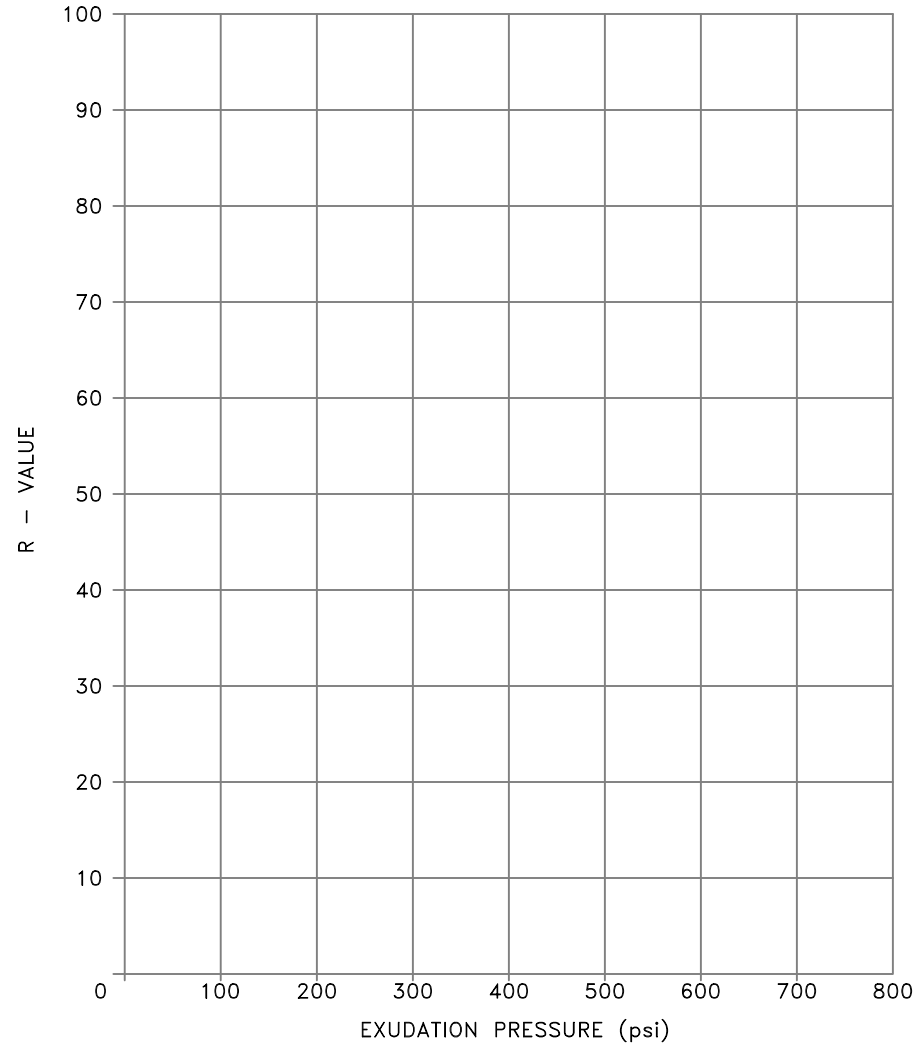
These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. R–value performed in accordance with ASTM D2844. Atterberg limits performed in accordance with ASTM D4318. Sieve analyses performed in accordance with ASTM D422, D1140.

21–1–722	Kumar & Associates	HVEEM STABILOMETER TEST RESULTS	Fig. 17

March 31, 2022 – 01:47pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd. Relocation\Drafting\211722-17 to 18.dwg

TEST SPECIMEN	1	2	3	4	R –VALUE (300 psi)
MOISTURE CONTENT (%)					
DENSITY (pcf)					
EXPANSION PRESSURE (psi)					
EXUDATION PRESSURE (psi)					
R VALUE					LESS THAN 5*

*SAMPLE EXTRUDED AROUND FOLLOWER. PER ASTM STANDARDS, THE SAMPLE IS ASSIGNED WITH AN R–VALUE OF LESS THAN 5



SOIL TYPE: Sandy Lean Clay (CL)

LOCATION: Borings 23–24 @ 1'–3'

DATE SAMPLED: 12–22–2021 DATE RECEIVED: 01–05–2022 DATE TESTED: 01–25–2022

GRAVEL: 0 % SAND: 40 % SILT AND CLAY: 60 %

LIQUID LIMIT: 35 PLASTICITY INDEX: 18

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. R–value performed in accordance with ASTM D2844. Atterberg limits performed in accordance with ASTM D4318. Sieve analyses performed in accordance with ASTM D422, D1140.

21–1–722	Kumar & Associates	HVEEM STABILOMETER TEST RESULTS	Fig. 18

March 31, 2022 – 01:47pm
V:\Projects\2021\21-1-722 Dawson Ridge Blvd. Relocation\Drafting\211722-17 to 18.dwg

TABLE I
SUMMARY OF LABORATORY TEST RESULTS

PROJECT NO.: 21-1-722
PROJECT NAME: Dawson Ridge Boulevard Relocation- Castle Rock, Colorado
DATE SAMPLED: 12-22-2021, 12-23-2021, and 1-7-2022
DATE RECEIVED: 1-5-2022 and 1-11-2022

SAMPLE LOCATION		DATE TESTED	NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (pcf)	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		WATER SOLUBLE SULFATES (%)	R-VALUE @ 300 PSI	AASHTO CLASSIFICATION (group index)	SOIL OR BEDROCK TYPE
BORING	DEPTH (feet)				GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTICITY INDEX (%)				
1	4	1-17-22	11.0	106.6	4	43	53	43	24			A-7-6 (9)	Sandy Lean Clay (CL)
2	1	1-17-22	9.7	90.7			78	32	14			A-6 (9)	Lean Clay with Sand (CL)
3	1	1-17-22	17.3	89.2			87	52	30			A-7-6 (28)	Fat Clay (CH)
4	4	1-17-22	12.0	93.2			82	37	18			A-6 (14)	Lean Clay with Sand (CL)
5	2	1-18-22	12.3	104.9			69	47	26			A-7-6 (17)	Sandy Lean Clay (CL)
5	9	1-18-22	12.6	112.6			74	38	24			A-6 (16)	Lean Clay with Sand (CL)
6	2	1-18-22	7.7	97.5			61	34	16			A-6 (7)	Sandy Lean Clay (CL)
6	12	1-18-22	17.4	101.2			56	50	23			A-7-6 (11)	Sandy Fat Clay (CH)
7	14	1-18-22	2.8	119.9			14	NV	NP			A-1-a (0)	Sandstone Bedrock
8	1	1-18-22	9.3	97.1			74	39	20			A-6 (14)	Lean Clay with Sand (CL)
9	1	1-18-22	9.0	104.1			62	34	17			A-6 (8)	Sandy Lean Clay (CL)
10	1	1-18-22	12.5	97.5			85	44	25			A-7-6 (22)	Lean Clay with Sand (CL)
10	4	1-18-22	5.0	97.3			42	NV	NP			A-4 (0)	Silty Sand (SM)
11	1	1-18-22	9.0	109.8			47	39	19			A-6 (5)	Clayey Sand (SC)
12	1	1-18-22	9.0	98.2			61	34	19			A-6 (9)	Sandy Lean Clay (CL)
13	9	1-18-22	16.7	104.5			71	46	20			A-7-6 (14)	Lean Clay with Sand (CL)
14	1	1-18-22	12.6	90.1			77	43	20			A-7-6 (15)	Lean Clay with Sand (CL)
15	1	1-18-22	12.2	104.4			69	49	26			A-7-6 (17)	Sandy Lean Clay (CL)
16	14	1-18-22	29.7	91.5			71	56	32			A-7-6 (22)	Claystone Bedrock
17	4	1-18-22	13.3				64	53	34			A-7-6 (19)	Sandy Fat Clay (CH)
18	1	1-18-22	11.1	75.5			70	45	28			A-7-6 (18)	Sandy Lean Clay (CL)
19	1	1-18-22	6.5	103.7			56	32	17			A-6 (6)	Sandy Lean Clay (CL)
20	1	1-18-22	2.3	112.9	2	84	14	NV	NP			A-1-a (0)	Silty Sand (SM)
21	2	1-18-22	3.3	113.1			24	23	6			A-1-b (0)	Silty, Clayey Sand (SC-SM)
22	1	1-18-22	7.1	111.1			52	35	16			A-6 (5)	Sandy Lean Clay (CL)
23	2	1-18-22	8.5	102.0			52	38	23			A-6 (8)	Sandy Lean Clay (CL)
24	2	1-18-22	9.1	107.3			82	43	29			A-7-6 (23)	Lean Clay with Sand (CL)
25	1	1-18-22	8.8	97.9			75	33	17			A-6 (11)	Lean Clay with Sand (CL)
26	1	1-18-22	9.5	106.3			65	35	18			A-6 (9)	Sandy Lean Clay (CL)
27	1	1-18-22	14.1	89.8	1	24	75	56	36			A-7-6 (27)	Fat Clay with Sand (CH)
27	4	1-18-22	6.4	120.4	6	72	22	35	14			A-2-6 (0)	Sandstone Bedrock
28	1	1-18-22	4.2	118.5	8	64	28	29	16			A-2-6 (0)	Clayey Sand (SC)
29	4	1-18-22	6.2	112.0			56	40	21	0.00		A-6 (9)	Sandy Lean Clay (CL)
5-7	1-3	1-18-22	4.9		0	43	57	30	15	0.03	10	A-6 (5)	Sandy Lean Clay (CL)
16-17	3-6	1-18-22	11.2		0	35	65	49	26	0.05	<5	A-7-6 (15)	Sandy Lean Clay (CL)
23-24	1-3	1-18-22	6.6		0	40	60	35	18	0.00	<5	A-6 (8)	Sandy Lean Clay (CL)

APPENDIX A

DARWIN™ PAVEMENT DESIGN CALCULATIONS

1993 AASHTO Pavement Design

DARWin Pavement Design and Analysis System

A Proprietary AASHTOWare
Computer Software Product

Kumar & Associates, Inc.
2390 South Lipan Street
Denver, Colorado

Flexible Structural Design Module

21-1-722
Dawson Ridge Boulevard - 4-Lane Arterial
Full Depth Section

Flexible Structural Design

18-kip ESALs Over Initial Performance Period	2,060,547
Initial Serviceability	4.5
Terminal Serviceability	2.5
Reliability Level	95 %
Overall Standard Deviation	0.44
Roadbed Soil Resilient Modulus	3,025 psi
Stage Construction	1
Calculated Design Structural Number	5.34 in

Specified Layer Design

Layer	Material Description	Struct Coef. (Ai)	Drain Coef. (Mi)	Thickness (Di)(in)	Width (ft)	Calculated SN (in)
1	Asphalt	0.44	1	12.5	-	5.50
Total	-	-	-	12.50	-	5.50

1993 AASHTO Pavement Design

DARWin Pavement Design and Analysis System

A Proprietary AASHTOWare
Computer Software Product

Kumar & Associates, Inc.
2390 South Lipan Street
Denver, Colorado

Flexible Structural Design Module

21-1-722
Dawson Ridge Boulevard - 4-Lane Arterial
Composite Section

Flexible Structural Design

18-kip ESALs Over Initial Performance Period	2,060,547
Initial Serviceability	4.5
Terminal Serviceability	2.5
Reliability Level	95 %
Overall Standard Deviation	0.44
Roadbed Soil Resilient Modulus	3,025 psi
Stage Construction	1
Calculated Design Structural Number	5.34 in

Specified Layer Design

Layer	Material Description	Struct Coef. (Ai)	Drain Coef. (Mi)	Thickness (Di)(in)	Width (ft)	Calculated SN (in)
1	Asphalt	0.44	1	9	-	3.96
2	ABC	0.12	1	12	-	1.44
Total	-	-	-	21.00	-	5.40

1993 AASHTO Pavement Design

DARWin Pavement Design and Analysis System

A Proprietary AASHTOWare
Computer Software Product

Kumar & Associates, Inc.
2390 South Lipan Street
Denver, Colorado

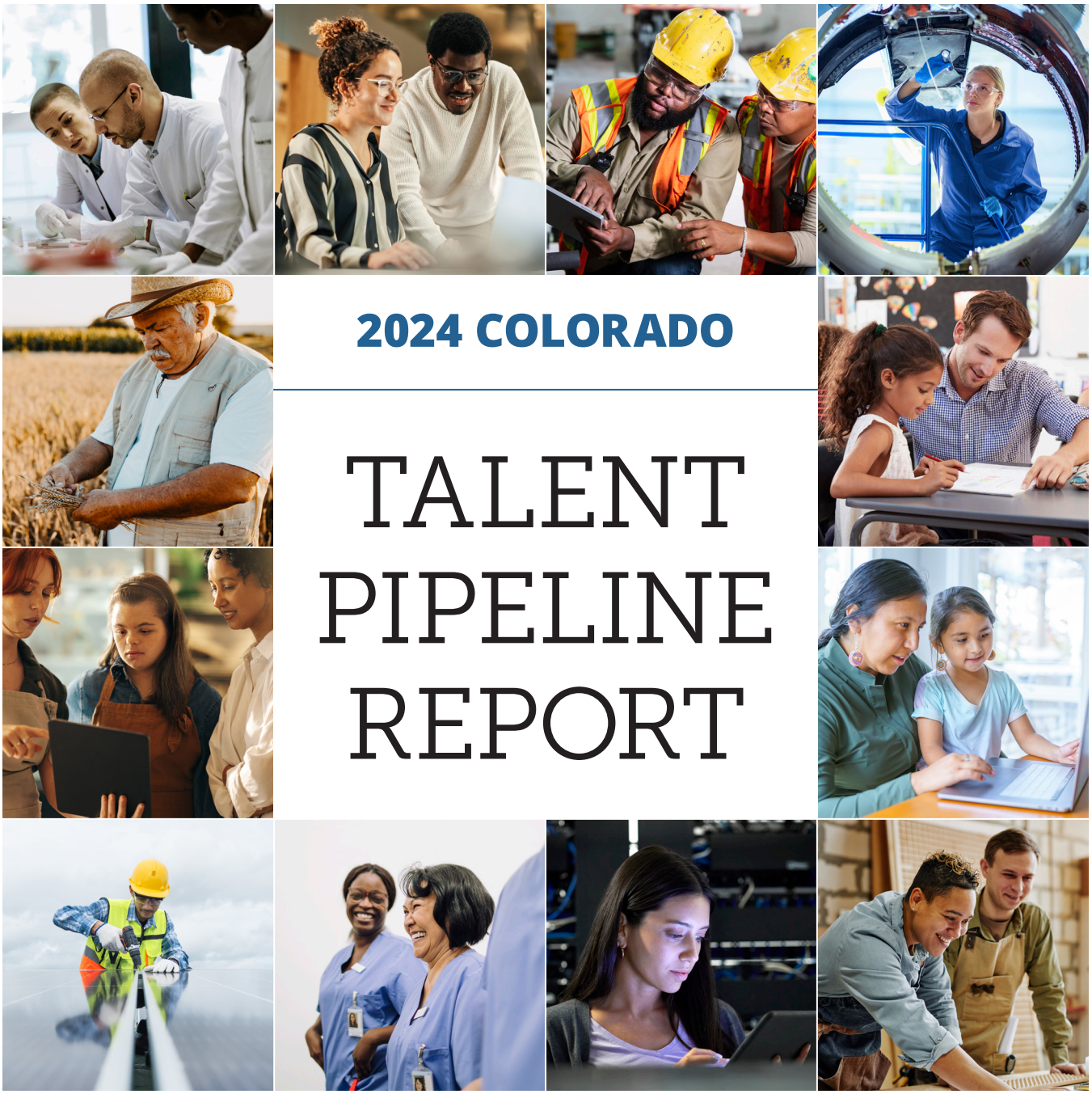
Rigid Structural Design Module

21-1-722
Dawson Ridge Boulevard - 4-Lane Arterial
Concrete Pavement Section

Rigid Structural Design

Pavement Type	JPCP
18-kip ESALs Over Initial Performance Period	2,330,287
Initial Serviceability	4.5
Terminal Serviceability	2.5
28-day Mean PCC Modulus of Rupture	650 psi
28-day Mean Elastic Modulus of Slab	3,400,000 psi
Mean Effective k-value	34 psi/in
Reliability Level	95 %
Overall Standard Deviation	0.34
Load Transfer Coefficient, J	2.7
Overall Drainage Coefficient, Cd	1
Calculated Design Thickness	8.01 in

SUPPORTING INFORMATION



2024 COLORADO

TALENT PIPELINE REPORT

Colorado Workforce Development Council

talentFOUND

In accordance with C.R.S, 24-46.3-103, this Colorado Talent Pipeline Report was prepared by the Colorado Workforce Development Council (CWDC) in partnership with Colorado's Department of Higher Education (CDHE), Department of Education (CDE), Department of Labor and Employment (CDLE), including the CDLE's Labor Standards and Statistics division, Department of Human Services (CDHS), the Office of Economic Development and International Trade (OEDIT), and the Department of Local Affairs (DOLA) State Demography Office. Support was provided by the Governor's Office, the Colorado Community College System (CCCS), and other partners.

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Colorado Workforce Development Council

COLORADO Department of Labor and Employment

COLORADO Department of Higher Education

COLORADO Department of Education

COLORADO Department of Human Services

COLORADO Department of Local Affairs State Demography Office

COLORADO Office of Economic Development & International Trade

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- **Strategic Priority:** Increase AFFORDABILITY of career-connected education and training for Coloradans of all skill levels who have completed or left the K-12 education system
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- **Strategic Priority:** Increase the QUALITY of upskilling opportunities, jobs, and career pathways
- **Strategic Priority:** Increase EQUITABLE economic opportunity for individuals who experience barriers based on race, ethnicity, gender, ability, age, zip code, and/or socioeconomic status

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The Colorado Talent Pipeline Report has been published annually since 2014 by state agency partners as required by 24-46.3-103 C.R.S. as amended by SB14-205. It provides insights on the demand for and supply of talent in Colorado and strategies to align supply and demand. This information is used to inform potential legislation, develop and implement programs, and align partners around the current talent landscape. The report has sections on Colorado's current economic landscape, talent demand and supply, workforce development strategies, and potential policy interventions. There are also appendices containing additional details on topics discussed within the report.

Visit ColoradoTalentDashboard.com to examine the data in a more dynamic format.

COLORADO'S LABOR MARKET:

A HIGH-LEVEL OUTLOOK

In 2024, Colorado employment levels are higher than the national average, but not as strong as previous years.[1] Unemployment increased by 0.4% during the first two quarters of 2024, to 3.8% as of June.[2] This level is still lower than the national average of 4.1%.[3] Colorado's unemployment rate ranged between 3.1% and 3.8% between June 2023 and June 2024, while the U.S. range has been 3.5% to 4.1%.[4] The labor force participation rate (LFPR) as of June 2024 is, 67.9%, the lowest since December 2022.[5] The LFPR has fluctuated between this December rate and 68.5% over the 12 months between June 2023 and June 2024.

Despite the slight uptick in unemployment, Colorado continues to experience strong job growth. Forty thousand nine hundred new jobs were created in 2023,[6] approximately 2,800 fewer jobs created than the prior year. Colorado ranked 11th in the nation for job growth in 2023.[7]

In Colorado, the number of job openings per unemployed worker has dropped from 2.8 in 2023 to 1.2 as of August 2024.[8] The U.S. national ratio is 1.2 openings per unemployed person as of Q2 2024.[9] This suggests **more employers are able to find the talent they need, and that job seekers have fewer options in the job market relative to last year. With a labor market now closer to equilibrium with demand, Colorado demonstrates a continued need for talent because job postings still outpace the total number of people who are unemployed in the state.**

Average hourly earnings continued to climb into 2024, growing from $35.18 to $37.82 between June 2023 and June 2024. Colorado's average hourly earnings were $2.82 higher than average hourly earnings across the nation ($35.00 per hour).[10] [11] This outcome is likely driven by lingering high inflation rates and costs of living in Colorado. Leisure and Hospitality, Professional and Business Services, and Construction sectors have increased average wages the most since 2019, boosting Coloradans' average weekly earnings by approximately 26%, 20%, and 18%, respectively.[12]

Overall, 2024 data trends reported in this section demonstrate a tight labor market, high demand for workers, and lasting employment growth (although slower than 2023 growth rates), all of which will help the economy stay strong into 2025.

Lingering Tight Labor Market Conditions and Highly Skilled Talent Pools in Colorado

While Colorado continues to experience new job growth and high job openings, finding enough skilled talent is still a concern for many employers. Employers in 2024 are most concerned about finding **qualified** employees (i.e., having the proper skills to succeed in a particular role) who will remain working for the same company for a longer period of time.[13] Getting more people into credential and training programs for in-demand jobs will be essential to supporting Colorado's future workforce needs.

Data supplied by the Colorado State Demography Office estimates a projection of **400,000 retirees over the next 10 years in Colorado, resulting in** an average of **40,000 additional job openings per year that need to be filled**. This impact, along with lower in-migration (further detailed in the Supply Section), and a high school population expected to plateau and then decline in the upcoming decade (due largely to falling birth rates) compound the talent volume issue.

Having a competitive statewide labor market saturated with quality jobs could attract a larger number of individuals to the state for its workforce and help ease the current tight labor market conditions in the state on the horizon. Additionally, ensuring that the labor force already in Colorado is well prepared for the jobs available improves the efficiency of our labor market.

Post-secondary education and training, as opposed to direct entry into the workforce, have increasingly been seen as a primary means to ensure workers have the skills and qualifications required for their jobs. While there are anecdotal reports of a mismatch in employee qualifications and job requirements, available data show that Colorado's institutions of higher education (IHEs) have, for several years, been providing an educated workforce that remains in the state and enters industries related (or unrelated) to their training. According to the Post-secondary Employment Outcomes Explorer (PSEO) data, Colorado's IHEs have been successful in training and educating talent that remains in the state after graduation. Table 1 reports the percentage of Coloradan graduates to continue to live in Colorado: one year after graduation (row 2); five years after graduation (row 3); and 10 years after graduation (row 4). Excluding doctoral graduates, **77% of post-secondary completors in Colorado, on average, remain in the state and its workforce for at least one year after graduation.**

Table 1: Percentage (%) of Coloradan Post-secondary Graduates Who Remain in the State Over Time: 2001-2020

Source: Post-secondary Employment Outcomes Explorer (PSEO), 2024.

Supplemental data for Table 1: Percentage (%) of Coloradan Post-secondary Graduates Who Remain in the State Over Time: 2001-2020

Years after graduation	Post-secondary certificate <1 YR	Post-secondary certificate 1-2 YR	Associate Degree	Bachelor's Degree	Master's Degree	Doctoral
1 YR After Graduation	84%	74%	82%	75%	70%	53%
5 YR After Graduation	77%	70%	76%	67%	65%	52%
10 YR After Graduation	73%	67%	71%	63%	63%	52%

The percentage of Colorado post-secondary graduates remaining in the state by completion level has not experienced any major upswings or downswings over recent decades. For example, examining two-year cohorts (starting in 2001), the percentage of bachelor's degree earners who stay in Colorado for at least one year after completion ranges between 74% and 77% during those periods.

In addition, the top programs of study chosen by graduates have remained constant over the years. The top three areas of study Colorado learners choose to pursue a post-secondary credential in between 2001 and 2020 include:

- Education Services;
- Healthcare Professions and Related Programs; and
- Business and STEM Programs.

For those who studied and completed a post-secondary credential related to Education Services in Colorado, **75%** attain a job in the education sector and **74%** remain in the state and its workforce five years after graduation.[14] Out of the Coloradan graduates whose focus was in Health Professions and Related Programs, **72%** became employed in the Health Care and Social Assistance industry and **73%** remain in the state's labor market at least five years after completion.[15]

Out of the Coloradans who chose to study a STEM area of focus, **62%** of bachelor's completers across Engineering, Computer and Information, Mathematics and Statistics, and Engineering/ Engineering-Related fields chose to stay in Colorado and its labor market at least five years after graduation. It is also worth noting approximately **38%** of graduates attained a job in the related industries of: Professional, Scientific, or Technical Services (31%); Information (5%); and Finance and Insurance (2%), while the remaining graduates are employed in an array of other fields led by manufacturing (18%), construction (10%), and educational services (7%).[16]

According to Britannica's definition of STEM, a STEM field/curriculum is centered on education relating to the fields of science, technology, engineering, and mathematics (STEM).

Increased Turnover: Part of the New Normal

Colorado employers are facing headwinds in the labor market retaining employees. Many individuals are deciding at a higher rate to change their roles, company of employment, and/or embrace new career pathways entirely. According to the July 2024 State Job Openings and Labor Turnover Summary (JOLTS) released by the U.S. Bureau of Labor Statistics (BLS), during the second quarter of the year, Colorado ranked second in the nation (behind Alaska) in terms of job turnovers. National labor market data aligns with this state-level data: approximately 78% of workers under 40 in the U.S. have reconsidered their career pathway choice since the pandemic, and nearly 80% of workers currently working in person have considered changing to a role that provides the option of remote work. High turnover rates combined with a rise in unemployment this year has resulted in a more volatile labor market for businesses.

Higher turnover and difficulty hiring qualified workers gives qualified job seekers additional advantages in the labor market when negotiating for wages and flexible work conditions.[17] **Employers who offer higher wages are able to attract a more competitive talent pool; however, by offering higher wages, employers may be less likely to afford the same quantity of employees they had in the past.**

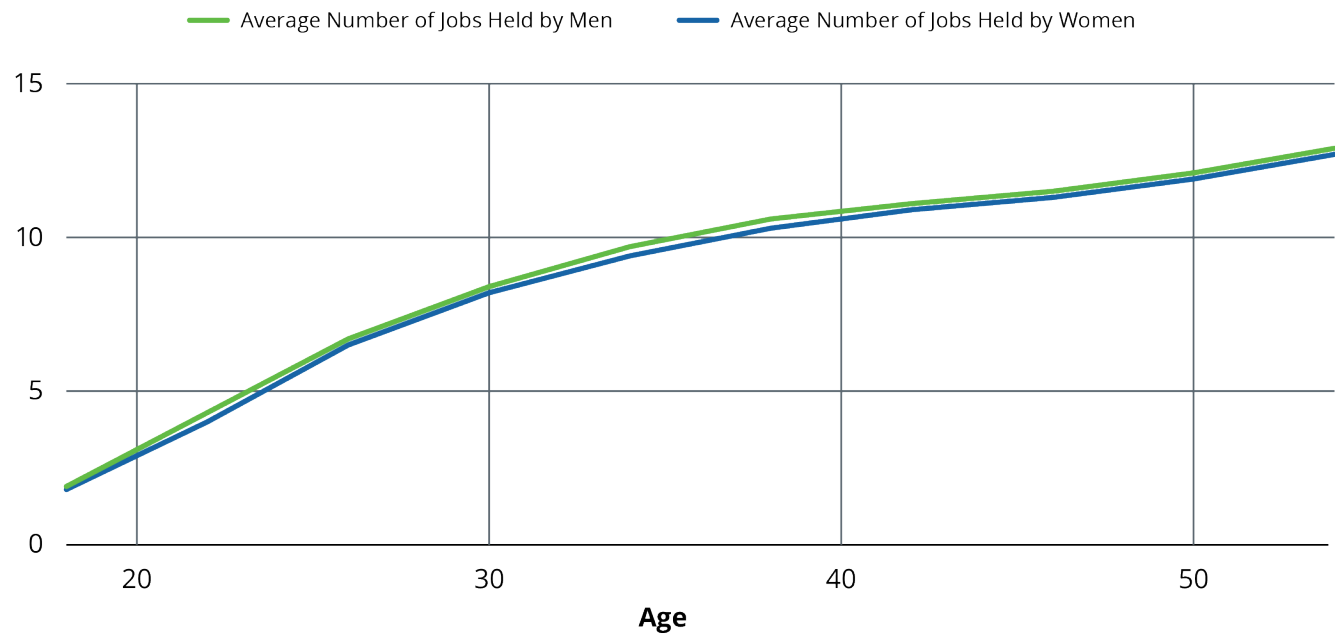
Based on the BLS's National Longitudinal Surveys, the average worker will change jobs nearly 13 times during their lifetime, with younger individuals being more likely to change jobs compared with workers in older age groups.[18]

Figure 1 below displays the number of job changes by the average U.S. worker by sex and age.

Figure 1: Average Number of Jobs Held by U.S. Workers between the Ages of 18 and 56 Disaggregated by Sex: 1978-2020

Source: Bureau of Labor Statistics (BLS), 2023.

Table alternative for Figure 1: Average Number of Jobs Held by U.S. Workers between the Ages of 18 and 56 Disaggregated by Sex: 1978-2020.



Based on historical data relating to sex, males tend to change jobs more often during the traditional working age brackets relative to females.[19] Data indicate males without a high school diploma or equivalent are more likely to experience more job changes on average relative to those with a bachelor's degree or higher (14.1 relative to 12.1), while females without a high school diploma or equivalent tend to hold 10.4 jobs between 18 and 56 relative to females with a bachelor's degree or higher in the workforce who held an average of 13.4 jobs during the same period.

Trends linked to job changes as well as new jobs driven largely by technological innovation mean it's more important than ever that workers learn new skills, improve their current skills, and prepare for future skills they will need.

DEMAND

Colorado's Top Jobs

Since 2014, this report has defined and identified Top Jobs in Colorado based on annual data. This list helps to inform job seekers, educate program creators, and guide employers to create quality work environments. These occupations are in high-demand, have above average projected growth over the next 10 years, and are capable of providing a livable wage for the regions.

In 2024, Colorado Top Jobs are occupations that are able to meet or surpass the following:

- Projected high net annual openings (equal to or greater than 40 per year)
- Above average growth rate over 10 years (>13%)
- A livable wage (as defined by the Massachusetts Institute of Technology (MIT) living wage calculator)

Colorado has diverse regions, and the cost of living can also vary greatly by county. Regional information on living wages can be seen using the MIT living wage calculator, and lists of Top Jobs based on regional data can be seen in Appendix B. A list of Top Jobs by Tier statewide can be found in Appendix A of this online report.

Tier 1 Jobs are benchmarked by an income that can support a family of three in Colorado, with two adults—one working—and one child. This year, MIT defines this amount at just more than **$84,489.60** per year.

Tier 2 Jobs are benchmarked by an income that can support one adult in Colorado. This year, MIT defines this amount at more than **$51,646.40** per year.

The wage threshold for a Tier 1 Top Job has increased by just over **9%** during the past 12 months. The wage threshold for a Tier 2 Top Job increased a notable **29%** in that same time. These increases have resulted in certain jobs falling off the Top Jobs list because wage gains cannot keep pace with the rising cost of living. The jobs are not paying less than they did previously, but rather the benchmark for a living wage from the MIT Living Wage Calculator has continued to increase due to inflation.

However, the median annual earnings for Top Jobs far exceed the income threshold to qualify as a Top Job. These jobs exceeded the benchmark significantly in 2024, with median salaries estimated at:

- **$103,208.50 per year for Tier 1 Top Jobs**; and
- **$64,182.00 per year for Tier 2 Top Jobs**.

In 2024, there are 62 qualifying Tier 1 Top Jobs and 119 qualifying Tier 2 Top Jobs in the state. Over the past 12 months, the Tier 1 and Tier 2 Top Jobs lists have each decreased by 14 occupations, which is a year-over-year decline of **-17.3%** and **-10.5%**, respectively (see Figure 2). Many jobs removed from the list in 2024 are **high-need, meaning the industry is experiencing a notable labor shortage, and high-demand, meaning the industry is quickly growing**.

The Top Jobs criteria that is most difficult to meet or exceed is the MIT livable wage standard. **Lingering inflation, elevated interest rates, and the high cost of living in Colorado are making it difficult for employers to satisfy the Top Jobs livable wage standard. Additionally, these pressures create a strain on Colorado's ability to attract and retain talent.**

Figure 2: Changes in Amount of Qualifying Top Jobs in Colorado: 2021-2024

Figure created using data from Colorado Department of Labor and Employment (CDLE); Office of Labor Market Information (LMI), 2024.

Table alternative for Figure 2: Changes in Amount of Qualifying Top Jobs in Colorado: 2021-2024

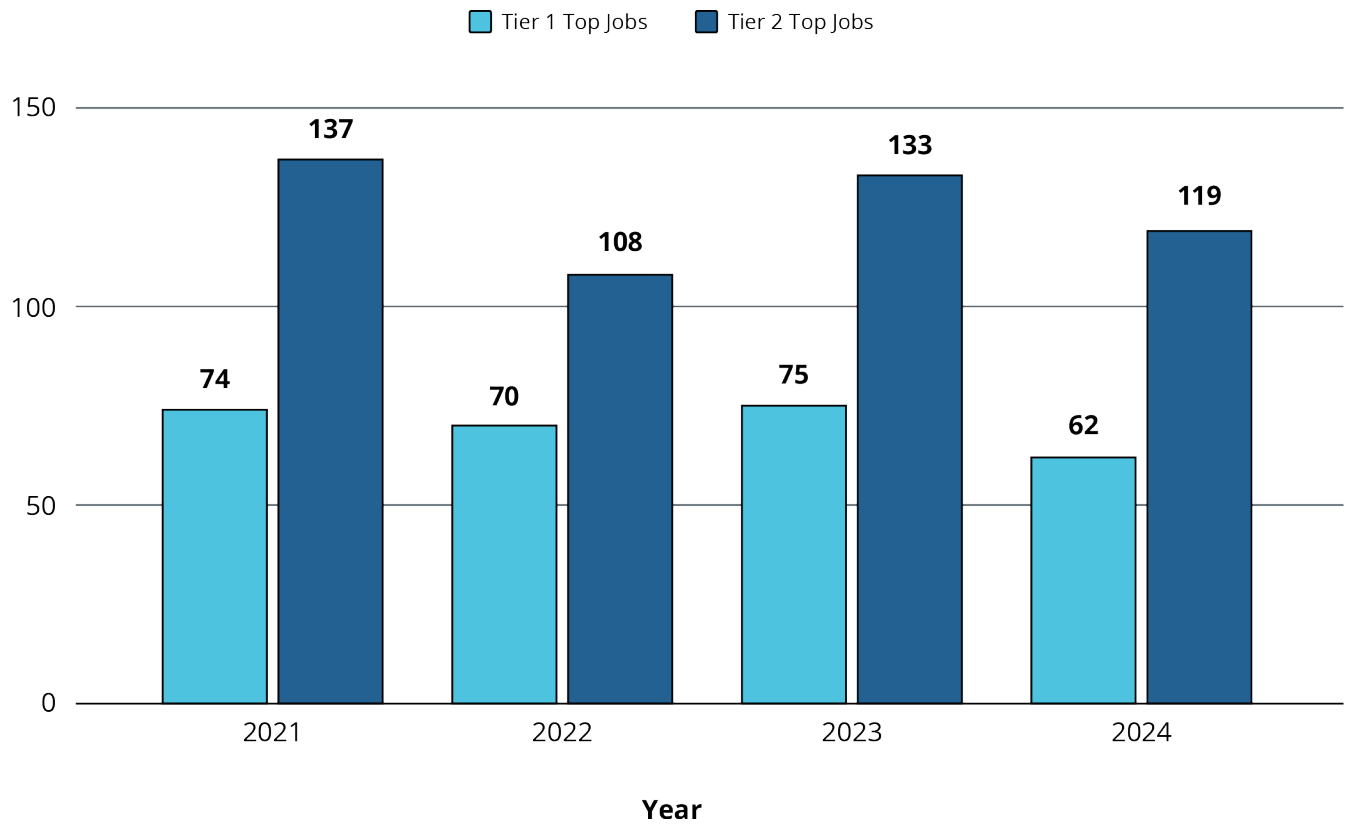


Table 2 displays the occupations added to the Top Jobs list this year. Projected annual openings over the upcoming decade are reported in column 3. Median annual salaries associated with each job are reported in column 4. Columns 5 through 7 provide information related to the typical educational attainment and training requirements associated with each role.

Table 2: New Top Jobs Added in 2024

Source: Table created using data from Colorado Department of Labor and Employment (CDLE); Office of Labor Market Information (LMI), 2024
Notes: Jobs reported in Table 2 are ordered by Top Tier rank and Security Operations Center (SOC) coding. For further information regarding SOC data, please see the Bureau of Labor Statistics (BLS) website.
Supplemental data for Table 2: New Top Jobs Added in 2024.

Top Jobs Tier	Occupation Title	Projected Annual Openings: 2024-2033	Median Annual Salary ($)	Typical Educational Attainment Required	Typical Work Experience Required	Typical Job Training Required
1	Cartographers and Photogrammetrists	127	$85,411	Bachelor's degree	None	None
1	Bioengineers and Biomedical Engineers	136	$107,281	Bachelor's degree	None	None
1	Aerospace Engineering and Operations Technologists and Technicians	40	$118,279	Associate's degree	None	None
1	Chemists	174	$92,896	Bachelor's degree	None	None
1	Family Medicine Physicians	170	$234,216	Doctoral or professional degree	None	Internship/ residency
1	Dental Hygienists	460	$103,607	Associate degree	None	None
1	Surgical Assistants	45	$89,785	non-degree award	None	None

Top Jobs Tier	Occupation Title	Projected Annual Openings: 2024-2033	Median Annual Salary ($)	Typical Educational Attainment Required	Typical Work Experience Required	Typical Job Training Required
1	Detectives and Criminal Investigators	191	$97,216	High school diploma or equivalent	Less than 5 years	Moderate-term on-the-job training
1	Elevator and Escalator Installers and Repairers	70	$109,131	High school diploma or equivalent	None	Apprenticeship
2	Compliance Officers	829	$80,245	Bachelor's degree	None	Moderate-term on-the-job training
2	Fundraisers	336	$68,992	Bachelor's degree	None	None
2	Compensation, Benefits, and Job Analysis Specialists	136	$80,339	Bachelor's degree	Less than 5 years	None
2	Accountants and Auditors	3,963	$84,202	Bachelor's degree	None	None
2	Property Appraisers and Assessors	4,003	$62,917	Bachelor's degree	None	Long-term on-the-job training
2	Tax Examiners and Collectors, and Revenue Agents	256	$64,236	Bachelor's degree	None	Moderate-term on-the-job training
2	Web Developers	336	$71,120	Bachelor's degree	None	None
2	Architectural and Civil Drafters	331	$83,097	Associate degree	None	None
2	Clinical and Counseling Psychologists	108	$61,761	Doctoral or professional degree	None	Internship/ residency
2	Health Education Specialists	156	$84,107	Bachelor's degree	None	None
2	Engineering Teachers	137	$81,614	Doctoral or professional degree	None	None

Top Jobs Tier	Occupation Title	Projected Annual Openings: 2024-2033	Median Annual Salary ($)	Typical Educational Attainment Required	Typical Work Experience Required	Typical Job Training Required
2	Nursing Instructors and Teachers	150	$51,834	Doctoral or professional degree	Less than 5 years	None
2	Museum Technicians and Conservators	47	$51,834	Bachelor's degree	None	None
2	Graphic Designers	633	$61,702	Bachelor's degree	None	None
2	Disc Jockeys, Except Radio	80	$74,194	High school diploma or equivalent	None	Short-term on-the-job training
2	Public Relations Specialists	981	$74,850	Bachelor's degree	None	None
2	Film and Video Editors	69	$53,502	Bachelor's degree	None	None
2	Chiropractors	79	$62,691	Doctoral or professional degree	None	None
2	Cardiovascular Technologists and Technicians	63	$83,302	Associate degree	None	None
2	Licensed Practical and Licensed Vocational Nurses	503	$64,716	non-degree award	None	None
2	Manicurists and Pedicurists	639	$57,659	non-degree award	None	None
2	Insurance Sales Agents	1,331	$60,857	High school diploma or equivalent	None	Moderate-term on-the-job training
2	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	4,908	$79,997	High school diploma or equivalent	None	Moderate-term on-the-job training

Top Jobs Tier	Occupation Title	Projected Annual Openings: 2024-2033	Median Annual Salary ($)	Typical Educational Attainment Required	Typical Work Experience Required	Typical Job Training Required
2	First-Line Supervisors of Construction Trades and Extraction Workers	2,653	$78,011	High school diploma or equivalent	5 years or more	None
2	Brickmasons and Blockmasons	114	$60,686	High school diploma or equivalent	None	Apprenticeship
2	Carpenters	2,313	$57,782	High school diploma or equivalent	None	Apprenticeship
2	Tile and Stone Setters	112	$55,211	No formal educational credential	None	Long-term on-the-job training
2	Cement Masons and Concrete Finishers	640	$58,714	No formal educational credential	None	Moderate-term on-the-job training
2	Operating Engineers and Other Construction Equipment Operators	1,417	$59,417	High school diploma or equivalent	None	Moderate-term on-the-job training
2	Insulation Workers, Mechanical	100	$52,463	High school diploma or equivalent	None	Apprenticeship
2	Plumbers, Pipefitters, and Steamfitters	1,298	$61,876	High school diploma or equivalent	None	Apprenticeship
2	Reinforcing Iron and Rebar Workers	49	$59,653	High school diploma or equivalent	None	Apprenticeship
2	Roofers	394	$52,012	No formal educational credential	None	Moderate-term on-the-job training

Top Jobs Tier	Occupation Title	Projected Annual Openings: 2024-2033	Median Annual Salary ($)	Typical Educational Attainment Required	Typical Work Experience Required	Typical Job Training Required
2	Sheet Metal Workers	275	$54,434	High school diploma or equivalent	None	Apprenticeship
2	Hazardous Materials Removal Workers	227	$58,835	High school diploma or equivalent	None	Long-term on-the-job training
2	Mobile Heavy Equipment Mechanics, Except Engines	408	$64,236	High school diploma or equivalent	None	Long-term on-the-job training
2	Rail Car Repairers	40	$78,240	High school diploma or equivalent	None	Long-term on-the-job training
2	Wind Turbine Service Technicians	55	$61,034	non-degree award	None	Long-term on-the-job training

Although the total number of Top Jobs has decreased this year, the list is not stagnant. Forty-seven new job titles met the Top Job criteria in 2024, aligning with ongoing job creation efforts across sectors. Nine new occupations are associated with Tier 1 Top Jobs, and 38 are associated with Tier 2 Top Jobs.

Most new jobs titles added this year within the Tier 1 category are linked to STEM, Health Care, and Social Assistance roles - nudging the importance of these high-need roles in the state. The largest share of Tier 2 Top Jobs titles new to the list in 2024 are associated with Professional, Scientific, and Technical; Health Care and Social Assistance; and Construction sectors.

Notably, occupations linked to the Creative Industries sector added several new job titles to the Tier 2 list **during the 12 months between July 2023 and July 2024**. These titles include: Museum Technicians and Conservators (associated with 47 job openings over the past 12 months); Graphic Designers (associated with 633 job openings over the past 12 months); Disk Jockeys, Except Radio (associated with 80 job openings over the past 12 months); Public Relations Specialists (associated with 981 job openings over the past 12 months); and Film and Video Editors (associated with 69 job openings over the past 12 months), and representing 1,804 jobs added to Colorado's labor market.

The creative industry is one of many that the state is watching, as it currently employs approximately **79,160** individuals within the state and has a projected growth rate of **15.24%** through 2023.[20] [21] Career pathways for this industry will be published in July 2025.

SPOTLIGHT:

Creative Industries Sector Partnership

The creative sector employs over 25,000 people in the Pikes Peak region. This is a growing industry that is key for business retention and attraction. Recognizing the need for a formalized business-arts collaboration in the community, the Pikes Peak Workforce Center, the Bee Vradenburg Foundation, and the Cultural Office of the Pikes Peak Region collaborated with local businesses and public partners to launch the Creative Sector Partnership in April 2024. This is the first creative industries sector partnership[22] in the state and works to ensure the creative sector's longevity and health in the Pikes Peak Region. Their business-led priorities led to the creation of two action groups: audience development and business development. Industry partners span the creative sector, from performing, visual, and educational artists, to marketing/PR professionals, small business retail, micro-preneurs, and arts nonprofits.

Colorado's 2024 Top Jobs and Associated Industries

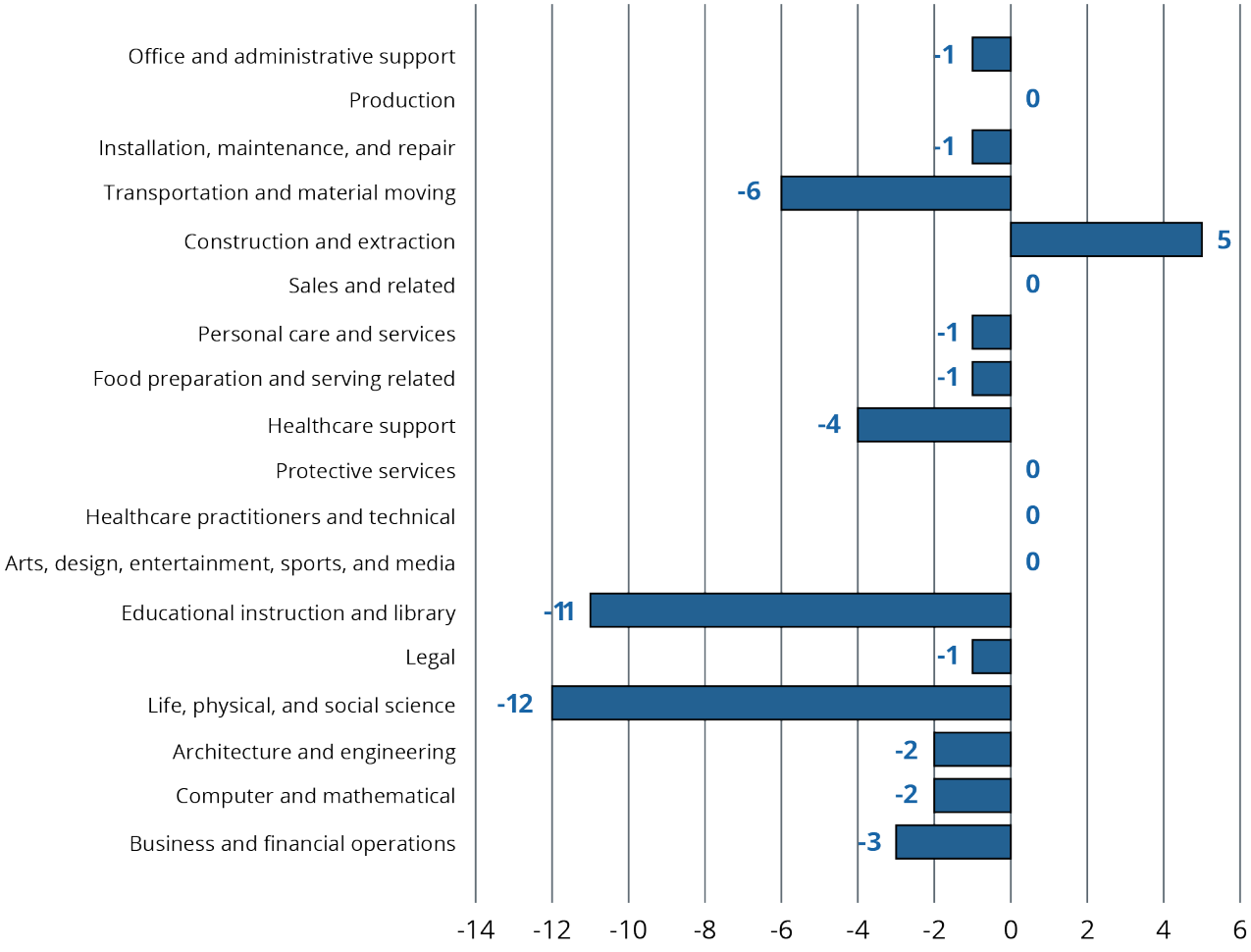
This year there are 21 industrial sectors[23] associated with 2024 Top Jobs. Figure 3 demonstrates the changes in the quantity of occupations by industry in 2024 relative to 2023. Twelve out of the 18 industries (or roughly 67%) experienced a decline in job titles this year while only one industry (Construction and Extraction) saw a positive change, gaining five more occupations in 2024 versus 2023 and containing a notable 16 occupations that made the list (see Table 3). Five industries reported no change across both years. Industries without a change in quantity between both years are represented by a "0" in Figure 3.

Figure 3: Change in the Quantity of Tier 1 and Tier 2 Occupations by Associated Industry: 2024 vs. 2023

Source: Figure created using data from Occupational Employment and Wage Statistics (OEWS); Colorado Department of Labor and Employment (CDLE), 2024.

Notes: Negative numbers indicate a quantity loss during 2024 relative to 2023 in terms of occupational titles. Positive numbers indicate a quantity gain. Industries associated with "0" signify the same level of occupation titles across both years.

Table alternative for Figure 3: Change in the Quantity of Tier 1 and Tier 2 Occupations by Associated Industry: 2024 vs. 2023



Two industries that had no job titles that met Top Jobs criteria in 2024 included Community and Social Services and Farming, Fishing, and Forestry.

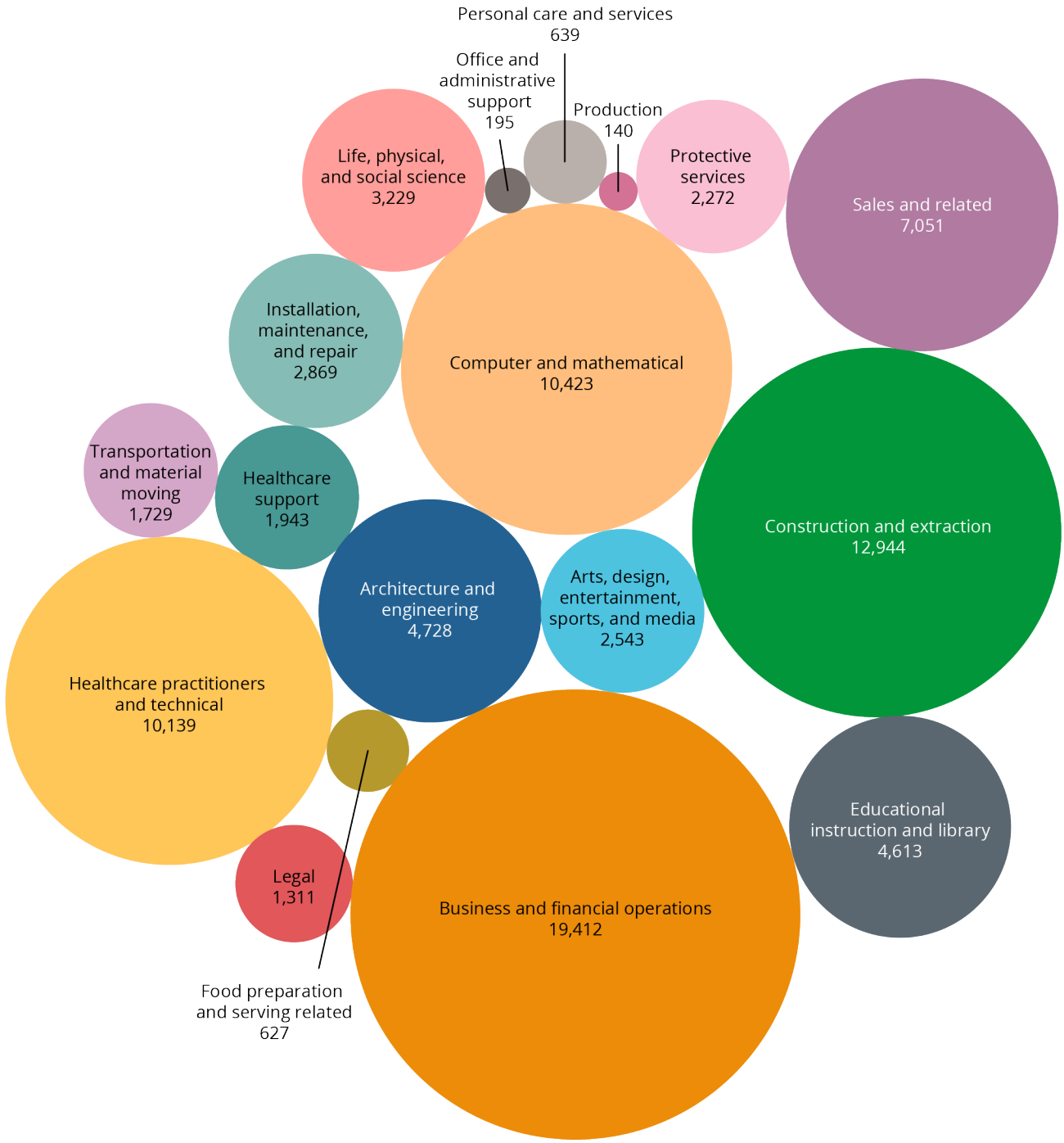
Figure 4 shows Colorado's estimated job openings by industry between August 2023 and August 2024. Business and Finance Operations; Construction and Extraction; Computer and Mathematical; Healthcare Practitioners and Technical Services; and Sales and Related are associated with the highest Tier 1 and Tier 2 Top Jobs opportunities in 2024.

Figure 4: Estimated Job Openings in Colorado by Industry: Aug. 2023 - Aug. 2024

Source: Figure created using data from Occupational Employment and Wage Statistics (OEWS); Colorado Department of Labor and Employment (CDLE), 2024.

Notes: To explore this graphic further, please visit CDHE Tableau.

Table alternative for Figure 4: Estimated Job Openings in Colorado by Industry: Aug. 2023 - Aug. 2024



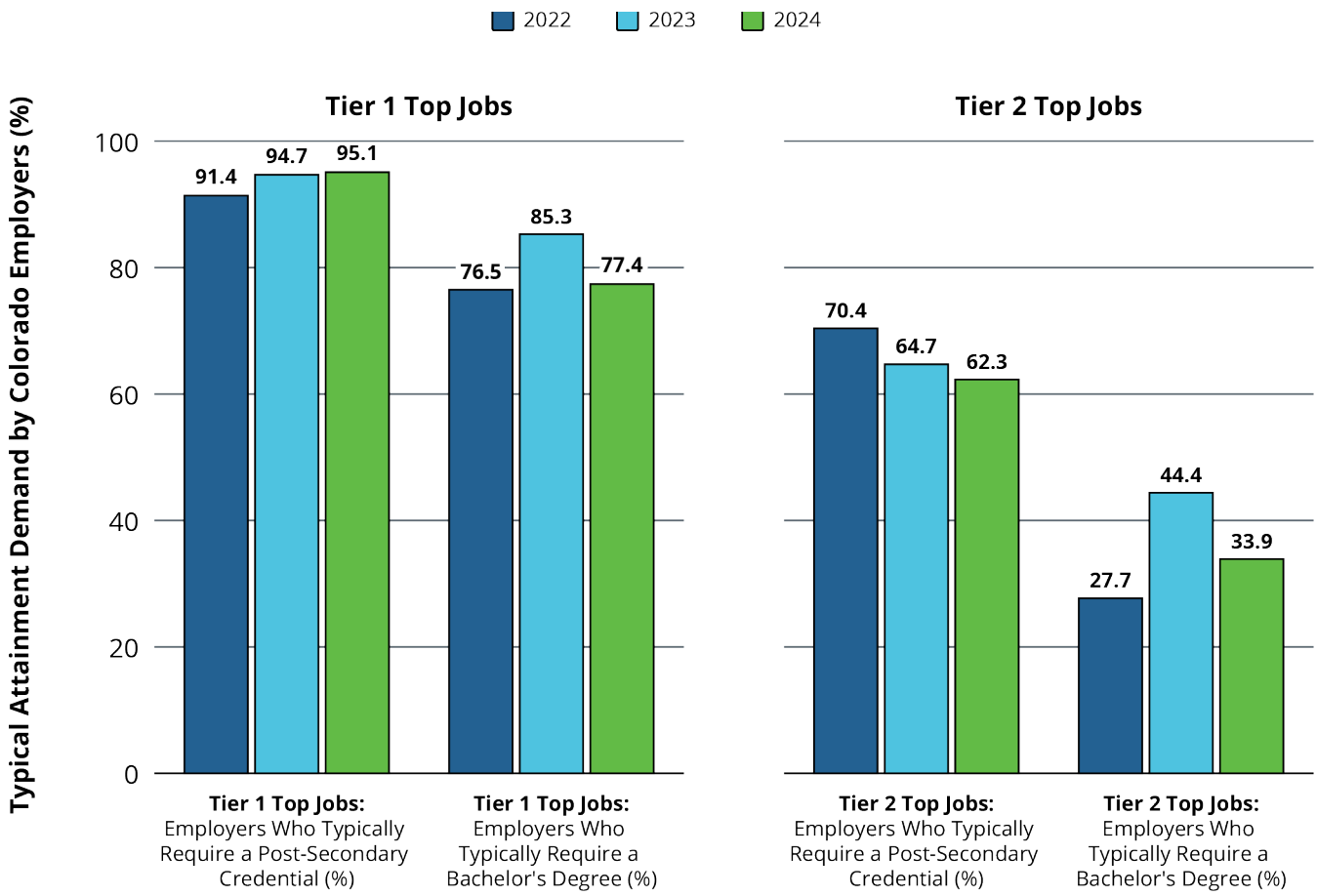
Educational Attainment Value in the Workplace

Ninety-five point one percent of Tier 1 Top Jobs and **62.3%** of Tier 2 Top Jobs required post-secondary education or training in 2024. This represents a 0.4% increase for Tier 1 Top Jobs and 2.4% decrease for Tier 2 Top Jobs compared to 2023. Figure 5 displays typical educational attainment prerequisites across recent years in Colorado.

Figure 5: Typical Post-secondary Attainment Requirements for Entry into Top Jobs in Colorado: 2022 - 2024

Source: Figure created using data from Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI), 2024.

Table alternative for Figure 5: Typical Post-secondary Attainment Requirements for Entry into Top Jobs in Colorado: 2022 - 2024



While many Colorado employers are continuing to feel the strains of labor shortages, Tier 1 Top Job employers have been simultaneously increasing their reliance on post-secondary attainment to fill high-need, higher-paying jobs. This annual upward trend in Tier 1 Top Jobs associated with post-secondary educational attainment is showcased on the left-hand side of Figure 5.

The slight decrease associated with Tier 2 Top Jobs demand for post-secondary attainment suggests that, in some cases, there is growth in the number of in-demand jobs openings that provide a living wage for one adult but not a family and do not have post-secondary education requirements.

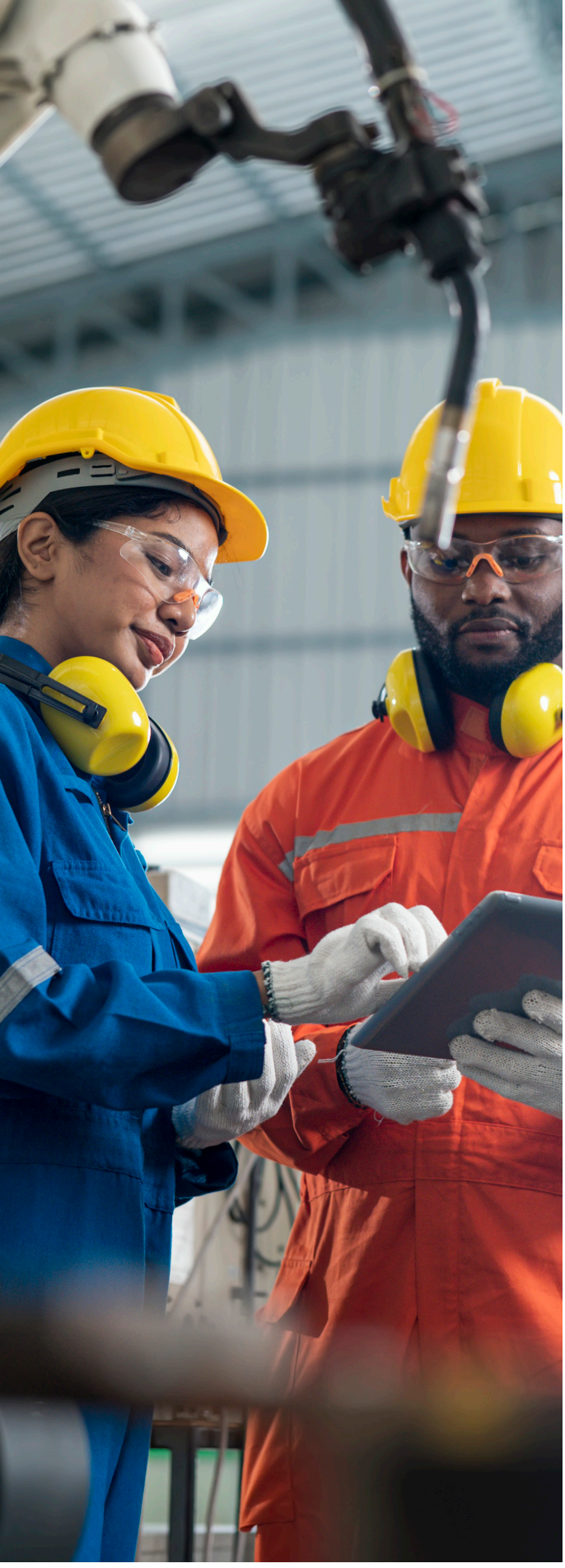
Post-secondary Training and Workforce Preparedness

According to 2024 projections from Georgetown University, Colorado is one of the four states (not including Washington, D.C.) expected to have the lowest share of jobs for workers with a high school diploma (or equivalent) or less in 2031. By 2031, an estimated **73% of all job openings will be for workers with some type of post-secondary credential**. Roughly **30%** of these jobs are expected to require a bachelor's degree, ranking Colorado **second** in the nation for this projected demand. Strong demand for post-secondary education and training credentials in relation to Tier 1 and Tier 2 Top Job employers is likely to continue in the state's foreseeable future.

These findings suggest that completing post-secondary education or training is important in order to acquire a good paying job and to be considered competitive and workforce ready in Colorado.

SPOTLIGHT:

Registered Apprenticeship Programs



Registered Apprenticeship Programs (RAPs) are an industry-driven, high-quality career pathway where employers can develop and prepare their future workforce. Through RAPs, individuals can obtain paid work experience, classroom instruction, and a portable, nationally-recognized credential. RAPs in Colorado are overseen by the State Apprenticeship Agency, also referred to as Apprenticeship Colorado. Learn more about the registered apprenticeship ecosystem by visiting Apprenticeship Colorado's Data Dashboard to explore apprentice demographics, top apprenticeship occupations, and program data.

SPOTLIGHT:

Work-based Learning

Work-based learning (WBL) is a powerful equity strategy that advances career pathways and builds professional skills that learners need to navigate and succeed in the workforce.

> Work-based learning is a continuum of activities that occur, in part or in whole, in the workplace, providing the learner with hands-on, real world experience. It combines skill development with training opportunities and is a key strategy in Colorado for developing talent and preparing Coloradans for the workforce and evolving labor market.
>
> These programs equip students and job seekers with the industry-relevant skills, certifications, and credentials needed to pursue higher levels of education and employment.

While data suggests that the majority of post-secondary learners are employed while completing their studies, only an estimated 30% are employed in jobs that relate to their field of study. Learners may not have the credentials required to be qualified for employment related to their studies while in education or training. However real industry exposure serves two critical functions: one, it provides the learner with more information about the actual employment conditions of the industry they are preparing for; and, two, it prepares the student with entry-level skills for their industry of choice. Early work-based learning experiences ensure a learner is informed and prepared to enter their chosen field upon post-secondary credential completion.

Further research has demonstrated the importance of expanding work-based learning as well. Results from a 2024 Burning Glass Institute report concluded that **completing an internship during a post-secondary program is the biggest predictor of attaining employment after graduation**.

Specifically, the report shows that students who complete an internship during college are 49% less likely to be underemployed after earning their bachelor's degree.

Participation in work-based learning has a long-term return on investment for learners. However, to ensure more learners can access work-based learning, opportunities must be flexible enough to accommodate education and training obligations and financially comparable to other jobs a learner might take while in education and training.

> According to the Colorado Department of Education (CDE), being workforce ready means students are prepared and have the in-demand skills to enter the workforce and meet the needs of businesses in Colorado.

Attainment and Labor Demand

To attract employers to the state and create more high-paying jobs, the number of individuals who have earned post-secondary credentials will need to drastically increase. The number of post-secondary credential holders sat at **62.9%** (or 1,445,510 Coloradans age 25 and older) in 2022. To boost this level by a minimum of **5.5%** by 2034, **Colorado's post-secondary education and training providers would need to supply approximately an additional 38,000 credential recipients over the next 10 years**.[24]

Based on the Colorado Department of Higher Education's completion data, between 2018 and 2022, there were an average of **70,000** graduates per year who graduated from a Coloradan institution of higher education. According to the University of Georgetown's 2024 projections, Colorado's labor market should expect approximately **355,000** job openings per year through 2031, largely due to new job creation and a high level of retirees leaving the workforce. The same report suggests that **73%** of all jobs in Colorado by 2031 will require some type of post-secondary credential as a prerequisite. Using these assumptions, out of the 355,000 job openings per year in the state roughly **259,150** will demand job seekers with a post-secondary credential.

There is a clear gap between the demand for talent with post-secondary credentials and the current number of graduates meeting that need. However, according to the Lumina Foundation's Stronger Nation Report, Colorado's post-secondary attainment rate increased from 60.5% in 2021 to 62.9% in 2022.[25] Data also show promising gains among Coloradans earning bachelor's and graduate degrees. Bachelor's degrees have increased from 24.5% in 2009 to 27.2% in 2018 and 30.5% in 2022. Graduate degree attainment has increased from 12.9% in 2009, 15.1% in 2018, and 16.6% in 2022.

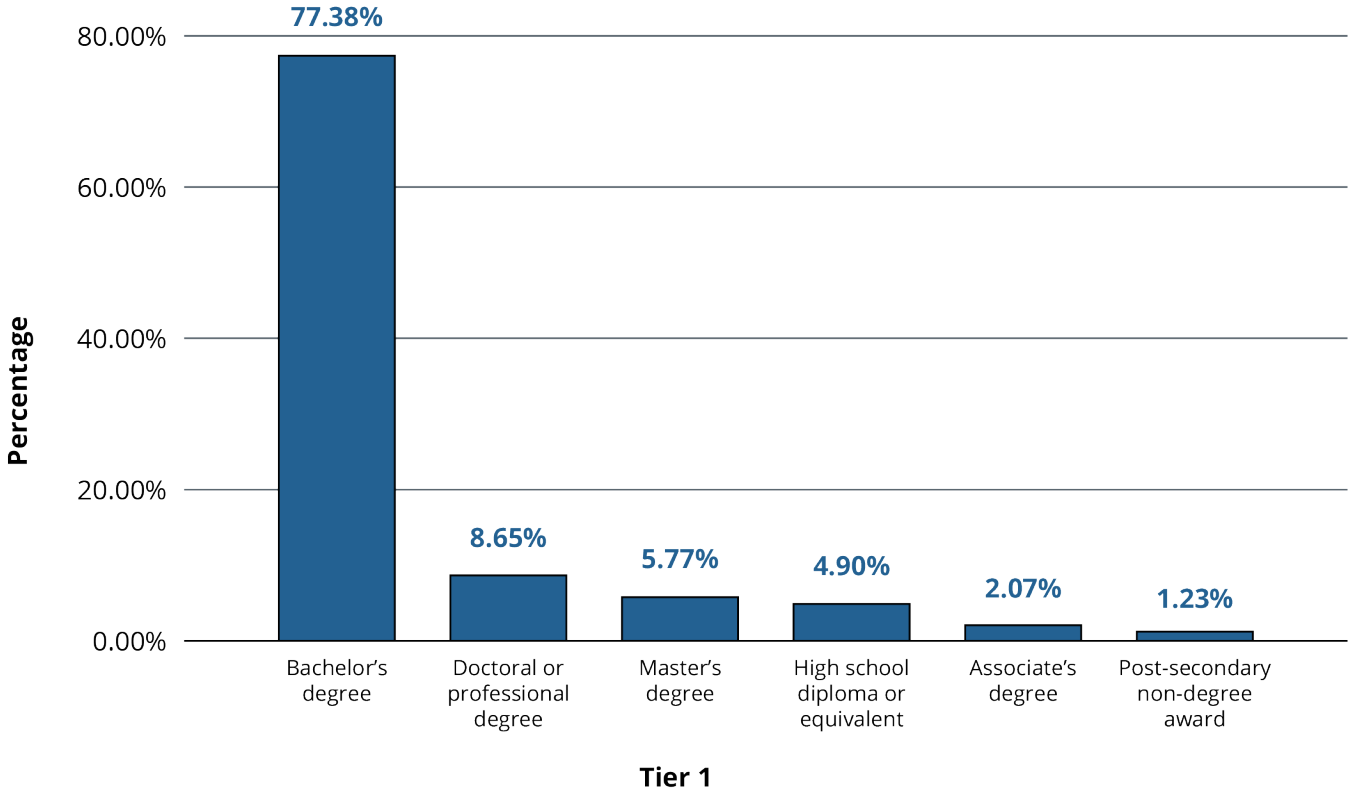
Figure 6 showcases the share of 2024 Tier 1 Top Job openings by educational attainment level. Over the past 12 months, more than three-quarters of these openings have required a bachelor's degree. Meanwhile, positions requiring doctoral, professional, or master's degrees account for over 14% of high-demand, high-paying jobs.

Associate's degrees (responsible for 2.1% of Tier 1 Top Jobs openings) and post-secondary non-degree awards (responsible for 1.2% of Tier 1 Top Jobs openings) are associated with the lowest Tier 1 employer demand this year.

Figure 6: Percent of 2024 Tier 1 Top Jobs Openings by Educational Attainment

Source: Figure created using data from Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI), 2024.

Table alternative for Figure 6: Percent of 2024 Tier 1 Top Jobs Openings by Educational Attainment



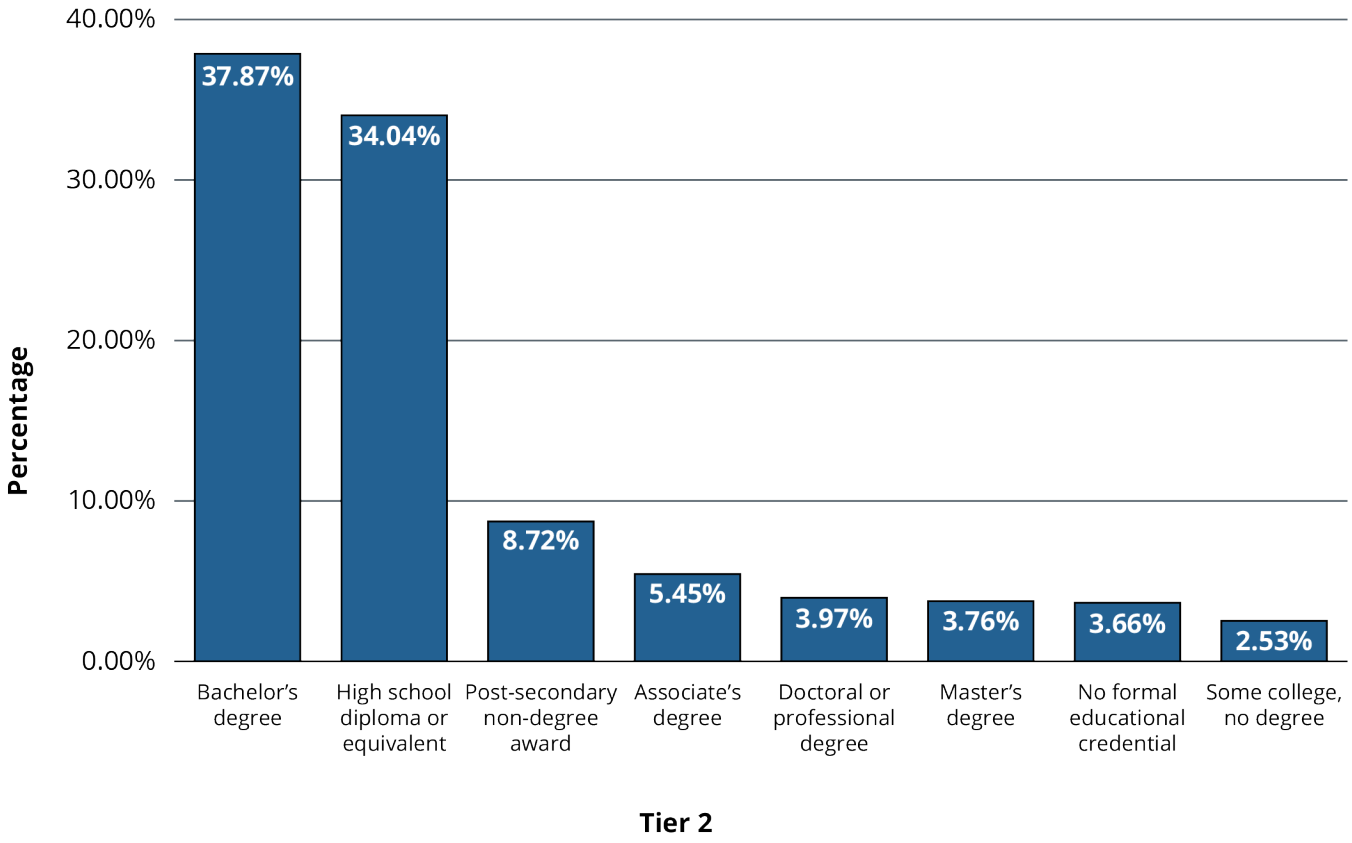
Compared to Tier 1, Tier 2 jobs have more diverse demand for post-secondary credentialing. While employer demand for bachelor's degrees is still the largest share of Tier 2 Top Job openings in 2024, roughly **34%** (or 5,203 openings) of Tier 2 Top Job roles only require a high school degree or equivalent for entry.

While a bachelor's degree is still the single most required prerequisite relating to Tier 2 Top Jobs, **the data about Tier 2 credential demand reflects a relatively higher appetite for short-term, non-degree credentials**. This year, nearly **10%** of Tier 2 Top Job openings required a post-secondary non-degree award and roughly **6%** required an associate's degree as a prerequisite for hiring. Tier 2 jobs that require a non-degree credential or an associate's degree made up an estimated **8,455 openings** in Colorado during the last 12 months.

Figure 7: Percent of 2024 Tier 2 Top Jobs Openings by Educational Attainment

Figure created using Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI), 2024.

Table alternative for Figure 7: Percent of 2024 Tier 2 Top Jobs Openings by Educational Attainment



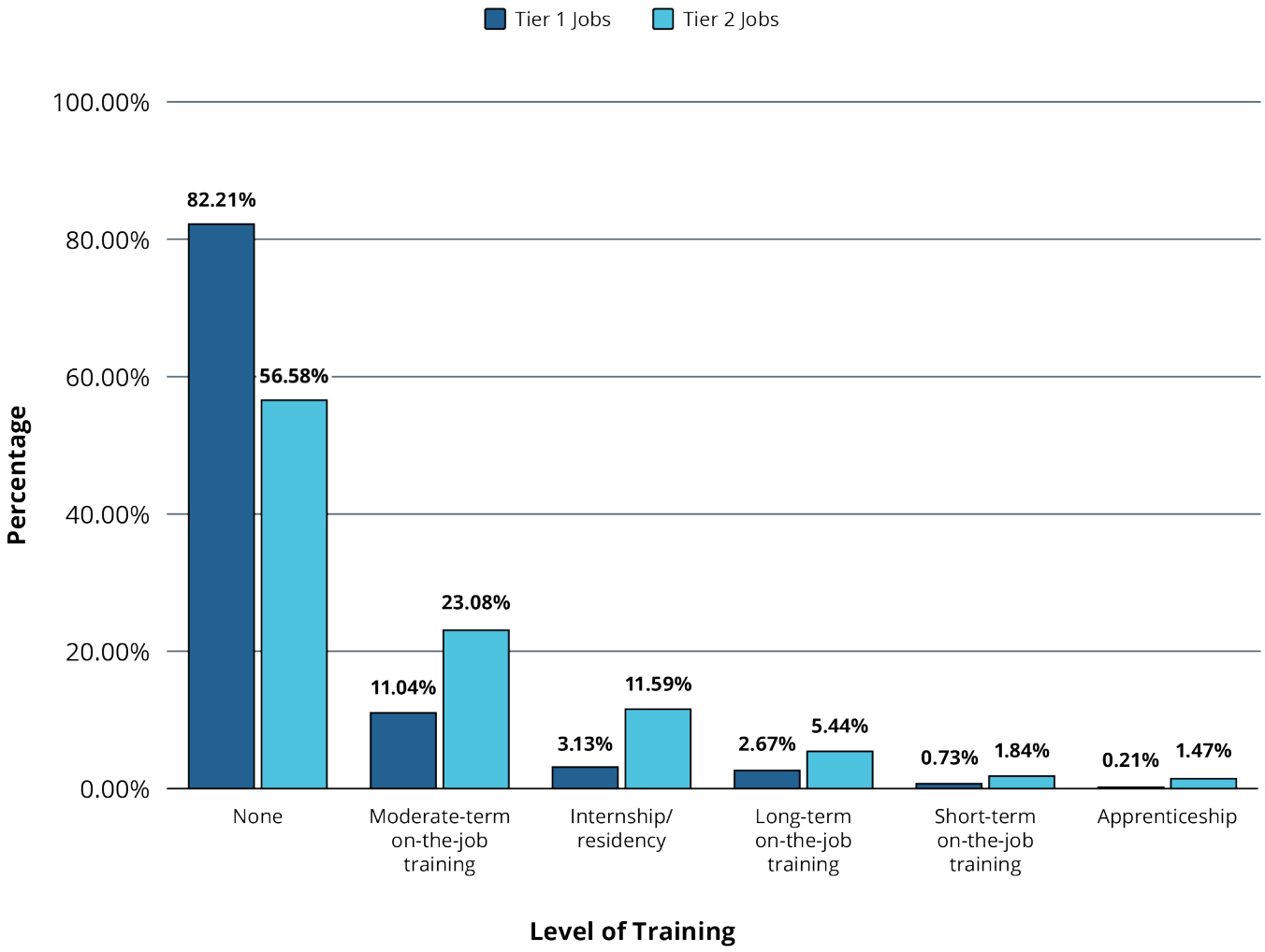
Workforce Training & High-paying, High-demand Jobs

Most Tier 1 and Tier 2 Top Jobs require no on-the-job training. Roughly **11%** of Tier 1 and nearly **25%** of Tier 2 job openings mandate on-the-job training once hired. Of those jobs ***with*** training requirements, moderate-term on-the-job training represents the largest Tier 1 and Tier 2 employer demand relative to other training levels (see Figure 8). This accounts for roughly **14,000** job openings in 2024.

Figure 8: 2024 Top Job Openings and On-the-job Training

Figure created using data from Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI), 2024.

Table alternative to Figure 8: 2024 Top Job Openings and On-the-job Training



Internships are the second most common training requirement among Colorado employers. Between June 2023 and June 2024, openings for positions requiring internship experience represented nearly **1,100** job opportunities in the state. Occupations associated with internship requirements often also require some type of post-secondary completion.

Colorado's Thriving and Surviving Industries

Between June 2023 and June 2024, Colorado's Government sector added 21,100 jobs, the most jobs added to the labor market during that period. Government roles are represented across most occupational categories, and thus can aid in bridging a share of the supply and demand gaps within the state's workforce. Private Healthcare and Social Assistance (+10,200); and Professional and Technical Services (+7,400) added the second and third most jobs, respectively, over that period.

These three industries accounted for 75% of total nonfarm payroll job increases amongst the 11 industries that experienced positive job growth over the period.

The industry sectors with the largest declines between June 2023 and June 2024 were:

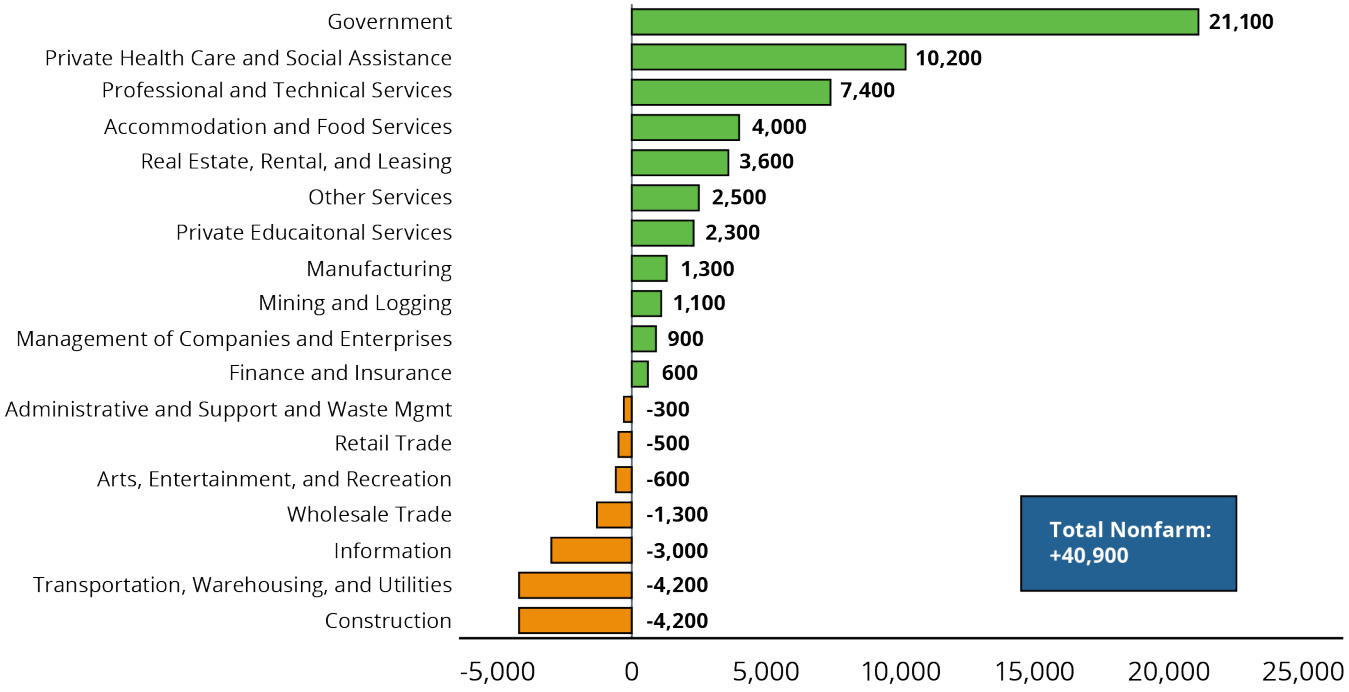
- Construction (-4,200);
- Transportation, Warehousing, and Utilities (-4,200); and
- Information (-3,000).

This marks a shift from data published in the 2023 Talent Pipeline Report, which showed Accommodation and Food Services as the top-growing sector with 23,000 new jobs; followed by Government (16,700 new jobs); and Professional, Scientific, and Technical Services (10,800 new jobs) between August 2022 and August 2023.

Figure 9 below displays the changes in statewide nonfarm payroll jobs[26] between June 2023 and June 2024.

Figure 9: Change in Job Growth by Sector: June 2023 - June 2024

Source: Colorado Employment Situation - June 2024 p. 12 published by the Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI); Bureau of Labor Statistics (BLS), 2024.
Notes: Data reported in Figure 9 is seasonally adjusted.
Table alternative for Figure 9: Change in Job Growth by Sector: June 2023 - June 2024



Growth Patterns in Colorado's High-Wage Industries: June 2022 - June 2024

Sectors classified by CDLE as high-wage industries in 2024 include: **Mining and Logging; Wholesale Trade; Information; Finance and Insurance; Professional, Scientific, and Technical Services; Management of Companies and Enterprises; and Federal Government** jobs. As of June 2024, five out of the seven sectors have experienced positive job growth relative to June 2022. Finance and Insurance and Information sectors experienced declines.[27] [28]

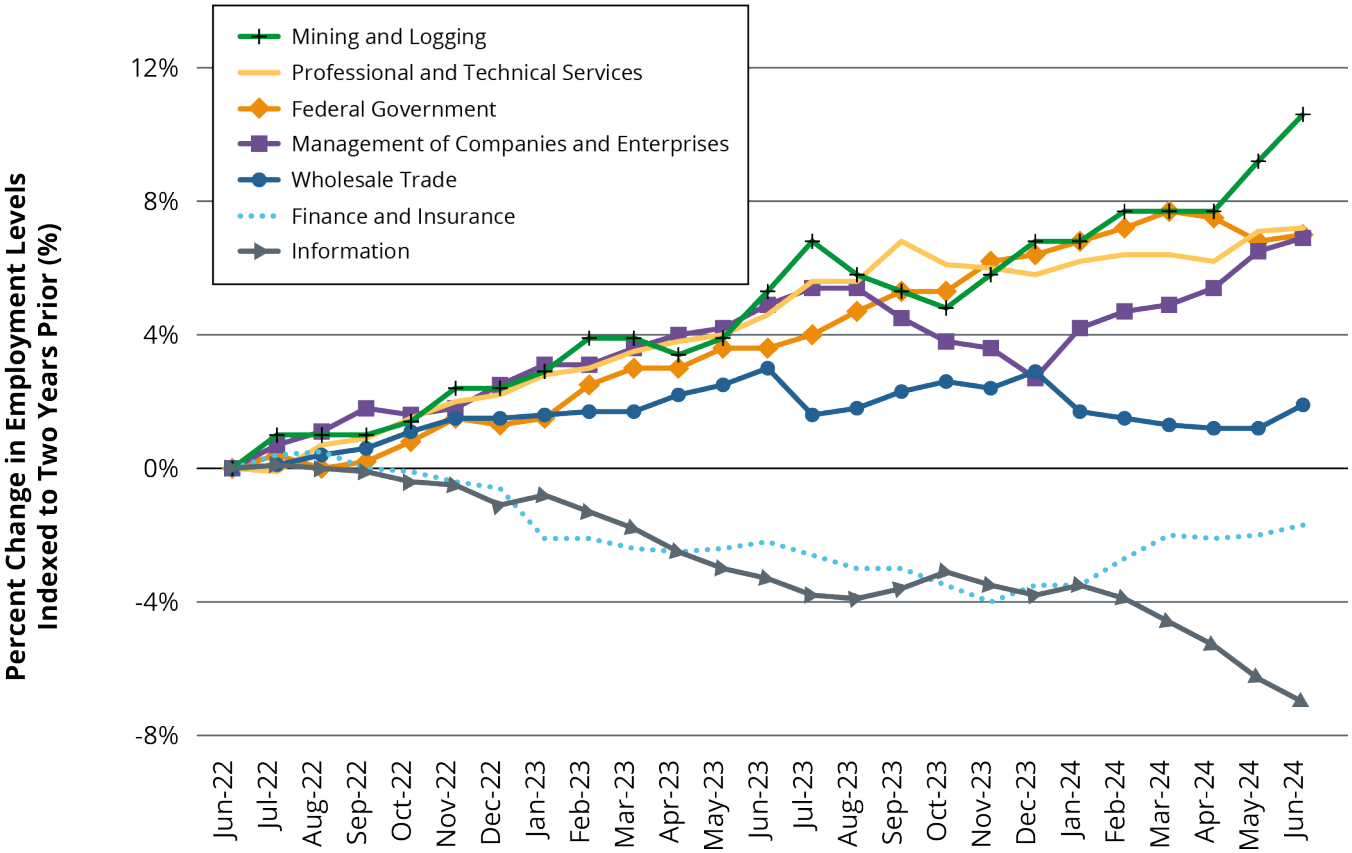
Figure 10 reports job growth trends for Colorado's high-wage industries across recent years. Values above zero percent indicate employment levels have increased relative to June 2022, while values below zero percent indicate employment levels have decreased.

Figure 10: Job Growth for Colorado High-Wage Industries: June 2022 - June 2024

Source: Colorado Employment Situation - June 2024 p. 17 published by the Colorado Department of Labor and Employment (CDLE), Office of Labor Market Information (LMI); Bureau of Labor Statistics (BLS), 2024.

Notes: Data reported in Figure 10 is seasonally adjusted. High-wage industries are determined by the 2019 state-level average weekly wage estimates from the Quarterly Census of Employment and Wages (QCEW).

Table alternative for Figure 10: Job Growth for Colorado High-Wage Industries: June 2022 - June 2024



Mining and Logging has the fastest growth rate for high-wage industries between June 2022 and June 2024, at **10.6%**. As a share of *total employment*, however, relative to 2020 levels, the Mining and Logging sector has fallen by 15.7%.[29]

Shifts in Colorado's Employment Demand by Occupation and Skill Need

The information in Table 3 is based on the average unique monthly online job postings that were active in Colorado between August 2023 and August 2024, according to Lightcast Econometric Modeling platform.

Table 3: Top 10 Occupation Titles Associated with Highest Average Unique Job Postings Compared to the Level of Average Monthly Hires: August 2023 - August 2024

Source: Lightcast Econometric Modeling, Q3 2024.

Notes: Lightcast Econometric Modeling platform ensures to the best of its ability that no "double-counting" errors are included in the data represented in Table 3. Through this methodology, job ads are counted once if they are indicated as "unique," meaning that this posting by specific employer and occupation title has not been reposted on hiring platforms during an estimated timeframe. Thus, if an employer reposts a job position due to not acquiring the talent needed, Lightcast will not recognize that observation as a new/unique posting.

Supplemental data for Table 3: Top 10 Occupation Titles Associated with Highest Average Unique Job Postings Compared to the Level of Average Monthly Hires: August 2023 - August 2024

Occupation Title	Average Monthly Unique Postings	Average Monthly Hires
Registered Nurses	4,529	1,668
Retail Salespersons	2,765	6,716
Computer Occupations, All Other	1,354	323
First-Line Supervisors of Retail Sales Workers	1,298	1,428
Heavy and Tractor-Trailer Truck Drivers	1,282	2,152
Customer Service Representatives	1,239	3,486
Software Developers	1,196	1,416
Maintenance and Repair Workers, General	1,008	1,467
General and Operation Managers	956	2,473
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	933	2,405

Registered Nurses continue to hold the top position for most active job postings for the third year in a row.

Relative to 2023, occupation titles that are new to the list of highest average unique postings this year includes:

- **Computer Occupations, All Other** (ranking 3rd out of the top job posting occupational titles in the state during 2024);
- **Heavy and Tractor-Trailer Truck Drivers** (ranking 5th out of the top job posting occupational titles in the state during 2024);
- **Customer Service Representatives** (ranking 6th out of the top job posting occupational titles in the state during 2024);
- **General and Operation Managers** (ranking 9th out of the top job posting occupational titles in the state during 2024); and
- **Secretaries and Administrative Assistants, Except Legal, Medical, and Executive** (ranking 10th out of the top job posting occupational titles in the state during 2024).

Based on current unique statewide job postings that specify a minimum educational attainment level, nearly 54% require a bachelor's degree or higher between August 2023 and August 2024.

Table 4 below reports the leading skills sought by Colorado employers between July 2023 and July 2024. Columns 1 and 2 report Colorado employer demand for technical skills columns 3 and 4 report Colorado employer demand for essential skills.

Table 4: Leading 10 In-demand Skills by Colorado Employers - Technical Skills vs. Essential Skills: June 2023 - June 2024

Source: Chmura Econometric Modeling, Q3 2024.

Notes: Churma Econometric Modeling platform ensures to the best of its ability that no "double-counting" errors are included in the data represented in Table 4. Through this methodology, job ads are counted once if they are indicated as "unique," meaning that this posting by specific employer and occupation title has not been reposted on hiring platforms during an estimated timeframe. Thus, if an employer reposts a job position due to not acquiring the talent needed, Chmura will not recognize that observation as a new/unique posting.

Supplemental data for Table 4: Leading 10 In-demand Skills by Colorado Employers - Technical Skills vs. Essential Skills: June 2023 - June 2024

Technical Skill Title	Active Job Postings	Essential Skill Title	Active Job Postings
Microsoft Platforms (in terms of demand level: Office; Excel; Outlook; Work; Powerpoint)	226,450	Communication (Verbal and written skills)	422,068
Sales	44,964	Cooperative/Team Player	267,666
Teaching/Training for the Workforce	34,793	Customer Service	184,976
Customer Relationship Management (CRM) and Hospitality	33,025	Organization	132,813
Presentation and Agility	32,502	Detail Oriented/Meticulous	115,143
Spanish	23,158	Self-Motivated/Ability to Work Independently/Self Leadership	111,252
English	18,370	Problem Solving	111,145
Teaching/Training, School	17,762	Adaptability/Flexibility/ Tolerance of Change and Uncertainty	106,354
Mathematics	17,213	Interpersonal Relationships/ Maintain Relationships	96,286
Python (Programming Language)	14,864	Ability to Work in a Fast-Paced Environment	94,401

Of the 10 most in-demand skills listed by Colorado employers in 2024, **essential skills account for nearly 72% of total demand**. This is in part due to the fact that essential skills transcend any particular industry and are foundational to success in the workplace. Essential skills are largely consistent across industries, as noted in the 2023 Talent Pipeline Report, meaning they are easily transferable.

Table 5 shows the leading software skills expected to see increased employer demand in Colorado between September 2024 and September 2026. These estimates are displayed in column 2. Column 3 of Table 5 reports the percentage of job seekers statewide who listed that specific skill on their online profiles.

Table 5: Top Projected Growing Software Skills by Coloradan Employer Demand vs. Percentage of Coloradan Job Seekers Profiles

Source: Lightcast Econometric Modeling, Q3 2024.

Notes: Lightcast Econometric Modeling platform's skill projection growth categories are determined by comparing the forecasted 2-year change in national demand of individual skills with the forecasted 2-year change in national demand for all skills. Categories are assigned based on the distribution of growth rates across all skills and the corresponding ranges that best represent the data. As distributions change over time, these definitions and ranges may also shift.

Supplemental data for Table 5: Top Projected Growing Software Skills by Coloradan Employer Demand vs. Percentage of Coloradan Job Seekers Profiles

Software Skill Title	Projected Skill Growth Demand (%): September 2024 - September 2026	Total Job Seeker Profiles that Satisfy Industry Demand (%): September 2023 - September 2024
Microsoft Azure	28.9%	0%
Microsoft PowerPoint	26.1%	7%
Microsoft Outlook	25.0%	2%
Dashboard	25.3%	1%
Python (Programming Language)	24.5%	2%
Salesforce	24.7%	2%
Microsoft Office	24.2%	12%
JIRA	24.1%	1%
Amazon Web Services	24.0%	1%
Operating Systems	22.6%	1%

Eight out of the top 10 technical skills projected to see the highest growth in employer demand over the next two years in Colorado were listed on only 0% to 2% of job seekers' online profiles between September 2023 and September 2024.

To see the leading technical skills as reported by job seekers in Colorado, go to the Supply Section of this report.

Industries to Look Out For in Colorado

Aerospace Product and Parts Manufacturing

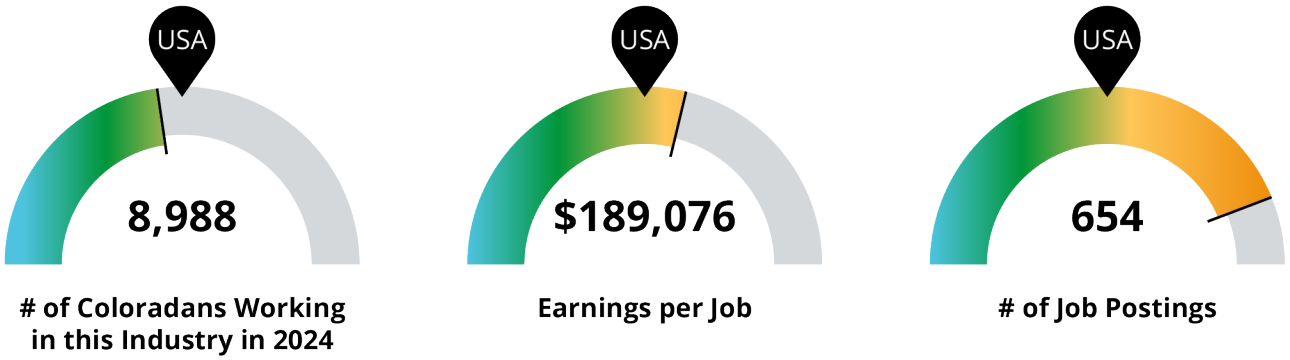
In 2024, **the aerospace industry saw intense competition among employers for talent**, indicating a need for more trained and skilled individuals in this sector. Figure 11 below showcases these trends in Colorado, relative to national averages, through supply, earnings, and demand channels.

Figure 11: Aerospace Product and Parts Manufacturing Trends in Colorado Compared to National Averages: September 2023 - September 2024

Source: Lightcast Econometric Modeling, Q3 2024.

Notes: Supply and demand numbers represent average monthly estimates between September 2023 and September 2024.

Table alternative for Figure 11: Aerospace Product and Parts Manufacturing Trends in Colorado Compared to National Averages: September 2023 - September 2024



Based on the national average, the data suggest that there are not enough Coloradans with the skills in the Aerospace Industry to keep up with demand. This indicates a **need for more aerospace-related training opportunities**, which are often associated with post-secondary attainment. For example, Aerospace Engineers - a Tier 1 Top Job in 2024 - typically require at least a bachelor's degree or higher. Aerospace Engineering and Operations Technologists and Technicians - another Tier 1 Top Job in 2024 - usually require at least an associate's degree or higher.

Earnings per job (i.e., the total industry earnings divided by the number of jobs in the industry) are above the national average. For regions with a similar workforce size to Colorado, the national average salary for Aerospace Product and Parts Manufacturing is $146,452. However, in Colorado it is $189,076.[30] This outpaces the national average by **$42,624** per year and surpasses thresholds associated with Tier 1 and Tier 2 Top Jobs in 2024 by **$105,076 and $138,076**, respectively.

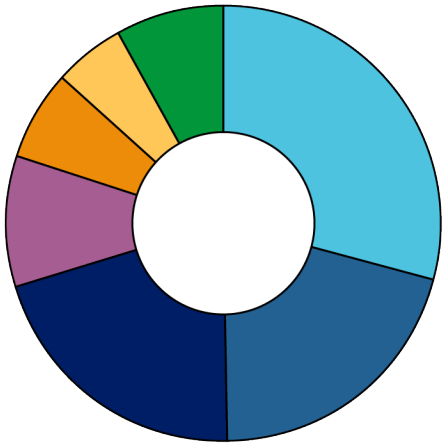
Demand is high for talent in the aerospace industry. This is based on unique online job postings specific to the Aerospace Product and Parts Manufacturing industry. The national average for an area of similar workforce size to Colorado's is 218 job postings per month. Colorado's monthly job postings specific to this industry are roughly **three-times higher than the national average**.

According to Lightcast Econometric Modeling, there were **52 employers** in Colorado who posted aerospace jobs between September 2023 and September 2024. The top employers include:

- **Lockheed Martin:** 2,613 unique postings;
- **Sierra Nevada Corporation:** 1,569 unique postings;
- **Blue Origin:** 950 unique postings;
- **Woodward:** 462 unique postings; and

The aerospace industry experienced a growth rate of **17%** in Colorado between 2018 and 2023 and is expected to grow by **7%** between 2023 and 2028. **Over half** of Colorado employees in this sector are between the ages of 25 and 44. Only **25.4%** are female and approximately **80.2%** identify as white or caucasian, indicating the need for further diversity. Most jobs falling into this category in Colorado are found in the Architecture and Engineering Occupations Industry Sector (see Figure 12).

Figure 12: Aerospace Occupations in Colorado
Source: Lightcast Econometric Modeling, Q3 2024.
Table alternative for Figure 12: Aerospace Occupations in Colorado



Occupation	% of Industry in Occupation (2023)
Architecture and Engineering Occupations	29.2%
Business and Financial Operations Occupations	20.7%
Production Occupations	20.6%
Computer and Mathematical Occupations	9.7%
Management Occupations	6.6%
Installation, Maintenance, and Repair Occupations	5.3%
Other	8.0%

Colorado is committed to developing intentional and strategic workforce efforts which ensure all Coloradans have the opportunity to thrive and access this sector. Recent efforts to support the aerospace talent pipeline have resulted in the creation of an aerospace career pathways map, investments in K-12 aerospace youth apprenticeships, and the growth of teacher externships in STEM fields.

Energy

Similar to national trends, Colorado's energy sector is experiencing contrasting outcomes, with renewable energy jobs growing rapidly while jobs in non-renewable energy decline as the global transition to clean energy accelerates. Figure 13 below displays these trends in Colorado as well as national averages. The first row shows workforce trends in Colorado for clean energy sectors including **Hydroelectric Power Generation; Solar Electric Power Generation; Wind Electric Power Generation; Geothermal Electric Power Generation; and Biomass Electric Power Generation. The second row shows workforce trends in Colorado for occupations in Fossil Fuel Electric Power Generation**.

Figure 13: Contrasting Trends in Colorado's Energy Generation Sector per Month Compared to National Averages: September 2023 - September 2024

Source: Lightcast Econometric Modeling, Q3 2024.

Notes: Supply and demand numbers represent average monthly estimates between September 2023 and September 2024.

Table alternative for Figure 13: Contrasting Trends in Colorado's Energy Generation Sector per Month Compared to National Averages: September 2023 - September 2024

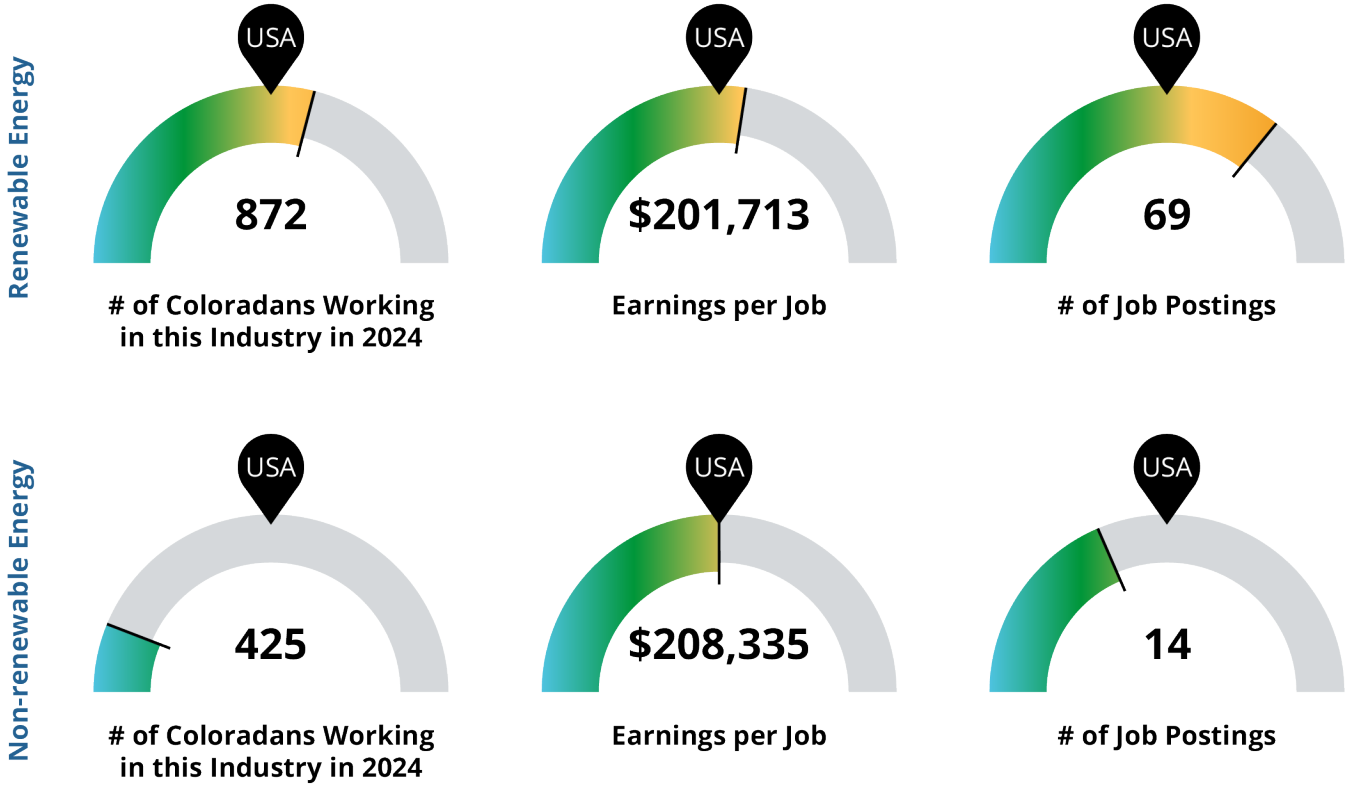


Figure 13 suggests that **renewable energy production is experiencing a robust boom in Colorado compared to non-renewable energy production**. Some of the key factors driving this trend are lower costs associated with renewable energy, supportive clean energy legislation, and shifting public perceptions that favor sustainability.[31]

Colorado's renewable energy sector outpaces national averages in terms of talent supply, annual wages, and employer demand, suggesting that the state is a hotspot of this kind of talent and the industry is thriving. There are **872 Colorado employees filling high-demand jobs in this sector who earn well above the annual thresholds that define Tier 1 and Tier 2 Top Jobs**. Retirement risk is lower than the national average, with **173 employees out of 872 who are 55 and older**.

The state's job market for these types of occupations is competitive, with unique job postings outpacing the national average by roughly double. **This sector experienced a notable growth rate of 141% between 2018 and 2023, and is projected to grow by an additional 42% between 2023 and 2028**. Between September 2023 and September 2024 there have been **879** unique monthly job postings related to this sector in the state.

State efforts to support workforce development in the clean energy sector include the creation of the Strengthening Photovoltaic and Renewable Careers (SPARC) Workforce Development Program, the development of a clean energy career pathways map, delivery of a Zero Emissions Vehicle (ZEV) Workforce Development Grant,[32] and cross agency partnerships between the Department of Labor and Employment and the Colorado Energy Office.

SPOTLIGHT:

Leveraging Federal Investments in Quantum

The U.S. Economic Development Administration (EDA) Tech Hubs Program was enacted as part of the CHIPS and Science Act of 2022. The Tech Hubs Program will invest directly in regions with the assets, resources, capacity, and potential to transform into globally competitive innovation centers in approximately 10 years, while catalyzing the creation of good jobs for American workers at all skill levels, equitably and inclusively.

In October 2023, President Biden announced the designation of the inaugural 31 Tech Hubs, including **Elevate Quantum**, a Colorado and New Mexico led Hub. Following this designation, EDA announced $504 million for 12 Tech Hubs, including a **$41 million award for Elevate Quantum in July 2024**.

> The Elevate Quantum Tech Hub seeks to solidify the region's global leadership in quantum information technology to enable progress in areas such as artificial intelligence, climate tech, and healthcare.

Tapping into regional expertise and assets, including leading national laboratories, this Tech Hub will bolster existing relationships between the regional research community and private sector to unlock transformative technologies needed to move quantum-based products to market.

The Elevate Quantum Tech Hub seeks to strengthen its quantum information technology sector by focusing on commercial-ready applications in sensing, computing, networking, and enabling hardware. The consortium aims to expedite lab-to-market translation by establishing globally unique quantum labs and fabrication facilities, reducing the time and cost of commercializing quantum innovation; lowering barriers to quantum entrepreneurship; and building a workforce ready to meet the needs of this growing sector.

EDA recommended this Tech Hubs receive grant funding of approximately $41 million to implement three projects, including:

- Constructing open-access quantum labs and fabs to enable rapid prototyping and low-volume manufacturing of critical quantum technologies;
- Providing inclusive workforce development programming across colleges, universities, and companies to ensure a skilled and diverse talent pool in the region; and
- Coordinating the consortium's overall strategy, stakeholder and investor engagement, and executive management to execute the Tech Hub's vision.

Elevate Quantum anticipates strong job growth to result from its efforts, with grants projected to support **11,000+ annual jobs** across Colorado, Wyoming, and New Mexico.[33] This will generate **~$910M in labor income**, positively impacting local families, and **~$1.2B in additional economic value**, yielding **over ~$2.1B in total output**.[34] [35]

Through its workforce development efforts, Elevate Quantum is focused on training individuals for jobs with family sustaining wages. Quantum is cutting-edge and requires a broad range of skills to sustain the quantum workforce. Nearly half of quantum jobs **don't require advanced degrees**.[36] Quantum-related jobs are high-paying, with the **average job paying over $125,000 per year**.[37] Elevate Quantum is partnering to dramatically expand community college and certification programs to provide access to quantum jobs.

In this next phase of work funded by the EDA and others, Elevate Quantum anticipates a variety of outcomes in advancing innovation, national security and clean energy applications, private sector successes and investment, as well as inclusion across all levels of the workforce and diverse areas of the state.

SUPPLY

Job Seekers in Colorado

Table 6 reports the leading skills that Colorado job seekers have between September 2023 and September 2024. Data reported is based on active online profiles statewide.

Table 6: Leading 10 Skills by Colorado Job Seekers - Technical Skills vs. Essential Skills: September 2023 - September 2024

Source: Chmura Econometric Modeling Platform, 2024.

Supplemental data for Table 6: Leading 10 Skills by Colorado Job Seekers - Technical Skills vs. Essential Skills: September 2023 - September 2024

Technical Skill Title	Online Profiles	Essential Skill Title	Online Profiles
Teaching/Training, Job	158,242	Supervision/Management	206,290
Sales	151,667	Communication (Verbal and written skills)	129,688
Marketing	105,040	Organization	119,992
Finance	85,979	Researching	96,415
Spanish	77,261	Customer Service	85,221
Health/Wellness	58,184	Cooperative/Team Player	76,215
Recruiting	54,045	Coaching/Mentoring	73,017
Social Media	41,947	Leadership	70,595
Accounting	36,128	Efficiency	63,319
Laboratory	36,023	Consulting	51,244

Relative to demand estimates reported in Table 5 in the previous section, many of the skills showcased by job seekers are misaligned with employer needs. Skills mismatches across Table 4 and Table 6 show supply and demand gaps across employers and job seekers. In terms of essential skills, data suggest deficiencies between labor market supply and demand.

Table 7 reports the top 10 software skills job seekers in Colorado have showcased on their online profiles between September 2022 and September 2024 (column 2) and compares them to the percentage of unique job postings with those listed skills during the same period (column 3).

Column 4 of Table 7 displays the projected growth rate in employer demand between September 2024 and September 2026. Any skills above 24% are considered to be **rapidly growing** as defined by Lightcast Econometric Modeling platform.[38] Skills with a projected growth rate between 15% and 24% are considered to be **growing**. Skills with a projected growth rate between 5% and 14% are considered to be **stable**.

Table 7: Leading Software Skills Showcased on Coloradan Job Seeker Profiles: Technical Skills vs. Essential Skills: September 2022 - September 2024

Source: Lightcast Econometric Modeling, Q3 2024.

Notes: Lightcast Econometric Modeling platform ensures to the best of its ability that no "double-counting" errors are included in the data represented in Table 7. Through this methodology, job ads are counted once if they are indicated as "unique," meaning that this posting by specific employer and occupation title has not been reposted on hiring platforms during an estimated timeframe. Thus, if an employer reposts a job position due to not acquiring the talent needed, Lightcast will not recognize that observation as a new/unique posting.

Supplemental data for Table 7: Leading Software Skills Showcased on Coloradan Job Seeker Profiles: Technical Skills vs. Essential Skills: September 2022 - September 2024

Technical Skill Title	% of Total Profiles	% of Total Postings	Projected Skill Growth: September 2024 - September 2026
Microsoft Office	12%	8%	18.5%
Microsoft Excel	10%	7%	17.7%
Microsoft Word	8%	2%	7.2%
Microsoft PowerPoint	7%	4%	26.1%
Microsoft Outlook	2%	4%	25.0%
Python (Programming Language)	2%	2%	24.5%
Salesforce	2%	1%	24.7%
SQL (Programming Language)	2%	1%	6.4%
Spreadsheets	1%	1%	22.2%
SAP Applications	1%	1%	21.6%

Certification Supply and Demand Across Job Seekers and Employers in Colorado

Certificates and short-term credentials offer unique educational and training opportunities that can meet individual advancement needs at different times throughout a worker's lifespan. Table 8 below reports the leading 15 certification data that job seekers showcase on their resumes relative to the certifications that employers require on job postings over this 12 month timeframe in Colorado.

Table 8: Leading 15 Certificates Attained by Colorado Job Seekers vs. Leading 15 Certificates in Demand by Employers: September 2024

Source: Chmura Econometric Modeling, Q3 2024.

Notes: Churma Econometric Modeling platform ensures to the best of its ability that no "double-counting" errors are included in the data represented in Table 8, Column 4. Through this methodology, job ads are counted once if they are indicated as "unique," meaning that this posting by specific employer and occupation title has not been reposted on hiring platforms during an estimated timeframe. Thus, if an employer reposts a job position due to not acquiring the talent needed, Chmura will not recognize that observation as a new/unique posting.

Supplemental data for Table 8: Leading 15 Certificates Attained by Colorado Job Seekers vs. Leading 15 Certificates in Demand by Employers: September 2024

Certificate Name - Attained by Job Seekers	Online Job Seeker Profiles (September 2024)	Certificate Name - Demand by Employers	Active Job Postings (September 2024)
Certification in Cardiopulmonary Resuscitation (CPR)	19,867	Basic Life Support (BLS)	27,631
First Aid Certification	16,529	Certification in Cardiopulmonary Resuscitation (CPR)	23,227
Basic Life Support (BLS)	10,261	Registered Nurse (RN)	19,407
Project Management Professional (PMP)	7,402	Secret Clearance	8,665
Certified Public Accountant (CPA)	5,761	Advanced Cardiac Life Support Certification (ACLS)	8,294
Registered Nurse (RN)	5,381	First Aid Certification	8,183
Certified ScrumMaster (CSM)	5,333	Commercial Driver's License (CDL)	5,215
CompTIA Security+ Certification	5,284	Certified Public Accountant (CPA)	4,447
Advanced Cardiac Life Support Certification (ACLS)	4,318	Licensed Practical Nurse (LPN)	4,264

Certificate Name - Attained by Job Seekers	Online Job Seeker Profiles (September 2024)	Certificate Name - Demand by Employers	Active Job Postings (September 2024)
Notary Public	4,005	Certified Nursing Assistant (CNA)	4,087
Licensed Professional Engineer	3,966	The American Registry of Radiologic Technologists (ARRT) Certification	3,617
Certified Nursing Assistant (CNA)	3,352	Licensed Clinical Social Worker (LCSW)	3,348
CompTIA A+ Certification (A+ Certification)	3,339	Licensed Professional Counselor (LPC)	2,994
Network+ Certification	3,139	Pediatric Advanced Life Support (PALS)	2,816
Six Sigma Green Belt Certification (SSGB)	3,057	Project Management Professional (PMP)	2,362

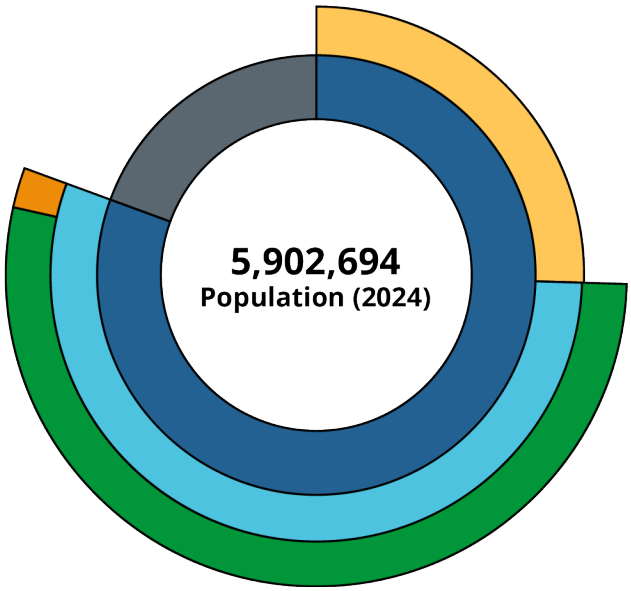
As of September 2024, 13 out of the top 15 in-demand certificates have demand greater than the supply of workers. The largest deficiencies are associated with the Health Care Industry. Project Management Professionals (PMP) and First Aid Certifications are the two certifications that stand out as surpluses across job seekers and employer demand.

Colorado's Labor Force & Population Update

Between 2018 and 2023, Colorado's population has increased by 3.1% , adding 178,684 new Coloradans. The population is expected to increase by roughly 2.2% between 2023 and 2028, adding 132,104 new Coloradans, with **the largest share of the population growth expected to be from the 65+ population. The high school aged population is expected to slow and decline over the next two decades due, in part, to declining birth rates**. Colorado is not unique in having an aging population. The United States is projected to, "shift the age structure of the population so that there will be more adults age 65 or older compared to children under age 18."[39]

As of June 2024, Colorado's population totals nearly 6 million, with 3,261,954 individuals participating in the labor force (see Figure 14 below).

Figure 14: Labor Force Breakdown: June 2024
Source: Lightcast Econometric Modeling, Q3 2024.
Table alternative for Figure 14: Labor Force Breakdown: June 2024



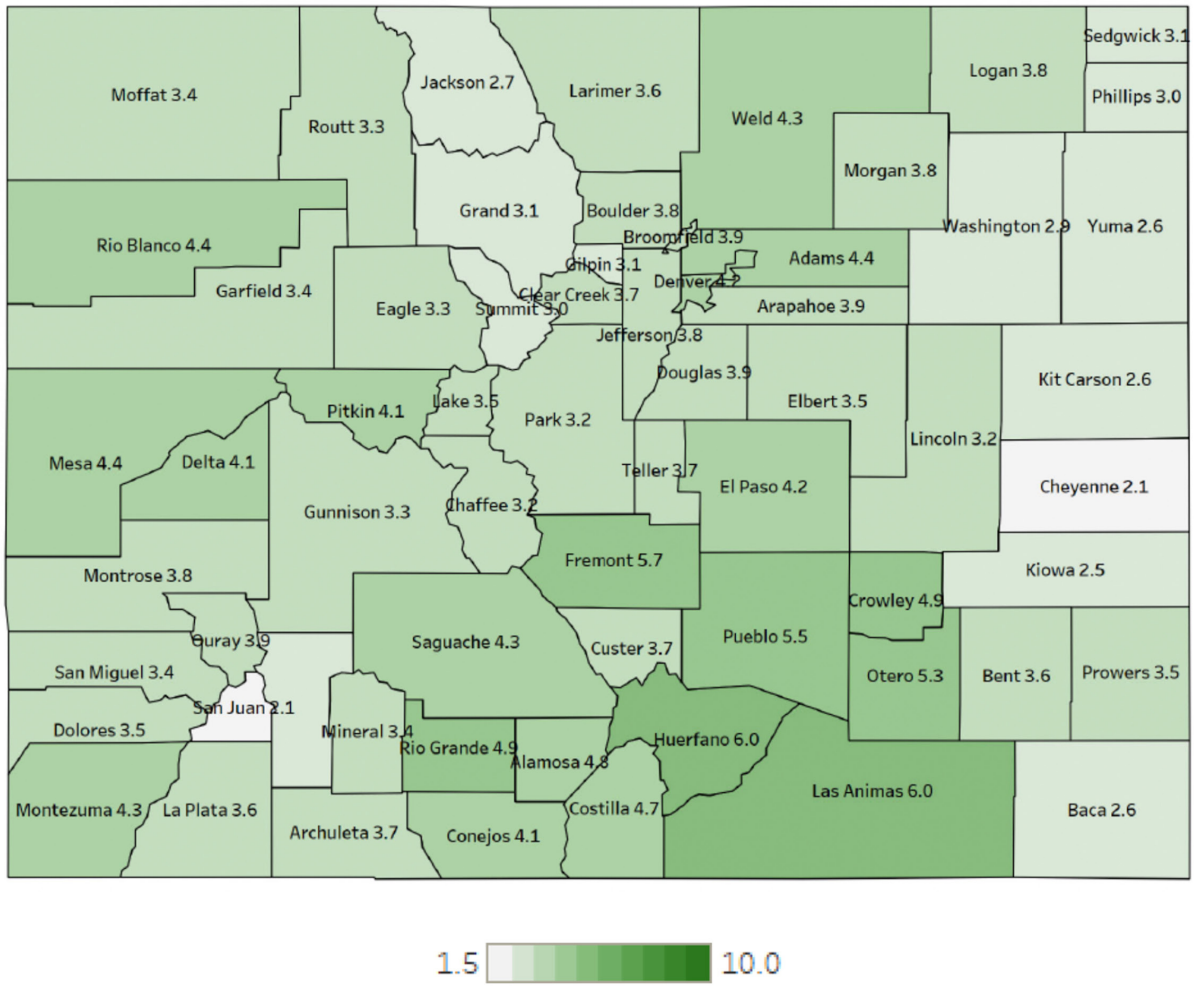
	Population
16+ Civilian Non-Institutionalized Population	4,756,102
Not in Labor Force (16+)	1,494,148
Labor Force	3,261,954
Employed	3,130,431
Unemployed	131,523
Under 16, Military, and Institutionalized Population	1,146,591

Unemployment rates are highest in rural areas of the state generally in the southeastern region (see Figure 15). Interestingly, the counties associated with the lowest unemployment rates are also considered rural, with San Juan and Cheyenne counties both reporting a **2.1%** unemployment rate. Data estimates also suggest that rural counties furthest east of the state have lower unemployment rates relative to other regions of Colorado, with many counties rates ranging between **2.1% and 2.9%**. Unemployment rates associated with metropolitan counties along the front range vary between **3.1% and 4.0%**.

Figure 15: County Unemployment Rates: June 2024

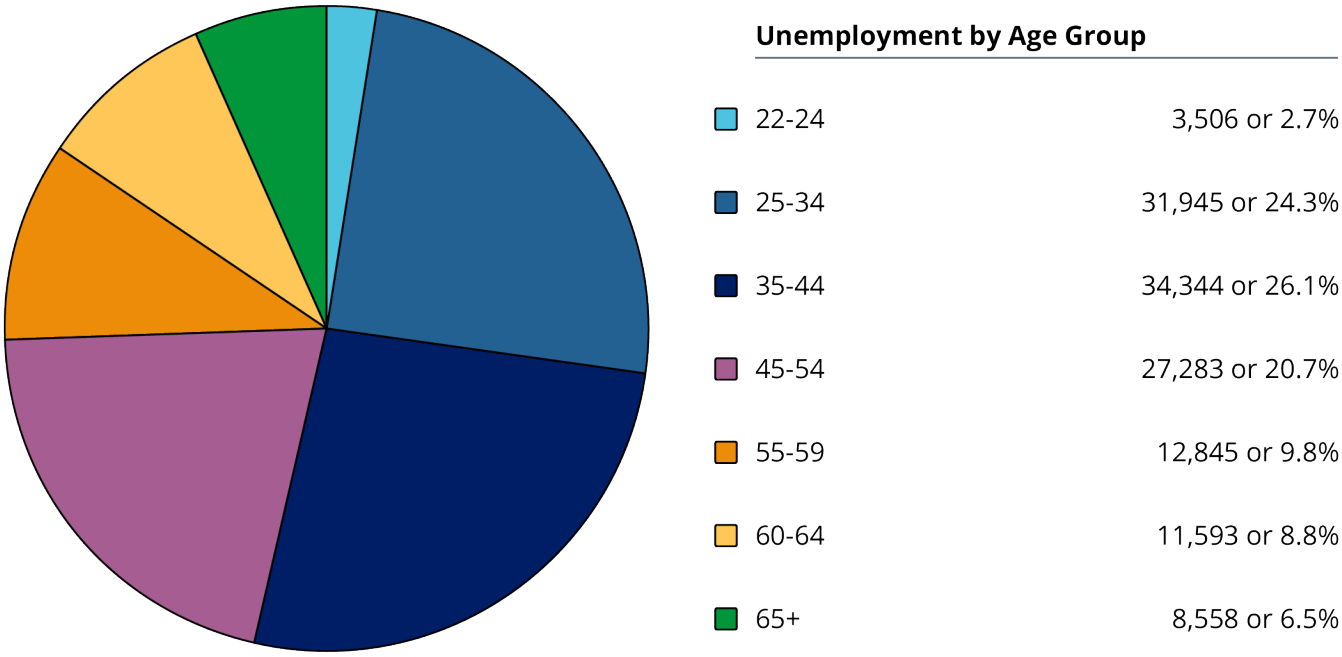
Source: Office of Labor Market Information (LMI), CDLE, 2024.

Notes: Data is not seasonally adjusted. Because the data has not been seasonally adjusted, some of the variance between counties may simply reflect seasonal variation. Explore CDLE's accessible unemployment rates by county in a table format.



When disaggregating unemployment by age groups, data indicates that the largest share of unemployed people is composed of individuals between **35-44** (see Figure 16).

Figure 16: Share of People Unemployed by Age: June 2024
Source: Lightcast Econometric Modeling, Q3 2024.
Table alternative for Figure 16: Share of People Unemployed by Age: June 2024



According to the Current Population Survey (CPS), when disaggregating unemployment by race and ethnicity,[40] unemployment rates by Coloradans ages 16+ between September 2023 and August 2024 are the following:

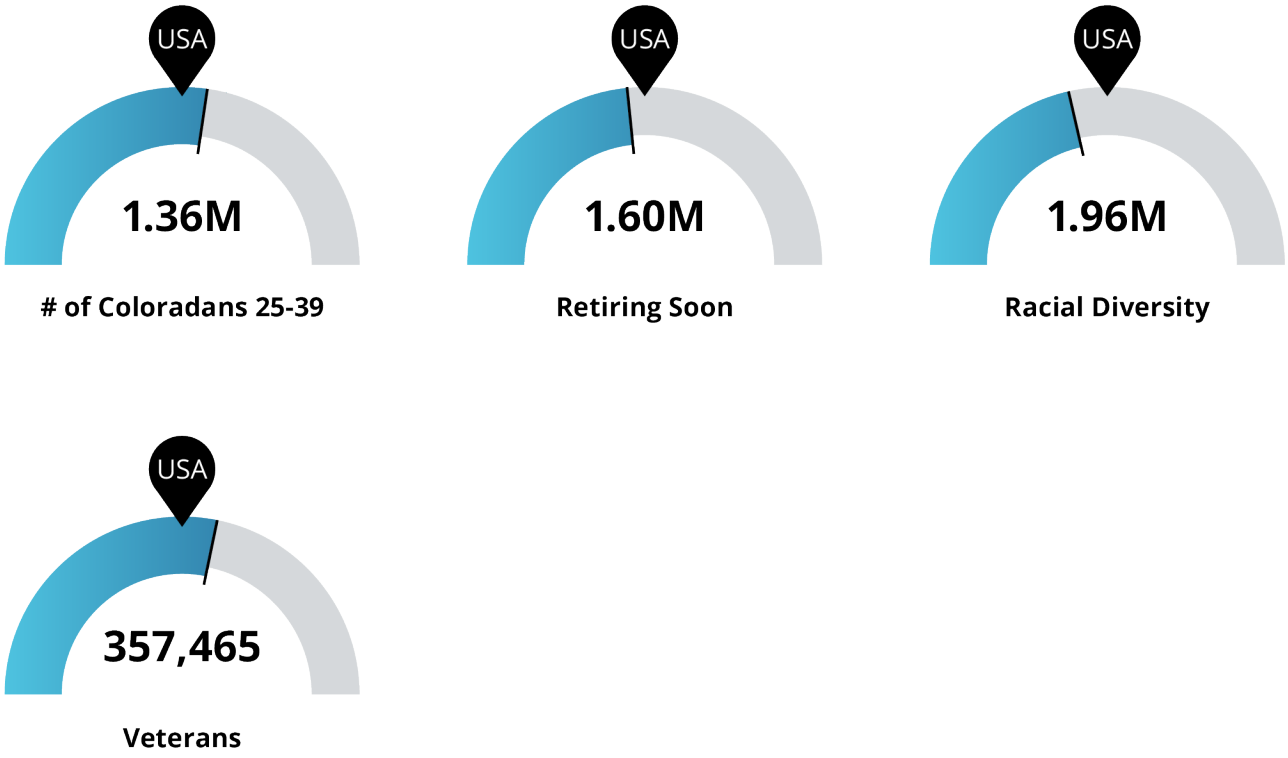
4.9%	7.6%	3.5%
Hispanic or Latino:	Black or African American:	White

Colorado's Population Characteristics

Figure 17 displays some prominent attributes of Colorado's population relative to national averages. As of September 2024, Colorado has 1,358,582 residents ages 25 through 39. This is an important group for Colorado's labor market, as individuals within this age group fall within the traditional "prime working age" bracket.[41] The national average for an area this size is 1,187,465. Thus, Colorado's 25 - 39 population is **13%** larger, on average, relative to other areas of similar size.

The national average of people 55 or older for an area this size is 1,750,121, while there are 1,597,894 here. That means the retirement risk in our workforce is about **average** in the state relative to the nation. While retirement levels are relatively normal as of 2024, projections from the Colorado State Demography Office estimate that over the **next five years, there will be 200,000 additional retirements in the state, as the share of Coloradans 55 years and older continues to increase**.

Figure 17: Colorado's Population Components Compared to National Averages: September 2024
Source: Lightcast Econometric Modeling, Q3 2024.
Table alternative for Figure 17: Colorado's Population Components Compared to National Averages: September 2024



Projections from the Colorado State Demography Office estimate that Colorado's population will grow significantly more racially and ethnically diverse in the upcoming decade. The national average for an area this size is 2,401,618 individuals who identify as Black or African American; Hispanic or Latino; Asian; American Indians or Alaska Native; or Native Hawaiian or Other Pacific Islander, while there are 1,958,048 in Colorado.

As of September 2024, Colorado has 357,465 veterans which represents about **9%** of the total state population.[42] Approximately **13,000 veterans in Colorado** are currently seeking employment and are unable to be placed in the workforce. The national average for an area this size is 298,557.

Inbound and Outbound Migration

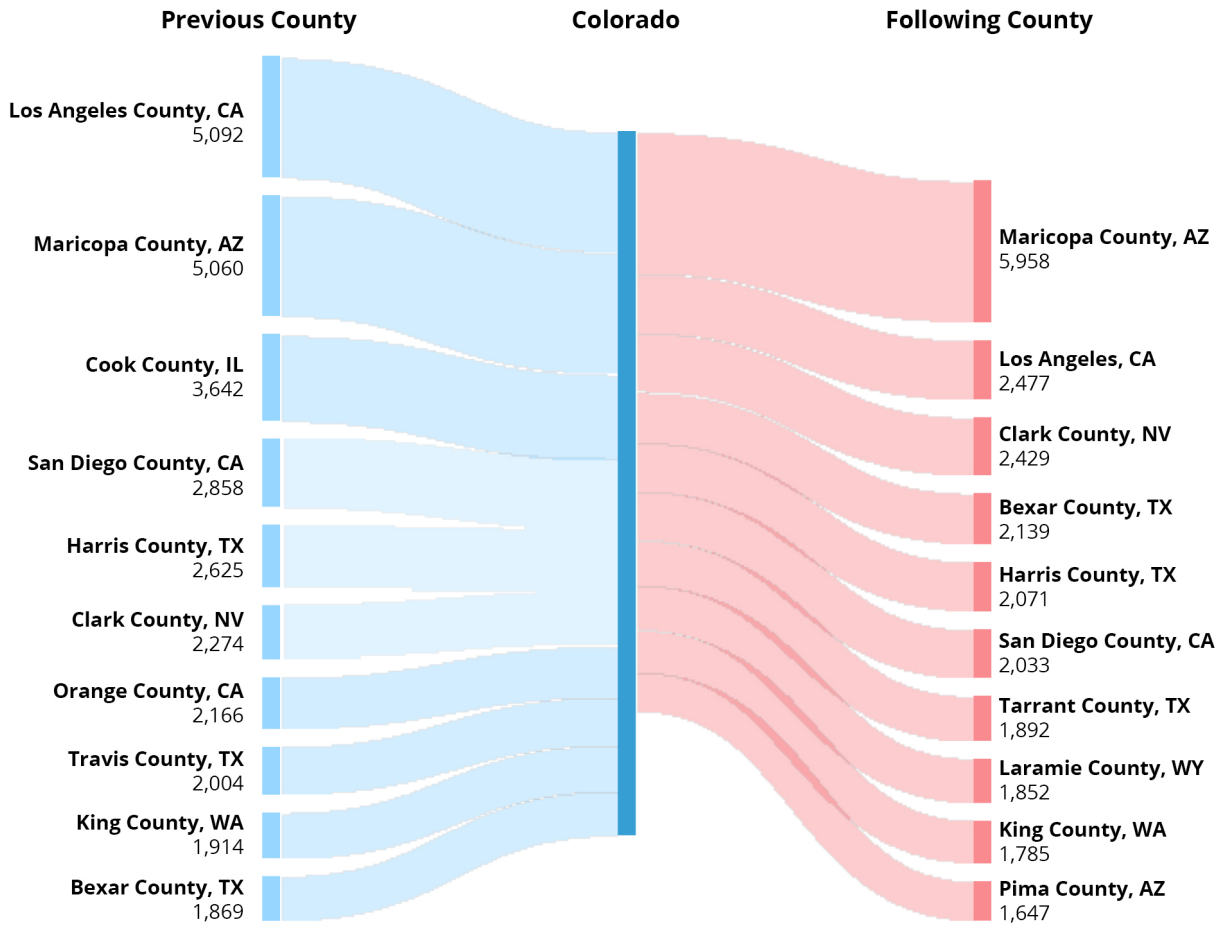
Figure 18 analyzes past and current residents of Colorado. The left column shows residents of other counties migrating to Colorado. The right column shows residents migrating from Colorado to other counties.

Figure 18: Inbound and Outbound Migration: 2021

Source: Lightcast Econometric Modeling, Q3 2024.

Note: Data used to populate this figure is sourced from 2021, which is the most recent year with data available.

Table alternative for Figure 18: Inbound and Outbound Migration: 2021



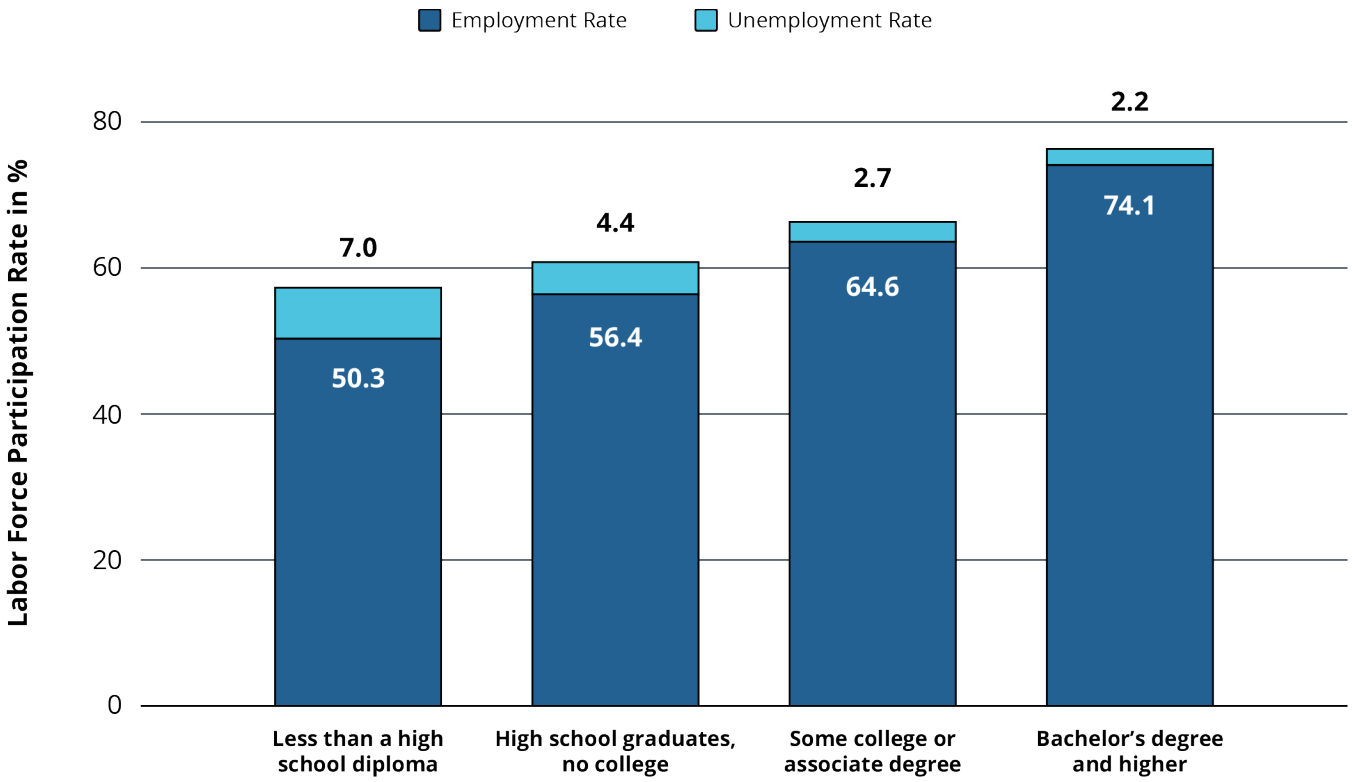
The total net migration for Colorado in 2021 was slower than prior years. During 2021, **5,092** people migrated from Los Angeles County, CA, to Colorado. In the same year, **5,958** people left Colorado migrating to Maricopa County, AZ.

As birth rates continue to slow in the state, there is **a greater need for higher net migration to satisfy the workforce demand and ensure long-term economic growth**. According to the State Demography Office, in-migration a decade ago averaged to 74,000 people per year and, as of October 2024, has declined to fewer than **27,000**. This is critical, given that Colorado has long been a net importer of talent.[43]

Post-secondary Educational Attainment and Training in Colorado's Talent Pool

Mirroring current national trends, statewide data collected by the Current Population Survey (CPS) illustrates a contrasting relationship between employment and education level. Figure 19 shows the Colorado employment and unemployment rates by post-secondary attainment. The data reported in this figure displays an inverse correlation between education and unemployment in Colorado during 2023 and 2024 – thus, **as Coloradans further their educational attainment, they are more likely to be employed and less likely to be unemployed**. This suggests that the more education and training a Coloradan gains, the more likely they are to participate in the labor force.

Figure 19: Employment Status of Coloradans Ages 25+ by Educational Attainment, April 2023 - March 2024
Current Population Survey (CPS), 2024.
Table alternative to Figure 19: Employment Status of Coloradans Ages 25+ by Educational Attainment, April 2023 - March 2024



Individuals with less than a high school diploma or equivalent are more than three times more likely to be unemployed compared to those with a bachelor's degree or higher. Coloradans who have completed a high school education or equivalent are two times more likely to be unemployed relative to those who have completed a bachelor's degree or higher.

SPOTLIGHT:

Career and Technical Education (CTE) Programs for Workforce Readiness

There are approximately **351,066** learners who are participating in Colorado's Career and Technical Education (CTE) programs that ready them to join the talent pool. This number is broken out by K-12 and adult students below:

276,290

students (K-12) are enrolled in CTE programs in 401 Coloradan high schools; and

74,776

students are enrolled in 18 community college CTE programs.

CTE programs train individuals to be workforce ready through the development of necessary knowledge, essential and industrial skills, and abilities required to succeed in the workplaces. Because these programs are specifically designed to create strong partnerships between learners and industry representatives while educating students on their local community's needs and future talent landscape, it is possible **many CTE completers will stay in Colorado and its workforce after graduating**.

SPOTLIGHT:

New Americans in Colorado

As defined by state law, New Americans are immigrants, refugees, and their children. This definition welcomes an inclusive and highly diverse representation of immigrants and refugees. New Americans in Colorado represent nearly 10% of the state's population and over 83% of Colorado's New Americans are of working age. New Americans have incredible talents and, if engaged, can fill critical workforce gaps to positively impact Colorado's economy.

Over 12% of Colorado entrepreneurs have immigrant or refugee backgrounds and their businesses hold approximately $1.8 billion in total business income. New Americans are educated; 34% of Colorado's immigrants and refugees aged 25 and older hold an advanced degree (bachelor's or higher) and 79% report being proficient in English.

New Americans working in Colorado represent:

- Nearly **21%** of the construction labor force
- Over **21%** of home health-aides and 8% of nurses
- Over **11%** of STEM workers

As our colleges and universities prepare for new cohorts of students, it is important to seriously consider the diversity of New Americans in Colorado. Nearly 10,000 international students in Colorado account for over $392 million in economic contributions to the economy and support over 3,600 jobs. Engaging with this talented pool of educated young professionals could present many opportunities.

Colorado's diverse New American-led households bring an estimated $2 billion in contributions to state and local taxes annually and hold a spending power of over $19 billion and there are opportunities to increase these numbers. States across the U.S. are seeking ways to improve career integration pathways for New Americans and Colorado continues to innovate and there are opportunities yet untapped. For example, Colorado's Integration of International Medical Graduates program creates a pathway for international medical professionals to address gaps in our healthcare workforce while honoring U.S. medical standards. With over 20% of Colorado's New Americans aged 25 and older with at least a bachelor's degree, there is an opportunity to innovatively integrate internationally trained professionals into various skilled or technically trained professions.

This past year, Colorado has experienced a migration influx, some of these individuals will migrate to other states and many will remain and establish Colorado as their new home. With Colorado's need to fill essential roles in many industries, there is opportunity for many of our new Coloradans to fill a range of critical workforce gaps and to positively impact Colorado's economy and growth.

STRATEGIES

PROGRESS UPDATE ON WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) STRATEGIES

In July of 2024 the US Departments of Labor, Education, and Health and Human Services approved Colorado's four year plan for talent development activities under the Workforce Innovation and Opportunity Act. While that act does not govern all of the education and workforce programs that are publicly funded in Colorado, the vision outlined by the WIOA state plan harmonizes many lanes of effort. Colorado has made progress toward that vision by pursuing workforce development strategies that advance Affordability, Equity, Quality, and Access goals.

Strategic Priority:

Increase AFFORDABILITY of career-connected education and training for Coloradans of all skill levels who have completed or left the K-12 education system

Challenges and perceptions around rising higher education costs have escalated statewide efforts to make **higher education within reach for all households regardless of income**. In 2024, legislative actions in Colorado have made it possible for middle- and lower-income households to have access to affordable/no-cost burden options for learners. Specifically, under HB24-1340, eligible students working towards their first 65 credits in certificate, associate, and bachelor's degree programs at Colorado's public institutions will benefit from a refundable state income tax credit (starting in the academic year 2024-25 and tax year 2025) that covers tuition and fees for those with annual family incomes of $90,000 or less. This legislation, called **Colorado Promise: Two Free Years of College Expanded, reimburses the cost of tuition and fees for the first two years of a post-secondary degree** for Colorado students who fall within this income bracket.

This funding is available for students who attend any public post-secondary institution within the state, including community colleges, four-year colleges and universities, area technical colleges, and local district colleges. In addition to this tax credit program, many public institutions have recently developed promise programs, which cover a student's tuition and/or fees up front for those who fall below a certain income threshold. Learn more about both the tax credit and institutional promise programs on the CDHE website.

Learn more about complementary legislation passed this year surrounding post-secondary affordability options available to all Colorado learners:

- **Student Educator Stipend Program** (HB24-1290); and
- **EmpowerEd** (HB24-1403) - Financial aid for students who experienced homelessness.

Strategic Priority:

Enhance ACCESS to programming by creating more seamless connections between high school, post-secondary education, and the workforce

Colorado is a national leader in connecting education and workforce systems. In recent years, the State has worked with educational and industry partners to diversify pathways between high school graduation and post-secondary enrollment. Starting with the students whose anticipated year of high school graduation is 2029,[44] 100% of graduating students will have achieved at least one of the following:

- Earned a quality, in-demand non-degree certification
- Earned 12 college credits that count toward a post-secondary credential
- Participated in one high-quality work-based learning (WBL) opportunity (from the Learning Through Work and Learning at Work sections of the Work-based Learning Continuum)

Now learners in high school are provided with vast opportunities to receive post-secondary education and industry-recognized quality credentials.

Career and technical education (CTE), Colorado's Concurrent Enrollment Programs, the Career Development Incentive Program, and other programs support Colorado K-12 learners with options to receive college credit, industry certifications, and work-based learning experiences while in high school.

Findings from a 2023 CDHE legislative report provided the following statistics:

- **Forty-four percent** of high school graduates completed a CTE program during their time as a K-12 learner, receiving a post-secondary and/or industry-recognized training credential.
- **Eighty-six percent** of dual enrollment students completed college credits as part of the state's Concurrent Enrollment program.
- A total of **2,172** graduates completed a credential in high school during 2021, with the number of high school graduates graduating with an industry-recognized credential increasing by more than **1,185%** in the past 13 years.

Embedding credential and credit attainment opportunities in high school is a critical strategy Colorado is pursuing to increase access to workforce development opportunities. During the 2024 legislative session, several new bills passed to increase access to high quality workforce development by blurring the lines between high school, post-secondary, and the workforce:

- **Education-Based Workforce Readiness** (HB24-1364) - funds the development of a statewide longitudinal data system to track the success of programs from early childhood education through college and into careers.
- **Credential Quality Apprenticeship Classification** (SB24-143) - requires the state to adopt the International Standard Classification of Education (ISCED) and align models of education and training to skill acquisition and competency. This will create equivalencies between traditional and non-traditional credentials and learning experiences that can translate to employers looking for skilled talent.
- **Financial Incentives Expand Apprenticeship Programs** (HB24-1439) - provides tax credits to employers in new and emerging industries who hire apprentices in Registered Apprenticeship Programs. It also provides funding for grants to Qualified Apprenticeship Intermediaries and to organizations looking to launch or expand a Registered Apprenticeship Program for employers who are scaling up these efforts.
- **Career & Technical Education & Apprenticeships** (SB24-104) - mandates that the Office of the Future of Work (OFW) at CDLE and the CTE Division of the Community College System work together to create statewide advisory boards to connect CTE Programs and competencies to Registered Apprenticeship Programs. This will expand the number of aligned pathways to get students into work-based learning and prioritizes fields identified in the Talent Pipeline Report.

> Aligning CTE and Registered Apprenticeship Programs provides seamless transitions between high school, post-secondary education, and the workforce in Colorado that ensures learners move from education and training to well-paying jobs.

Strategic Priority:

Increase the QUALITY of upskilling opportunities, jobs, and career pathways

Reskilling, Upskilling, Next-skilling

CDLE's Reskilling, Upskilling, Next-skilling (RUN) workers program helps COVID-impacted individuals access training to earn an industry-recognized credential, in accordance with HB21-1264. For some, this means returning to school to earn an additional credential or license to advance them in their current career—such as a Licensed Practical Nurse enrolling in training to become an RN, which increases both earning potential and career opportunities.

For others, the RUN program assists them in pursuing a new career path that allows them to earn more working in a field they love, which includes persons seeking training to receive a Commercial Driver's License, forest conservation work, or protective services. The only requirement to enroll? The individual must have experienced negative economic effects as a result of the pandemic, and have a desire to re-enter the workforce.

As of August 2024, **RUN programs have enrolled 5,710 individuals in vocational training, resulting in 4,629 Coloradans completing training programs**, and several hundred still working towards completion. RUN programs have an **81.1%** completion rate and have grown enrollment by nearly **4%** between June 2024 and August 2024. The majority of enrollments are associated with Heavy and Tractor-Trailer Truck Drivers, RNs, and Nursing Assistants - three occupations that are high-need, high-demand in Colorado.

RUN funding has also enabled many Coloradans to access digital literacy training, workforce readiness classes, and even programs to earn a high school equivalency diploma. While a large portion of RUN enrollees are based in metropolitan areas, the program has seen several hundred trainees in rural Colorado.

If you are interested in learning more about the RUN program, or to learn more about the comprehensive services offered in local workforce centers, visit this page to find the workforce center closest to you.

By the Numbers

Colorado's Public Workforce System Impact

137,928

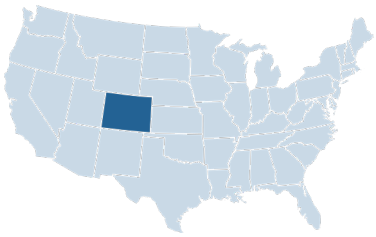
Job seekers utilized the public workforce system in PY2023

65%

of job seekers from the prior year were successfully employed six months after accessing services

6,320

Businesses were served by the public workforce system in PY2023



59,211

in-person services through our statewide network of workforce centers, such as resume assistance and interview skills in PY2023

6,761

individuals were enrolled in more extensive training programs in PY2023

660,504

jobs posted

71%

employment rate for individuals enrolled in WIOA programs in PY2023

If you are interested in learning more about the comprehensive services offered in local workforce centers, find the workforce center closest to you.

Paving Access to Careers and Employment (PACE)

Colorado's SNAP Employment and Training program, known as Employment First (EF), promotes long-term self-sufficiency and independence by preparing SNAP applicants and recipients for meaningful employment through work-related education and training activities. Every year, approximately 40,000 (0.1%) SNAP recipients and applicants in Colorado are determined to be work-ready by county human services department's eligibility technicians. These individuals receive information and referrals from their eligibility technician to employment and training resources, Including Employment First (EF). However, only 17.5% engage in the EF program. Currently, the EF program is administered in Colorado counties at local county human/social services offices and through community organizations around the state, known as Third-Party Partners.

The Colorado Department of Human Services (CDHS) and the Colorado Department of Labor and Employment (CDLE) have collaborated to develop and fund the Paving Access to Careers and Employment (PACE) Program utilizing [Workforce Enterprise Funds (WEF), formerly] Supplemental Employment Support Funds (ESF) and Colorado's Employment First funding.

This will enable Program Ambassadors to provide Supportive Services that will increase the number of SNAP applicants and recipients that engage and enroll in ESF or other local employment and training programs. PACE will leverage existing expertise in Colorado's workforce development system and build upon already established employment and training-focused partnerships to assist SNAP clients in reducing significant employment barriers, such as lack of childcare or stable housing, to become economically self-sufficient.

Engaging Businesses in Regional Solutions

Another recently-passed law that will enhance the quality of workforce training is **Opportunity Now Regional Talent Summits & Tax Credits** (HB24-1365). This law aims to support Colorado's workforce system by resolving labor market supply and demand gaps through regional talent summits hosted across the state where employers, training providers, economic developers, and educators can work collaboratively to outline the programs and resources needed to address industry-specific regional workforce shortages. This bill also created a workforce shortage tax credit to support employers with acute workforce demand as a result of the game changing federal investments of the IIJA, IRA, and CHIPS Act. The tax credit will help employers cover the costs of facilities and equipment needed to train the workforce that will deliver on our national construction, clean energy, and advanced manufacturing goals.

Strategic Priority:

Increase EQUITABLE economic opportunity for individuals who experience barriers based on race, ethnicity, gender, ability, age, zip code, and/or socioeconomic status

2024 Efforts from the Office of New Americans (ONA)

The Office of New Americans (ONA) at CDLE serves as the point of contact for state agencies, the business community, and the public to advance the seamless integration and inclusion of New Americans in Colorado.

It is estimated that just over 1% of individuals receiving WIOA services in Colorado are New Americans. With New Americans representing nearly 10% of Colorado's total population and nearly 83% of those are working age, ONA is dedicated to and actively engaged in implementing strategies across the state's workforce ecosystem to address this inequity.

POLICY RECOMMENDATIONS

Colorado has made significant investments in workforce development over the course of the last decade. These investments have blurred the lines between K-12, higher education, and workforce training; improved the accessibility of training by providing free credential opportunities and promoting additional modes of training like apprenticeship; and strengthened demand-driven approaches to talent development. The Colorado Talent Pipeline Report builds off of a portfolio of work across the public, private, and nonprofit sectors; makes sense of these efforts; and suggests where there are new opportunities to support Colorado learners and businesses succeed in the talent marketplace.

During the 2024 legislative session, Colorado lawmakers passed several bills to strengthen our state's talent development ecosystem. Items directly connected to the policy recommendations in last year's Talent Pipeline Report include authorizing a statewide longitudinal data system (HB24-1364) and expanding the Opportunity Now program through new tax credits and talent summits (HB24-1365). The themes brought forth last year continue to be relevant as state agencies move into implementation of these pieces of legislation, and two of those themes are carried forward this year: 1) Strengthen Support for Employers' Talent Development, and 2) Increase the Availability of Career-connected learning opportunities.

In order to continue expanding Colorado's talent pipeline and to support economic growth, three recommendations are being brought forward.

Recommendation One:

Strengthen support for employers' talent development

Colorado's strong record of economic growth over the past 15 years is due in part to our focus on demand-driven talent development strategies. The current pace of change and need for skill development can at times, however, run faster than the necessary timeline for curriculum development in many educational settings. Employers are often best positioned to inform upskilling programs for their specific industry, and our state benefits when business and industry are co-producers of talent with education and skill development partners.

The Regional Talent Summits Act, established by House Bill 24-1365, aims to address workforce shortages by convening state and regional stakeholders to discuss the economic and workforce needs of Colorado's diverse communities. This program will bring together regional industry, business associations, community-based organizations, talent development practitioners, local workforce centers, local education providers, institutions of higher education, and state agencies to identify and prioritize the skills needed in a particular community. These convenings will build important local relationships to ensure that skill development is aligned to economic development goals and real business needs. One objective of these convenings is to produce two and five year tactical plans that develop career pathways in specified fields facing regional workforce challenges. These plans will be shared in future Talent Pipeline Reports and used to inform additional state policy work.

In addition to strengthening business' voice in talent development, these summits will also help create stronger links between the state and local implementers. The summits will be led by regional hosts, who will help identify the right changemakers in their community and carry partnerships forward. Regional hosts will also contribute to an annual progress report by working with their local workforce board to track outcomes from the summits. By working in concert with well organized local contributors, the state will be better positioned to execute workforce policy in the future.

We recommend that legislators stay attuned to the work of these summits and the plans that will be developed to inform future policy work.

Recommendation Two:

Increase the availability of career-connected learning opportunities

Policy makers have championed several bills over the past four years that are transforming the pathways from secondary education to the workforce. We encourage the legislature to continue its support of the statewide longitudinal data system and to act on the recommendations that will be brought forth in the financial study on post-secondary and workforce readiness programs. The continuous improvement of programs that serve Colorado's youth will strengthen our supply of talent and enhance Colorado's economic competitiveness. As legislators consider additional actions beyond those already in motion, the report released in December 2023 by the Secondary, Post-secondary and Work-Based Learning Integration (1215) Task Force provides the best roadmap for actions supported by a wide array of stakeholders in the system.

Recommendation Three:

Ensure the Design of Colorado's talent development ecosystem is optimized for innovation, governance, and results

Federal and state legislation that guides workforce development, education, and skill development is scattered across multiple agencies, divisions, and offices. Guidance and funding then comes into our state through a web of agencies and service providers who are connected by formal and informal agreements. While Colorado's education and training system has helped thousands of Coloradans attain the skills they need for the jobs they want, there are opportunities to break down silos and make the system more efficient, high performing, responsive to industry, and user centered. Additional analysis should be done to identify where Colorado's education and training system can reduce barriers for learners, earners, and employers.

As chair of the National Governors Association, Governor Jared Polis announced his **Let's Get Ready! Initiative** in 2024. This initiative is helping Governors address economic opportunities and challenges in order to advance economic mobility for Americans. Let's Get Ready! focuses on how Governors can better measure outcomes in the education and workforce system to tackle shortages in the workforce, skills mismatches, and widening opportunity gaps. This initiative, much like the Talent Pipeline Report, asks thoughtful questions about how to evaluate an education and workforce development system that is more deeply connected, focused on outcomes, and aligned to the needs of our economy. Learn more about Governor Polis's NGA initiative.

APPENDICES

APPENDIX A:

2024 Colorado Top Jobs Statewide

APPENDIX B:

2024 Colorado Top Jobs by Region

APPENDIX C:

2024 Sector Strategies Update

APPENDIX D:

Career Development Incentive Program (CDIP) List of Approved Programs - HB16-1274

APPENDIX E:

Post-secondary and Workforce Readiness (PWR) Coordinator Update, HB15-1770

APPENDIX F:

Career Pathways Annual Report - HB15-1274

APPENDIX G:

2024 My Colorado Journey Progress Report

APPENDIX H:

PY23 Workforce Innovation and Opportunity Act (WIOA) Annual Report

APPENDIX I:

2024 Update on Reskilling, Upskilling, and Next-skilling (RUN) – HB21-1264

Please visit cwdc.colorado.gov/talent-pipeline-report to access this year's appendices.

REFERENCES

1. For comparison, total nonfarm employment growth rates for Colorado and the U.S. a year prior were 3.0 percent and 2.4 percent, respectively.
2. Office of Labor Market Information, CDLE, 2024.
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7. Job Growth by State, Seidman Institute, Arizona State University, 2024.
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12. Lightcast Econometric Modeling, Q3 2024; Bureau of Labor Statistics (BLS), 2024.
13. Colorado Sun, June 2024.
14. Post-secondary Employment Outcomes Explorer (PSEO), 2024.
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21. Colorado Department of Labor and Employment, Office of Labor Market Information.
22. An industry-specific regional partnership led by business in partnership with economic development, education, and workforce development.
23. Based on the Standard Occupational Classification System (SOC) Code.

24. Lightcast Econometric Modeling, Q3 2024.

25. The Lumina Foundation defines post-secondary education as learning that takes place after high school, and includes degrees, certificates, and industry certifications.

26. Nonfarm payroll jobs estimates are based on a survey of business establishments and government agencies, and are intended to measure the number of jobs, not the number of people employed.

27. **Colorado's 2024 medium-wage industries include:** Construction; Manufacturing; Transportation, Warehousing, and Utilities; Real Estate, Rental, and Leasing; Private Health Care and Social Assistance; State Government; and Local Government.

28. **Colorado's 2024 low-wage industries include:** Retail Trade; Administrative and Support and Waste Management Services; Private Education Services; Arts, Entertainment, and Recreation; Accommodation and Food Services; and Other Services.

29. Common Sense Institute, August 2024.

30. Lightcast Econometric Modeling, Q3 2024.

31. From Xcel, the largest utility in Colorado, "We've added nation-leading amounts of clean energy to the grid, which saves customers money because wind and solar generate electricity without fuel costs. From 2017 through 2022, the company's wind farms alone saved customers $3 billion in avoided fuel costs and tax credits."

32. codot.gov/programs/innovativemobility/grants

33. Includes direct, indirect, and induced employment as measured in job-years. Job-years is a unit of measure used by BLS and BEA to capture the mix of full-time, part-time, and seasonal employment.

34. Economic impact estimates of output based on change in industry output from industry activities expressed based on different variables, such as jobs created, labor income, other property income, taxes on production and imports from IMPLAN software

35. OEDIT Press Release July 2, 2024

36. IMPLAN and validated with employer surveys

37. IMPLAN and validated with employer surveys

38. Lightcast skill projection growth categories are determined by comparing the forecasted 2-year change in national demand of individual skills with the forecasted 2-year change in national demand for all skills.

39. U.S. Census Bureau

40. Due to constraints of data demographics specific to the CPS, we are unable at this time to report on additional race/ethnicity demographics here.

41. Colorado's prime age (25-54 year olds) labor force participation rate is consistently higher than that of the United States, ranging between 1.2 percentage points higher (2000) and 4.2 percentage points higher (2017, 2019, and 2021).

42. Lightcast Econometric Modeling, August 2024.

43. Census Job-to-Job Explore (J2J), 2024.

44. Colorado Department of Education Strategic Plan

2024 Colorado Talent Pipeline Report

Produced by the Colorado Workforce Development Council

coworkforcecouncil.com | cwdc@state.co.us | @the_cwdc

CASTLE ROCK BUSINESS AND DEVELOPMENT INCENTIVE PROGRAM

PROGRAM OVERVIEW

Economic Vitality is a critical factor in ensuring Castle Rock's long-term success and in achieving its Vision of being a Self-Sufficient Community; a Community in which Residents can Live, Work, Play and Purchase the Goods and Services they need; and Create a Tax Base adequate to support provision of Core Town Services.

With increasing regional competition, it is important to Castle Rock to create and maintain an exceptional Business Climate. A key component is the creation of an Expanded Business and Development Incentive Program.

The program includes elements to support core Castle Rock Economic Development (EDC) priorities including: Attraction and Expansion of Primary Employers, Attraction and Expansion of Targeted Retail and Investments in Projects of Economic Significance or Serving as Economic Catalysts. The program is designed to Create Jobs, Expand the Tax Base, Encourage Existing Businesses to make Capital Investments, and Spur New Office, Industrial, and Retail Expansion and Development. It is critical that all incentive programs create a Net Positive Job or Economic Impact on the community.

The parameters in this program are for guidance purposes and each case will be evaluated on a case-by-case basis.

PROGRAM DESIGNED TO ATTRACT AND RETAIN DESIRED BUSINESSES

New or Expanding Existing Businesses

New companies or those that are expanding their existing business must be in the negotiation stages of the relocation or expansion process. An incentive package will only be considered prior to a company making a final site selection or expansion decision. At a minimum, all incentives must be negotiated and agreed to in writing prior to:

- Execution of a Land/Building Purchase Agreement (signed)
  Letters of Intent (LOI's) do not qualify as an executed purchase agreement and are, therefore, generally permitted to exist during the incentive negotiation period.
- Hiring of New Employees (new or existing company)
- Incentives will not be given retroactively or after the hiring process or the deal closes

Retain Major Existing Business

In rare and limited circumstances involving a major existing primary employer or a major existing sales tax-generating retailer, incentives may be considered for the primary purpose of retaining that business within the Town of Castle Rock.

Involvement in Member Organizations

The Castle Rock Town Council strongly supports Castle Rock's primary employers and encourages companies receiving incentives to demonstrate involvement in the community and investment in Castle Rock's economic future. For that reason, Town Council requests that each recipient investigate membership and sponsorship opportunities in the member organizations of the Castle Rock Economic Partnership: Castle Rock Economic Development Council, Castle Rock Chamber of Commerce, and Castle Rock Downtown Alliance (Downtown Development Authority and Downtown Merchants Association).

GENERAL APPROVAL PROCESS

Funds Available for the Incentive Program

Funds available for the Incentive Program are finite. Incentives are granted on a first-come, first-serve basis.

- Project incentives of $100,000 or less may be approved administratively by the joint signature of the Castle Rock Town Manager and the Castle Rock Economic Development Council CEO.
- Project incentives totaling more than $100,000 require approval of the Castle Rock Town Council.
- The Town Manager further reserves the right to refer any incentive application to the Town Council for consideration and action.

Applications for Incentives

Applications for Incentives shall include a formal application and submission of information and documentation as established and required by the Town Manager and EDC CEO. Submission of insufficient information may be a basis for rejecting an application. Proprietary business information shall be considered confidential for public records purposes, unless waived in writing by the applicant.

Award of Incentives

Award of Incentives is a negotiation process. Approval of a given incentive does not create a precedent for consideration or approval of another application, and does not create any rights or benefits upon any prospective applicant or business. Decisions of the Town Manager and EDC CEO, or the Town Council, are final and not subject to appeal.
As applicable and appropriate, best efforts shall be made by the Town Manager and EDC CEO to confer with and obtain recommendations from the Castle Rock Economic Partnership, EDC Board of Directors, Chamber of Commerce Board of Directors, or Downtown Development Authority Board of Directors.

PROGRAM REPORTING

As part of its annual report, Castle Rock EDC will include a section dedicated to addressing performance of the Economic Development Fund. The report will include but not be limited to:

- Number and Type (Manufacturing, IT, etc.) of Companies that Used the Incentives
- Type of Incentive Used (Capital Investment, Job Creation etc.)
- Average Dollar Amount of the Incentive Packages
- Balance Tracking

The Town Manager and the EDC's CEO shall also report Administratively Approved Incentives to Town Council on a regular and timely basis.

Applicant agrees to formally report to Town Council on the one-year anniversary date of the job creation incentive or following the certificate of occupancy if development permit and fees were reimbursed to discuss the value the incentive program had on the relocation and/or expansion of the company.

PROSPECTIVE (NEW) PRIMARY EMPLOYERS

A Primary Employer is one in which a minimum of 50% of goods or services are sold outside of Douglas County. Creation of new primary jobs to grow the economic base and provide employment opportunities for Castle Rock residents is a core priority.

Job Creation Incentive Requirements:

- Documentation of Primary Employment - minimum of 50% of Goods and Service outside of Douglas County
- Create Full Time employment with a minimum annual salary of $40,000 ($30,000 for Manufacturing Positions)
- Positions must be based in Castle Rock
- Provide current employee list identifying full time, part time, and contract positions
- Document current new job creation based on company size – Job Minimums:
    - Small Business *(20 or fewer employees):* **2**
    - Medium Business *(21 to 49 employees):* **5**
    - Large Business *(50 or more employees):* **10**
- Maintain new positions for 24 months
- Incentivized positions must be filled within the first six months of contract date in order to receive partial payment on the first anniversary of the agreement
- Be licensed and own/lease Commercial/Industrial property in the Town of Castle Rock
- Engage in a business activity consistent with the goals and vision of the Town of Castle Rock

Incentives:

- Incentive of $1,000 per job created
    - Additional Incentive of $500 per job created with is above the Douglas County average wage.
    - Additional Incentive of $500 per job if job is created and held by a Castle Rock resident.
    - Additional Incentive of $1,000 per job if job meets the definition of our Target Industry.
- Incentive distribution: The contract will be valid from the anniversary of the signing of the contract/agreement with ½ of the incentive paid at the conclusion of year 1 (for all jobs created within the first 6 months of the executed contract) and the remainder paid at the conclusion of year 2.
    - Contracts will expire in 45 days if not signed by all parties.

Average Douglas County Wage is **$50,163** [Douglas County, 2011] FTE = 38 Hours per Week *(Rate may be updated annually by the Town Manager and EDC CEO without Town Council action or amendment to this program.)*

(Based on anniversary date of Certificate of Occupancy)

Capital Improvement Incentives

A Prospective Primary Employer must invest in new capital improvements:

- Equipment purchase exceeding $50,000 USD,
- Execute a building expansion of at least 10%, or
- Construction of a new building

Incentives:

- Up to a 50% rebate of Development Permits Fees and Taxes (limited to Town Fees)

EXISTING PRIMARY EMPLOYERS

A Primary Employer is one in which a minimum of 50% of Goods and Services are sold outside of Douglas County. Creation of new primary jobs to grow the economic base and provide employment opportunities for Castle Rock residents is a core priority.

Job Creation Incentives Requirements:

- Documentation of Primary Employment - minimum of 50% of Goods and Service outside of Douglas County;
- Create Full Time employment with a minimum annual salary of $40,000 ($30,000 for Manufacturing Positions)
- Positions must be based in Castle Rock
- Provide current employee list identifying full time, part time, and contract positions
- Document current new job creation based on company size – Job Minimums:
    - Small Business *(20 or fewer employees):* **2**
    - Medium Business *(21 to 49 employees):* **5**
    - Large Business *(50 or more employees):* **10**
- Maintain new positions for 24 months
- Incentivized positions must be filled within the first six months of contract date in order to receive partial payment on the first anniversary of the agreement
- Be licensed and own/lease Commercial/Industrial property in the Town of Castle Rock;
- Engage in a business activity consistent with the goals and vision of the Town of Castle Rock.

Incentives:

- Incentive of $1,000 per job created.
    - Additional Incentive of $500 per job created which is above Douglas County average wage.
    - Additional Incentive of $500 per job if job is created and held by a Castle Rock resident.
    - Additional Incentive of $1,000 per job if job meets the definition of our Target Industry.
- Incentive distribution: The contract will be valid from the anniversary of the signing of the contract/agreement with ½ of the incentive paid at the conclusion of year 1 (for all jobs created within the first 6 months of the executed contract) and the remainder paid at the conclusion of year 2.
- Contracts will expire in 45 days if not signed by all parties

Average Douglas County wage is **$50,163** [Douglas County, 2011] FTE = 38 Hours per Week *(Rate may be updated annually by the Town Manager and EDC CEO without Town Council action or amendment to this program.)*

Capital Improvement Incentives:

An Existing Business must invest in new or replacement capital improvements:

- Equipment purchase exceeding $25,000
- Building expansion of at least 10%, or
- Construction of a new building

Incentives:

- Up to 50% off Development and Permit Fees and Taxes (limited to Town Fees), provided that the new equipment does not result in existing job loss.

Business Retention Incentives

An Existing Major Primary Employer considering relocation outside of the Town of Castle Rock may be eligible for incentives demonstrated to be necessary for the business to remain in Castle Rock.

Incentives: Negotiated on a case-by-case basis. Incentives exceeding $100,000 require Town Council approval.

TARGET INDUSTRY PROSPECTIVE PRIMARY EMPLOYERS

Target Industry Incentives are in addition to the incentives provided under general "Primary Employers" category. An additional $1,000 may be earned per job created, enabling targeted industries to earn up to $3,000 per new job. Other incentives may be considered on a case-by-case basis.

Primary employers that qualify as a targeted industry may be eligible for additional incentives. Target industries are determined annually by the Town Manager and EDC CEO. Changes require Town Council approval. The Town of Castle Rock's targeted industries are:

- IT/High Tech
- National Finance/Insurance
- Professional Scientific Services (architecture, engineering, etc.)
- Manufacturing

In addition to the before mentioned requirements, applicants requesting the Target Industry Incentive must also meet or exceed the definition of a 2nd Stage Company as define below.

- Company must be privately held
- Commercial enterprise (not a nonprofit)
- Be past the startup stage
    - Employ 6 or more full-time equivalent W-2 employees
    - Have minimum annual revenue of $750,000
    - Demonstrate the intent and capacity to grow

Incentive: Up to a 75% rebate for Development and Permit Fees and Taxes (limited to Town Fees) in addition to the other Job Creation and Capital Improvement incentives.

ECONOMIC CATALYSTS/PROJECT OF ECONOMIC DEVELOPMENT SIGNIFICANCE

There are certain projects of special significance that generate greater opportunities for additional economic development and/or provide highly desirable community amenities. These significant projects include, but are not limited to:

- Highly Desired Retail
- Higher Education Facilities
- Cultural Facilities
- Recreational Facilities
- Sports Facilities
- Primary Employment that include 25 of more new FTE position to Castle Rock
- Facilities for Targeted Industries

Economic catalysts also may be associated with specific geographic areas within town targeted for development or redevelopment.

Incentives: Incentives for these types of projects are negotiated on a case-by-case basis with the EDC CEO and Town Manager. Incentives exceeding $100,000 require Town Council approval. Eligible incentives may include short term low interest and/or interest only loans and up to 100% rebate for Development and Permit Fees and Taxes (Limited to Town Fees).

Primary Office Development Program

The Town of Castle Rock and Castle Rock Economic Development Council (EDC) executed an **Economic Development Strategic Plan** with the assistance of Economic Planning Systems (EPS), which summarized a vision for growing the Town's economy and providing a set of guiding principles based on the Towns economic strengths and weaknesses. The analysis identified three major initiatives.

- Continue to focus on attraction and growth of primary employment within the EDC's target industries.
- Improve the market position of office development in Castle Rock and continue to incentivize office development in the Town.
- Increase the number of people that live and work in Castle Rock.

On May 7, 2019 Castle Rock Town Council adopted two additional incentive programs to be added to the **Castle Rock Business and Development Incentive Program**, originally established in 2012. The programs outlined are designed to encourage office development in Castle Rock in order to support additional primary employment, an essential component to the Town's commitment to be a premier stand-alone community.

Office Loan and Lease Programs

The Office Loan and Lease Programs are designed to mitigate risk and encourage office development, with the intent to increase office inventory and attract primary employment. The development projects proposed under these programs would need to meet the criteria of a "Catalytic Project" as defined in the Castle Rock Economic Development Policies and **will require Town Council approval on a project by project basis**. Applicants should choose the program that best supports the financial need of their proposed project.

Office Loan Program

- **Objective** – Attract Primary Employment by investing in new office development. Primary employment is defined by an employer that sells a good or services at 51% or more outside of Douglas County.
- **Incentive** – Economic Development Fund would loan a qualifying project up to 10% of the office project's cost not to exceed $1 Million.
- **Loan Terms** – 1% Interest only for years 1-3 or until the project is 75% leased (whichever comes first). After year 3 (or 75% leased), the loan would convert from interest only to prime + 1% for one year, prime + 2% for the second year, and prime + 3% for all remaining years.
- **Minimum Criteria –** 40,000SF office building, site that can accommodate at least two 40,000SF office buildings, 25% of the building preleased to a primary employer as defined above with a minimum of 25 employees with an average wage that meets or exceed the Douglas County average. (The LOI would need to be converted to a lease prior to entering into final agreement with the Town of Castle Rock.)
- **Comparative Criteria –** If two or more proposals are being considered, projects will be evaluated based on: number of primary jobs that are a part of the project, type of jobs that are being proposed, average wages, the ability to attract additional primary employers, size (SF) of the project, financial strength of the applicant, strength of the site and its capacity (size and infrastructure) to handle additional primary office projects.

Office Lease Program

- **Objective** – Attract Primary Employment by investing in new office development. Primary employment is defined by an employer that sells a good or services at 51% or more outside of Douglas County.
- **Incentive** – For qualifying projects, the Town would lease the lesser of 10,000SF or 25% of the project. The final rate will be determined after project selection and award and will be based on a current market analysis. The rate will reflect unoccupied, core and shell space. For proforma purposes Applicants are encouraged to estimate the rate between $18NNN and $22NNN (rates are subject to change). The lease term would be limited to 5 years and would phase out (accelerate) proportionately to any lease signed that would bring the project above 75% occupancy.
- **Minimum Criteria –** 40,000SF office building, site that can accommodate at least two 40,000SF office buildings, 50% of the building preleased to a primary employer as defined above with a minimum of 40 employees with an average wage that meets or exceed the Douglas County average. (The LOI would need to be converted to a lease prior to entering into final agreement with the Town of Castle Rock.)
- **Comparative Criteria –** If two or more proposals are being considered, projects will be evaluated based on: number of primary jobs that are a part of the project, type of jobs that are being proposed, average wages, the ability to attract

additional primary employers, size (SF) of the project, financial strength of the applicant, strength of the site and its capacity (size and infrastructure) to handle additional primary office projects.

(For more detailed information regarding the Office Lease and Office Loan program, and for the program application please contact the EDC office at 303.6887488)

RETAIL INCENTIVES

Expansion of the Town's Sales Tax Base is a core priority. A Strong Retail Base also provides diversity and options of goods and services to residents, can attract regional dollars, and supports the Community Vision of Castle Rock as a Self-Sufficient Community.

The project should at a minimum:

- Fill a Market Niche
- Be a desirable addition to Castle Rock, which includes but is not limited to the following key retail targets:
    - Family Entertainment
    - Regionally Oriented Retailers
    - Specialty Restaurant
    - Retail underrepresented in Castle Rock market;
- Engage in a business activity consistent with the goals and vision of the Town of Castle Rock;
- Have a positive impact on Castle Rock sales tax revenue;
- Be licensed or obtain a license doing business from an owned or leased commercial property location within the Town of
- Castle
  Rock.

New business development and expansion of existing businesses are eligible for incentive consideration.

Under special circumstances involving a major sales tax-generating retailer, incentives may be considered primarily for the retention or improvement of such an existing business within the Town of Castle Rock.

Incentives:

- Percentage "share back" of Town sales tax received from the business for a specific period of time that the business is in operation.
- "Share backs" are subject to the annual appropriation of Town Council.
- Other incentives considered on a case-by-case basis.
- Incentives exceeding $100,000 require Town Council approval.

Business Personal Property Tax Rebate

Castle Rock and Douglas County have the authority to rebate up to 100% of their share of business personal property tax (BPPT) for a period of up to 10 years. The BPPT rebate is designed to facilitate the creation of new, permanent primary jobs within the Town of Castle Rock and Douglas County. Eligible businesses are those locating or expanding in Castle Rock and will be undertaking significant job creation and/or capital investment projects. For addition information please call Castle Rock EDC at 303.688.7488.

State Incentives

In addition to the Castle Rock Economic Incentive Program the State of Colorado's Office of Economic Development and International Trade offer several targeted incentive programs. For more information on these programs please feel free to contact Castle Rock EDC at 303.688.7488.

INCENTIVES

As a business looking to expand in Colorado, we've got your back with these tax credit, funding, and job training programs to support your growth and expansion.

Job Growth Incentive Tax Credit: This program provides a state income tax credit equal to 50% of the Federal Insurance Contributions Act (FICA) paid by the business on the net new job growth for each calendar year in the credit period.

Location Neutral Employment Incentive: This program provides companies that will be approved for a Job Growth Incentive Tax Credit with an additional cash incentive for each remote worker employed in an eligible rural county.

Strategic Fund Job Growth Incentive: This incentive gives a cash payment to companies that create and maintain new permanent jobs in Colorado for one year.

Skill Advance Colorado Job Training Grant: A customized job training program that focuses on companies relocating to or expanding in Colorado and provides funds to net new hires.

Advanced Industries Accelerator Program: These programs support job creation and innovation for businesses creating advanced technologies and operating in one of Colorado's seven advanced industries.

Rural Jump-Start Tax Credit: This tax credit helps new businesses start in or move into rural, economically distressed areas and hire new employees.

Enterprise Zone Program: In designated enterprise zones, businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments.

We offer over 100 programs and funding opportunities to businesses within our state. Review our full directory of programs to get insight into the support we can provide your business after you have chosen Colorado as your home.

Job Growth Incentive Tax Credit | Colorado Office of Economic Development & International Trade (choosecolorado.com)

JOB GROWTH INCENTIVE TAX CREDIT

For: Businesses considering interstate competitive expansion or relocation projects in Colorado
Type: Tax credit
Amount: Up to 50% of FICA per net new job, subject to statutory considerations
Time period: 8 years

The Job Growth Incentive Tax Credit is an eight-year job creation incentive and provides a state income tax credit equal to 50% of the Federal Insurance Contributions Act (FICA). It is paid by the business on the net new job growth for each calendar year in the credit period.

This incentive supports competitive, multi-state or country relocation and expansion projects. It is performance-based, meaning companies that underperform in job creation or wages will not receive the total credit amount.

If the issued tax credits exceed the business's income tax liability for the tax year in which the credit is being claimed, the amount of the unused tax credit will not be given as a refund. However, it may be carried forward and applied in each of the 10 succeeding income tax years. The tax credit must be applied to the earliest tax return possible.

ELIGIBILITY

Companies need to:

- create at least 20 net new jobs in Colorado during the credit period with an average annual wage of at least 100% of the **county's average annual wage** where the project will be located
- consider at least one other state or international market for the project
- acknowledge receipt of the credit as major factor in its decision to locate in Colorado

To qualify, the project needs to:

- be able to reasonably and efficiently locate the project outside of Colorado
- have a reduced probability of commencing in the state without this incentive
- be actively considered in multiple states and/or countries, meaning additional qualitative and quantitative information that supports the competitiveness of the project may be requested

A business may not start or announce the proposed project in Colorado, including locating or expanding in the state, hiring employees related to this project, executing a lease agreement, or making material expenditures for this project, until a final application has been submitted and approved by the **Economic Development Commission** (EDC).

Once approved for the tax credit:

- all net new jobs must be maintained for at least one year after the positions are hired
- minimum average annual wage will be set when the project is approved and does not change for the term of the incentive and credit period

Businesses already receiving a **Strategic Fund Job Growth Incentive** may not receive a Job Growth Incentive Tax Credit for the same permanent net new jobs.

Enhanced Rural Enterprise Zones

If the company's project falls within an **Enhanced Rural Enterprise Zone**, the net new jobs requirement drops from 20 to 5.

HOW TO APPLY

Businesses interested in requesting a Job Growth Incentive Tax Credit commitment should contact our staff to preliminarily determine if the business meets the requirements. Businesses who ***have not yet received*** an incentive and are interested in applying should contact **Mike Landes**. Businesses who ***have already received*** their incentive should contact **Sean Gould**.

Location Neutral Employment (LONE) Incentive | Colorado Office of Economic Development & International Trade (choosecolorado.com)

LOCATION NEUTRAL EMPLOYMENT (LONE) INCENTIVE

For: Businesses considering interstate competitive expansion or relocation projects in Colorado
Type: Cash incentive
Amount: $300,000 per company
Time period: 5 consecutive years

The Location Neutral Employment (LONE) Incentive provides companies that will be approved for a **Job Growth Incentive Tax Credit** with an additional cash incentive for each remote worker employed in an eligible rural county outside the county where the project is based. Each LONE award is capped at $300,000 per company.

This performance-based cash incentive is a **Strategic Fund Job Growth Incentive**. As an additional perk, companies will not be required to have a $1-to-$1 local match to receive this funds.

The incentive term of the Strategic Fund cash portion of the LONE incentive is five consecutive years with one payment at the end of that term. The incentive term of the Job Growth Incentive Tax Credit portion of the LONE incentive is eight years and paid annually.

Incentive levels per eligible net new rural job vary based on the number of jobs created in rural areas.

Location of jobs	Cash per job
Rural Jump-Start	$2,500
Just Transition Rural Jump-Start	$5,000
Southern Ute Indian or Ute Mountain Ute Reservation lands	$5,000

Rural Jump-Start counties include Alamosa, Archuleta, Baca, Bent, Chaffee, Cheyenne, Clear Creek, Conejos, Costilla, Crowley, Custer, Dolores, Fremont, Garfield, Grand, Hinsdale, Huerfano, Jackson, Kiowa, Kit Carson, Lake, Las Animas, Lincoln, Logan, Mesa, Mineral, Montezuma, Otero, Ouray, Park, Phillips, Prowers, Rio Grande, Saguache, San Juan, San Miguel, Sedgwick, Washington, and Yuma.

Just Transition communities are diversifying away from coal-dependent economic development strategies. Just Transition counties included in this program are Delta, Gunnison, Moffat, Montrose, Morgan, Pueblo, Rio Blanco, and Routt.

The net new remote rural workers created through a project will count in the Job Growth Incentive Tax Credit job and average annual wage calculations.

ELIGIBILITY

Companies hoping to take advantage of LONE must receive a Job Growth Incentive Tax Credit.

All rural net new jobs must be full-time permanent positions and maintained for at least one year in each evaluation period. To qualify as an eligible remote rural worker, that employee must work at least three days per week on average in a rural remote location.

Rural jobs may be distributed geographically over a number of rural areas as long as the **county is currently eligible or has been eligible** for the Rural Jump-Start Program. As long as the total project average annual wage requirement is met, then the LONE average annual wage requirement is also met.

HOW TO APPLY

If you are considering applying for Job Growth Incentive Tax Credit, please follow that application process and let the following Global Business Development contact know that you

are interested in the LONE incentive during the application process. Businesses interested in applying should contact **Mike Landes**.

Strategic Fund Job Growth Incentive | Colorado Office of Economic Development & International Trade (choosecolorado.com)

STRATEGIC FUND JOB GROWTH INCENTIVE

Type: Cash incentive
For: Businesses considering interstate competitive expansion or relocation projects in Colorado
Amount: Up to $6,500 per net new job
Time period: 5 years

The Strategic Fund Job Growth Incentive supports and encourages new business development, business expansions and relocations that have generated new jobs throughout the state. In some cases, the Strategic Fund may also be able to provide support for initiatives led by non-profit entities pertaining to key industries or regional development.

ELIGIBILITY

A business may receive funding if it proposes to create new jobs in Colorado that are maintained for at least one year. A business must also meet the requirements below:

- Strong level of local matching commitments ($1:$1 requested)
- Potential for economic "spinoff" benefits, such as attracting suppliers, generating tourism/travel activity, high prestige, or a large expansion initiative
- Capital investment, relative to the number of jobs
- Responds to a special local economic event, such as replacing recent lay-offs
- Inter-state competitive factors

Additional consideration may be given to businesses that do not meet the **Economic Development Commission**'s minimum 100% annual average wage rate requirement if additional criteria is met.

HOW TO APPLY

Businesses interested in requesting a Strategic Fund commitment should contact our Global Business Development staff to preliminarily determine if the business meets the requirements. Businesses interested in applying should contact **Mike Landes**.

Colorado FIRST and Existing Industry Job Training Programs (CFEI) (choosecolorado.com)

SKILL ADVANCE COLORADO JOB TRAINING GRANT

The Skill Advance Colorado Job Training Grant (formerly the Colorado First and Existing Industry Grant) helps businesses and nonprofits create customized job training for employees.

This training:

- develops Colorado's workforce
- builds workers' transferable skills
- improves workers' resumes and long-term employment opportunities
- helps Colorado businesses remain competitive

The funds are broken down into Colorado First funds and Existing Industry funds. Colorado First grant funds customized training only for net new hires at companies relocating to or expanding in Colorado. Existing Industry grant funds customized training to help established Colorado companies and nonprofits remain competitive in their industry, adapt to new technology, and prevent layoffs.

We alongside the Colorado Community College System jointly administer this program. Participating colleges manage the program. To learn more, visit: Customized Workforce Training - Colorado Community College System (cccs.edu)

Colorado Business Incentives | Advanced Industries | OEDIT (choosecolorado.com)

ADVANCED INDUSTRIES ACCELERATOR PROGRAMS

For: Businesses in an Advanced Industry
Type: Grants and investment tax credits
Amount: Varies
Time period: Varies

The following programs are designed to support job creation and innovation in your field as a business operating in one of Colorado's seven advanced industries:

- Advanced manufacturing
- Aerospace
- Bioscience
- Electronics
- Energy and natural resources
- Infrastructure engineering
- Technology and information

Grants and investment tax credits make up the Advanced Industries Accelerator programs which are designed to promote growth and sustainability in these industries by helping accelerate commercialization, encourage public-private partnerships, increase access to early-stage capital and create a strong ecosystem that increases the state's global competitiveness.

ADVANCED INDUSTRIES PROGRAMS

Early-Stage Capital and Retention Grant: This grant helps Colorado-based advanced industries technology businesses develop and commercialize advanced technologies that will be created or manufactured in Colorado. Projects can receive up to $250,000.

Collaborative Infrastructure Grant: This grant helps teams of Colorado-based advanced industries technology businesses and nonprofits develop new large-scale projects. Projects need to cover gaps in the advanced industries and identify a matching fund of 2-to-1 non-State funding to State funding.

Advanced Industries Export Grant: This grant helps Colorado-based advanced industries technology businesses who want to export or are currently exporting. This grant is for small- and medium-sized businesses. It reimburses for international business development and marketing costs. Businesses can apply for up to $15,000 and up to 50% of the approved expenses.

Advanced Industries Investment Tax Credit: Investors can earn a state income tax credit for 25% of their investment up to $50,000 in credits on an investment of $200,000 or more. If the advanced industries business is in a Colorado enterprise zone, investors can earn a state income tax credit for 30% of their investment.

If you are a Colorado business looking to take advantage of these programs, please visit oedit.colorado.gov/ai to learn more about the application process for these programs.

Rural Jump-Start Tax Credit | Colorado Office of Economic Development & International Trade (choosecolorado.com)

RURAL JUMP-START TAX CREDIT

The Rural Jump-Start Tax Credit helps new businesses start in or move into rural, economically distressed areas and hire new employees. In a designated rural jump-start zone, benefits include relief from:

- state income taxes for the new business
- state sales and use tax for the business
- 100% of county personal property taxes for the business
- municipal personal property taxes for the business (in participating municipalities)
- 100% of state income taxes for the employee

Local governments also sometimes provide additional tax relief from other county or municipal taxes.

Approved companies and their employees have four years of tax relief, with the possibility of extending it another four years. Your business may use rural jump-start tax credits only for each year you receive them. These tax credits do not carry forward to future years.

Mayor, Town Council, County Commissioners and Economic Development Council Investors:
Re: Castle Rock EDC 2024 Annual Report

The 2024 Castle Rock economy could best be classified as defiant. Despite some macro headwinds (higher interest rates and declining new home permits) the Castle Rock market continued to plow forward and defy many of the regional and national trends with positive news and indicators. Of note, the Town's sales tax was up nearly 5% (YOY), the Citizens of Castle Rock approved a sales tax increase for Public Safety, the Town and Westside Development LLC broke ground on the new Crystal Valley Interchange and finalized agreements with Costco, HealthOne and Kroger. Additionally, there were encouraging long-term Economic Development investments made in 2024 with the purchase of the Lost Canyon Open Space, the Pre-Annexation agreement with Pine Canyon and the partnership of Westside LLC and Stapleton Family on Castle Meadows. All great indicators that Castle Rock is primed to outperform state and national forecasts again in 2025.

Economic Overview – State & National - provided by CU Leeds School of Business
Colorado ranks 12th in one-year employment growth (Nov. 2024), 38th in GDP growth (Q3 2024), and 20th in income growth. Benchmarking against the state itself, year-over-year employment growth slowed from 2.1% in November 2023 to 1.8% in November 2024, GDP growth slowed from 4.8% to 1.7% in Q3 2024, and average weekly wages largely maintained the pace of growth (4.9% year-over-year in November 2024 versus 4.8% in November 2023).

The 2025 Colorado Business Economic Outlook projects growth of 36,700 jobs in 2025, an increase of 1.2%. Aside from the pandemic losses in 2020, this would yield the slowest employment growth since emerging from the Great Recession in 2010-2011. Nearly all industries are projected to add jobs in 2025, led by Education and Health Services (8,900 jobs), Government (6,500 jobs), and Construction (6,000 jobs). Goods-producing industries (mining, construction, and manufacturing) are projected to all post gains in output.

Demographics appear to be working against the state. An aging population with tens of thousands of new retirees each year, coupled with slow net migration to the state, place pressure on the labor force. Intuitively, slowing labor force growth means slower employment growth, slower employment growth means slower aggregate personal income growth, and slower personal income growth means slower consumption. (As an aside, Colorado taxable sales grew just 0.8% through the first nine months of 2024). Colorado boasts the 4th-highest labor force participation rate in the country, with 67.9% of the population 16 and over opting into the workforce. This is close to first place, held by Tennessee with 68.2% of the population in the labor force, and well above Mississippi, which tallied a rate of 55%. Long-term demographic trends are impacting labor force participation across the country.

Colorado's labor force participation rate peaked at 74.1% in 1998. In 2023, if Colorado's rate matched the rate in 1998, that would equate to an additional 268,000 individuals in the state's labor force—plenty of room for growth. But compared to 1998, Colorado's population grew by 44%, while the 25-64

population grew 40% and the 65+ population grew 141%. Notably, Colorado's participation from the younger side (25-29 and 30-34) ranks high—3rd and 4th, respectively, in 2023, with rates higher than they were in 2013. Thus, it may be difficult to add significantly to the labor force without growth in net migration. Population growth through migration—domestic and international—imports a ready workforce. But over the past three years, Colorado recorded the slowest period of net migration since the early 2000s.

States with the greatest share of population 65 and over still record economic growth, and even states with a decreasing total population still tend to post growth in real output. There is a long-run positive correlation between labor productivity and real GDP growth. Growth in productivity can continue to maintain state economic growth.

Douglas County population recorded the second-fastest growth in 2023 and touts the 6th-largest population and the 5th-highest personal income in the state. The county has outperformed the state in net migration, according to data from the State Demography Office, a trend that is expected to continue, helping the local supply of labor.

Colorado maintains above-average growth in labor productivity, and the state is poised to continue to post growth in GDP, especially if the state can maintain productivity gains. Colorado should maintain economic growth even in a slower employment and older population environment.

Brian Lewandowski is the executive director of the Business Research Division at CU Boulder's Leeds School of Business. He may be reached at brian.lewandowski@colorado.edu.

Sources: Employment, wage, and productivity data was sourced from the Bureau of Labor Statistics, GDP and personal income data was sourced from the Bureau of Economic Analysis, and population data was sourced from the U.S. Census Bureau and the Colorado Department of Local Affairs, State Demography Office.

2024 Committees, Strategic Attraction, Development & Prospects Updates

Castle Rock Economic Development Council's (EDC) mission is to support local job creation and expand the Town of Castle Rock's tax base. The three fundamental functions of the EDC include:

- Business Attraction (new prospect development)
- Business Retention and Expansion
- Creation of a business-friendly environment

Committees

Business Attraction Team (BAT) & Business Retention Expansion (BRE)

- BAT oversees the strategic attraction of new primary employers to Castle Rock, by actively working with the Town of Castle Rock, Douglas County, the Douglas County EDC and industry partners (ACC, CSU, DCSC, Metro Denver EDC, and EDC Investors) to identify targeted industries (i.e. Aerospace), participate in site selection activities, support community place making and foster a business-friendly environment.
    - Year-to-date, Castle Rock EDC worked with 67 prospective business and development prospects.
- BRE recognizes that 70% of job growth in a community occurs from existing businesses. The BRE Committee supports existing businesses by leveraging a wide range of professional expertise from withing the committee to provide resources with the intent to facilitate growth. Throughout 2024, BRE Committee has met with over 43 Castle Rock based businesses. These

businesses include primary employers, local retailers (restaurants) and national retailers. Highlights from these visits include the following.

- Castle Rock Primary Employers
  - Generally, report they are experiencing growth and continue to hire throughout 2024/2025.
  - They report that inflation is a significant challenge to capital investment.
- Local Retailers (specifically restaurants)
  - Reported a flattening of sales, largely driven by consumers spending less on entertainment and non-essential items.
  - They also reported that their margins have been affected by not being able to pass on the additional cost of goods sold to their customers.
  - Labor costs continue to rise.
- Discount Retailers (The Outlets at Castle Rock)
  - Reported increase in sales as consumers look to value shop.
  - The Outlets opened 24 new stores since Q4 of 2023.
  - The Outlets have established the largest collection of outdoor lifestyle brand retailers in the county.

Strategic Attraction Initiatives

Douglas County Economic Collaborative:

Castle Rock EDC partners with Douglas County on many fronts through the Douglas County Economic Collaborative. The Collaborative meets quarterly with key staff and elected officials from each community and provides Castle Rock with additional opportunities to collaborate regionally and leverage resources to gain additional exposure to targeted industries.

In July of 2024, The Douglas County Commissioners made an investment in economic development creating the DOUGLAS COUTNY EDC (Formerly *the NW Douglas County EDC and Chamber).* The Commissioners passed a series of economic development incentives for the unincorporated portions of Douglas County and have provided over $900,000 of programing and marketing for Douglas County economic development.

Aerospace:

Colorado's aerospace industry is poised for continued growth in 2025, building upon its established position as a national leader in the sector. The state boasts the highest concentration of private aerospace workers among the 50 largest U.S. metropolitan areas, with over 33,460 employees and 290 companies as of 2020.

Recent developments underscore this growth trajectory. In December 2024, Safran Defense and Space, Inc. announced plans to establish operations in Douglas County, marking a significant addition to the state's aerospace ecosystem.

Moreover, Colorado's commitment to fostering a skilled workforce is evident through institutions like Arapahoe Community College's aerospace curriculum commitment, which is being designed to prepare the next generation of aerospace professionals.

While the broader economic forecast for Colorado in 2025 anticipates slower growth compared to previous years, the aerospace sector remains a bright spot. The state's diversified economy and

strategic investments in high-tech industries position it well to leverage the expanding demand for aerospace products and services.

Castle Rock EDC continues to target Aerospace as a viable industry cluster that would serve as a catalytic economic development initiative for the community. Over the last year, the EDC has worked with representatives of Lockheed, United Launch Alliance, Boeing, Booz Allen, Nooks, Raytheon, Castle Rock Development Company, Bryan Construction, Jones Lang LaSalle (JLL), Arapahoe Community College (ACC), Colorado State University (CSU), and the Douglas County School District (DCSD) to identify targeted projects that would be of benefit to the aerospace community and could locate in Castle Rock. These efforts have identified two distinct projects that are currently being pursued with the support of the aforementioned industry partners. The first is the establishment of an aerospace campus and the second is the development of a coworking SCIF (Secure Compartmental Information Facility).

Ongoing Aerospace Objectives

- Continue to work with industry partners to identify and build community assets that support the aerospace industry.
    - Work with ACC, CSU, and DCSD to create an Aerospace curriculum for the Sturm Collaboration Campus.
    - Work with Castle Rock Development Company and Nooks to support the development of a co-working SCIF in Castle Rock.
    - Continue to build industry partnerships in aerospace.
    - Continue to participate in aerospace trade organizations.
        - Aerospace Sector Partnership meetings
        - Colorado Space Symposium
        - Colorado Space Business Roundtable

Data Centers:
The data center industry in Colorado is experiencing notable growth, driven by the increasing demand from technology and artificial intelligence sectors. A report by JLL highlights the potential for a significant rise in data centers in the Denver and Colorado Springs areas, attributed to the expanding tech landscape. Denver, in particular, has become a central hub for large tech companies, which fuels the demand for colocation, cloud, and connectivity services. The city is currently home to at least 30 colocation data centers from 15 providers, as well as enterprise data centers owned by major corporations.

However, this rapid expansion presents challenges, as data centers are substantial consumers of electricity and water. The increasing electricity demand from data centers is currently outpacing supply. Xcel Energy has reported receiving 8,900 megawatts of requests from data center companies, prompting the utility company to unveil a $45 billion capital plan to address anticipated demand.

Castle Rock is currently engaged with two data center prospects. Data centers provide value to the Town in the form of sales tax, franchise fees, use tax, coupled with low traffic/impact for services. Both The Meadows and Dawson Trails developments are under consideration based on their ability to provide the prerequisite power.

Development & Prospects Updates
The Meadows (Commercial/Retail/Residential) – The Meadows is a master planned community located in the northwest corner of Castle Rock that includes both single family, multifamily, mixed-use,

traditional office, medical office, recreation, and entertainment. The development is anchored by AdventHealth Castle Rock and the ACC Sturm Collaboration Campus. The Meadows COI ground has the ability to attract primary employment to Castle Rock. In 2022 Saunders Commercial Development in partnership with Colorado Power Line Inc. and Lakewood Electric, Inc. purchased 15.5 acres and has completed two 80,000 SF buildings that boast 93% occupancy.

2024 Meadows updates include:

- Development is under way on the last 77 single family lots (Chateau) which is located west of the golf course off Coachline Road. Homes should be available in 2025 with pricing starting at around $1.2 million.
- The Meadowmark, a 200-unit affordable senior apartment project, opened in December of 2004. The project is located off Timber Mill Parkway and North Meadows.
- 77 apartments and for-rent townhomes currently under construction in the Town Center with an anticipated completion of mid-2025.
- The Castle Rock VA Clinic broke ground in January 2024 and anticipates opening in Q2 2025.
- Construction of Kiddie Academy branded daycare facility broke ground late summer of 2024.
- AdventHealth Oncology Center has submitted permits to begin tenant improvement work this fall with a projected completion date of Q2 2025.
- New Class A Medical Building on Meadows Parkway, 4 Stories - 60,000 SF – 15,000 SF floorplates.

The Brickyard (Redevelopment/Reuse) - In 2018 the ACME Brick factory announced that they would be closing their Castle Rock operation which opened in the early 1900's. The site was acquired by Confluence Companies in 2020. The team at Confluence has been working with the EDC and the Town to reimagine the site for a redevelopment and reuse project that will revitalize, activate, and connect the blighted site to the community while simultaneously honoring the historical role of ACME in the Castle Rock Community.

The Brickyard will be a regional destination for recreation, travel, living, and dining. The 31-acre master planned mixed-use development is located directly west of Downtown Castle Rock and adjacent to the regionally renowned Philip S. Miller Park. Visible from I-25, the Brickyard will have easy access to the interstate via the Plum Creek Interchange and will connect to regional bike and walking trails.
The Brickyard will be anchored by the new Castle Rock Sport Center, a 144,000 SF state-of-the-art facility containing an Olympic-sized swimming pool, multiple basketball and sport courts, a weight room, play areas, and fitness rooms. The Brickyard will also include a 125-room hotel and spa with a restaurant, lobby bar, and event space. In total, The Brickyard will include 32,000 SF of restaurant, retail, and event space, 57,500 SF of office space, and 511,500 SF of multifamily residences. The 535 residential units will include a variety of housing types including townhomes, garden-style apartments, and traditional apartments.

The project is planned to be developed in 3 phases and will go in front of Council in early 2025. Phase 1 is scheduled to break ground in Q2 of 2025. Phase 1 includes mixed-use residential, ground-floor restaurant, retail, office, and Sports Center. Phase 2 will add additional residential, two mixed-use commercial buildings, and the hotel. The final phase will include lower-density residential buildings and town homes.

Dawson Trails (Commercial/Retail/Residential) - The Dawson Trails project is in the southwest quadrant of Castle Rock on the west side of I-25. The property is owned by Westside Development. The project was originally entitled for 7,900 single family homes and sat dormant (under suspension agreement) for the past 30 years for a variety of different challenges that encumbered the site. In early 2023, Westside Development and the Town of Castle Rock agreed to a plan that includes increased open space, a reduction in housing units to 5,800 and includes $50M of private bond funding for the Crystal Valley Interchange. In addition, agreements have now been reached with COSTCO, Kroger and HealthOne to occupy a significant portion of the 3.2 million SF of available commercial ground with several additional opportunities working through letters of intent. The Interchange is now under full construction with progress moving as planned led by Kraemer North America and scheduled for delivery in early 2027. The first 500 single-family lots are currently in permitting with the Town of Castle Rock with another 100 townhomes in the pipeline.

Miller's Landing (Mixed Use/Management Change) – Is a 65-acre site situated between Philip S. Miller Park and Downtown Castle Rock at the northwest corner of Plum Creek and I-25 with excellent access and visibility from the interstate. The Town of Castle Rock and the EDC originally created an Urban Renewal Authority (URA) with the existing taxing entities at the site in 2012 to help attract a private developer, create a higher and better use at one of the Town's major interchanges, and mitigate the challenges associated with the municipal landfill, which previously occupied the property.
P3 Advisors removed the landfill in 2019 and have fully remediated the site. In 2023 Crown Community Development (CCD) took the lead on the property's development. The team at CCD is currently in the process of reassessing the site and evaluating potential partnerships.

Downtown Castle Rock – The Downtown Development Authority (DDA) is charged with furthering development and place-making in Downtown Castle Rock using Tax Increment Financing (TIF) and is guided by a Plan of Development. The Plan of Development provides guidance from Town Council to pursue projects, which include projects of beautification, projects that increase commerce, development and re-development projects which impact the experience in Downtown Castle Rock in a positive way. Downtown is excited about several projects that continue to make progress including:

- The View, consisting of 14,250 SF of office space, 5,000 SF of restaurant space, 221 residential apartments, 399 parking spaces, of which 100 will be dedicated to the public, continues to make progress on construction and expects completion in summer of 2025.
- Riverwalk Luxe, located at 221 Wilcox, is a mixed-use project that includes 28 residential apartments, 11,257 SF of office space, 8,353 SF of retail space, 28 subsurface and 27 offsite parking spaces. The project completed construction in late July and residents began moving in prior to the end of the year. First-floor commercial space will be occupied by Homegrown Tap & Dough and Playa Bowls. These tenants were in process with the Town of Castle Rock at the end of the year to complete their own tenant improvements. The second-floor office space has been completed and is currently occupied.
- The Historic City Hotel property at 415 Perry Street plans to fully restore the historic structure and incorporate a food and beverage concept into the restored space. Plans also include a newly constructed 4-story building which will wrap the historic structure and connect via breezeway. The new building consists of a boutique 33-room hotel, first floor leasable retail space and rooftop bar. The project was first presented to the DDA Board in the fall of 2023, and was approved by Town Council in January 2025.

Promenade (Retail/Mixed-Use) – The Promenade is a 200-acre site located between I-25 and Highway 85. Upon completion, the master developed site will bring a combined 900,000 SF of large-format retail,

service, and restaurant space. Alberta Development Partners purchased the site in October of 2014. In 2024 Los Dos Petrillo's opened to huge success. The Brinkerhoff is currently under construction and will integrate an intimate event center slated to open in Q2 of 2025. Other 2024 announcements include, The Lazy Dog, Woodspring Suites Hotel and the Alana Apartments (300 units). Leasing at the Alana is exceeding expectations and stabilization is expected in early 2025. There is about 75,000 to 100,000 SF remaining to full build out.

The Outlets at Castle Rock (Retail) – The Outlets at Castle Rock are located west of I-25 between Castle Rock Parkway and Meadows Parkway. The Outlets are the largest open-air outlet center in the State of Colorado and continue to be a significant economic engine of sales tax generation for the Town, attracting visitors from around the region, which fuels critical services of the Town. They are currently 97% leased with almost all national name brand stores. 2024 holiday sales represented some of the highest volumes many retailers have achieved since opening.

Store Openings Since Q4 2023:

- Ariat
- Cotipaxi
- Crocs
- Fabletics
- Flip Flop Shop
- Freebird
- Michale Kors Expansion
- Pandora
- Prana
- Rally House
- Sorel
- Spyder
- Stance
- Timberland

Opened in the 2nd half of 2024:

- Mammut
- Tumi
- Hollister
- New Balance
- Altra Footwear
- Spencer's
- Hey Dude
- Spencer's
- Paris Market Vintage
- Sola Salons

Announced 2025 Openings:

- Sephora Opening
- Vuori Outlets
- Huntington National Bank
- Arc'Teryx (Expansion)

Development Roundtable

The Development Roundtable was established with the objective to bring Town staff and the development community together. To build trust, relationships, to improve communication and create best practices in the development of the community. The group meets quarterly under the principals of **YUMUTSU (***Your Understanding, My Understanding, The Same Understanding)* for updates and discussion on topics impacting the development process.

2024 Discussion Items & Updates

- Process Streamline/Continuous Improvement
- Castle Rock Fire; Wildland Urban Interface State Regulations, Responsibility of Fire and Life Safety, Enhanced Communication Efforts
- Castle Rock Development Services; Budget/Fee Updates, Staffing Updates
- 2024 Building Code Updates
- Market Challenges
- Communication to Developers, 2024 Building Code Update
- Pine Canyon Development/Pre-Annexation
- Building Remodel Permit Types
- Draft Updates to ColoradoScape Criteria
- Crystal Valley Interchange
- Project Updates: Crystal Valley, City Hotel, The View, Brickyard, Dawson Trails, The Meadows

- CIP Priority List
- Areas of Improvement: SDP

Sub-Committee Breakout Meetings

Water - Subcommittee has continued to meet monthly and has discussed major updates to the code and master plan. This sub-committee is led by the Town of Castle Rock Water Department and the private sector. The following topics have been discussed:

- No Turf Ordinance Policy Change
- Long Term Water Update
- Plumbing Code Changes
- Meters Update
- Water Dedication Code Changes
- After Hour Repairs
- Landscaping & Irrigation Criteria Manual
- PCWRA Industrial Pretreatment Guidance
- Groundwater Dedication
- Update to the Mile Hi Flood Plan
- Grey Water; New Legislation, Current Pilot
- Stormwater Design Criteria
- Drought Plan Stakeholder Meetings
- Rates and Fees Schedule
- Supply Side Plumbing Study
- ColoradoScape Proposed Changes
- Variances
- Stormwater Criteria Changes

Development Process - Subcommittee meets quarterly and is led by the Town of Castle Rock Development Services Department and the private sector. The following topics have been discussed thus far:

- Site Development Land Process
- Building Tenant Finish Application/Process
- What's Working, What's Not, Ideas to Improve
- Town Feedback from Staff and Developers
- Developer Feedback to Town
- Areas for Improvement
- Common Commercial Tenant/Building Remodel Building Permit Types

2024 Annual Report Summary

In 2024 the Castle Rock economy was stubbornly consistent and positively defiant. Despite regional and national headwinds that include, elevated interest rates, rising inflation, increases in labor and construction costs, the Castle Rock market continued to show positive current and future economic vitality. The EDC continues to make progress in the Aerospace and Data Center industry sectors. Castle Rock will need to stay increasingly diligent, patient, and selective while maintaining its focus on quality long-term investments in primary employment and infrastructure. Dawson Trails, The Brickyard, The Promenade, The Outlets, The Meadows COI and Pine Canyon have all made steady progress in 2024 and that will be realized in 2025 and beyond.

Respectfully,

Frank Gray; Castle Rock EDC CEO

August 9, 2023

Dear Prospective Castle Rock Business:

Please accept this letter as a demonstration of the Castle Rock Economic Development Corporation's support of the CORE Electric Cooperative's Verified Sites Program. Castle Rock EDC is excited to have real estate verified under this program with hopes it will support its efforts to promote commercial and industrial development, thereby facilitating capital investment and primary job growth through business attraction and the expansion of existing businesses in Castle Rock.

The Castle Rock Economic Development team is here to assist in the exploration of viable development within CORE Electric Cooperative's Verified Sites and facilitate developers and primary employers through the local regulatory and entitlement processes. Castle Rock is a pro-business community, and we look forward to partnering with developers and employers to bring commercial and industrial projects to fruition. You can search properties, see additional economic activity, and find additional demographic resources at www.castlerockedc.com or go directly to our interactive site selection application at www.castle-rock.siteconnect.pro.

Sincerely,

Frank Gray
CEO, Castle Rock EDC