

REPORT

of

Phase I Environmental Site Assessment

on

Two Adjacent 5 Acre Parcels of Vacant Land

on

Beacon Lite Road

Monument, Colorado 80132

May 17, 2002

Prepared By

ESA

ENVIRONMENTAL SITE ASSESSMENT, LLC

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ESA

ENVIRONMENTAL SITE ASSESSMENT, LLC

Report of Phase I Environmental Site Assessment

Two Adjacent 5 Acre Parcels of Vacant Land on
Beacon Lite Road
Monument, Colorado 80132

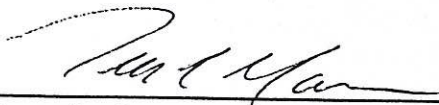
May 17, 2002

Raymond and Robert Dellacroce
c/o Mr. Raymond Dellacroce
18 Second Street
Colorado Springs, Colorado 80906

Dear Mr. Dellacroce:

We have performed a Phase I Environmental Site Assessment, in substantial compliance with ASTM Standard E 1527-00, on the subject property identified above. We researched all prescribed sources to determine past and present environmental conditions which may have adversely impacted the subject property. Our research was completed in May, 2002. The property was inspected on May 13, 2001. This report documents the findings and conclusions of our assessment.

Environmental Site Assessment, LLC (**ESA**)



Terry L. Garner
Managing Member

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- A Maps, Aerial Photographs
- B Regulatory Database Map
- C Chain of Title Research, Assessor's Statements
- D Citation of Sources, Definitions
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EXECUTIVE SUMMARY

The subject property is identified as Two Adjacent 5 Acre Parcels of Vacant Land on Beacon Lite Road in Monument, Colorado 80132. The property consists of undeveloped land which is zoned for commercial development. The property is located on the east side of Beacon Lite Road, west of Interstate 25 in the Town of Monument. The subject lots are in an area of predominantly vacant land with sparse commercial and residential development. Vegetation consists of native grasses, weeds, and deciduous and evergreen trees. Historically the property has been undeveloped land.

The regulatory database search conducted for this report indicates that no NPL (Superfund Clean-up), CERCLA, RCRA TSD, RCRA CORRACTS, RCRA Generator, Landfill, LUST, UST, AST, AIRS, or ERNS/State Spill sites are located within the appropriate ASTM minimum search distances (MSD) from the subject property. There is no evidence that the subject has been adversely affected by any site on regulatory databases. The subject property was not listed on any regulatory database researched for this report.

This Phase I Environmental Site Assessment, prepared in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-00, has revealed no evidence of recognized environmental conditions in connection with the subject property.

1. INTRODUCTION

1.1. Purpose

The purpose of the Phase I Environmental Site Assessment is to identify recognized environmental conditions in connection with the property; and, to identify potential environmental hazards that could have an adverse environmental impact on the subject property.

1.2. Scope of Work and Methodology Employed

The scope of the Phase I Environmental Site Assessment includes the following:

- Inspection of the subject property; research of the subject and other properties within appropriate search distances from the subject, as recommended under ASTM E 1527-00; in order to evaluate environmental conditions.
- A 50 year historical review of the subject property, including review of chain of title, aerial photographs, and city directories.
- A review of regulatory agency information and records.
- Interviews with persons knowledgeable about the site and/or hazardous materials incidents, or violations, at the subject or in the vicinity of the subject property.
- A report of findings and conclusions.

1.3. Limiting Conditions

This report was prepared in substantial conformance with the scope and limitations of ASTM Practice E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [excerpted wording from ASTM is used in the following statements]. While the use of this practice is intended to constitute appropriate inquiry for purposes of CERCLA's innocent landowner defense, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the subject property at a given time. The practice is intended to reflect a commercially prudent and reasonable inquiry.

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

Environmental Site Assessment, LLC (**ESA**) has made a good, prudent, and reasonable effort to identify any recognized environmental conditions that might affect the subject property, and attests to this report's findings. Nevertheless, **ESA's** obligations and liabilities are limited to fraudulent statements made herein, or gross negligence in preparation of this assessment. **ESA** assumes no responsibility for site conditions or activities which were beyond the scope of this report. Findings and conclusions stated herein are made within the limitation of the portions of the subject property which were visible and accessible during the **ESA** site inspection, and are partially based on information gathered from other sources considered to be reliable and accurate.

2. SITE DESCRIPTION

2.1. Location (reference Appendix A)

The subject property is located in the NW4 of the SW4 of Section 11, Township 11 South, Range 67 West of the 6th P. M., Town of Monument, El Paso County, Colorado. The property is located on the east side of Beacon Lite Road, west of Interstate 25, in the Town of Monument. The property is not addressed with the El Paso County Assessor's Office. [An electric utility box on the northerly parcel was "addressed" as 19025 Beacon Lite Road.]

2.2. Legal description (reference Appendix C)

The legal descriptions for the subject property parcels are lengthy and are provided on the Assessor's documents in Appendix C.

2.3. Site and vicinity description

The subject property consists of two adjacent five acre parcels of vacant land. The parcels are undeveloped and unimproved land, zoned for commercial development. Vegetation consists of deciduous and evergreen trees and native grasses and weeds. Historically the property has been vacant and undeveloped land. The subject property parcels are identified by the El Paso County Assessor's Office as 71113-00-001 (northerly 5 acre parcel) and 71113-00-002 (southerly 5 acre parcel), and will hereinafter be referred to as "001" and "002", respectively. The property is located on the east side of Beacon Lite Road, west of Interstate 25 in the Town of Monument, in an area of predominantly vacant land with sparse commercial and residential development. The site inspection photographs in Appendix E provide additional descriptive reference for the subject property.

2.4. Improvements and structures

The subject is vacant and undeveloped land.

2.5. Current use of the property

The subject property is zoned PCD, Planned Commercial Development, by the Town of Monument.

2.6. Prior uses of the property

Historical sources reviewed indicate the subject has historically been vacant land.

2.7. Current and prior uses of adjoining properties

The subject property is located in an area of predominantly vacant land, with sparse commercial and residential development. According to aerial photographs and other historical sources, the properties in the vicinity of the subject were vacant land prior to their current uses. Neighboring properties in the vicinity of the subject property include, but are not limited to the following:

North

Vacant land

Ferrellgas (liquid propane service/tank storage)

S & S RV Storage

Ray's Diggins Excavating

East

Interstate 25

Office uses

South

Vacant land

Monument Meadow Village Mobile Home Park

Monument Cemetery

West

Beacon Lite Road

Scattered single family residences

Vacant land

3. RECORDS REVIEW

3.1. Regulatory Database Sources (Database Search Map, Appendix B)

3.1.1. National Priority List (NPL)/Superfund sites

According to the EPA NPL/Superfund database, the subject property is not listed as an NPL/Superfund site. There are no NPL/Superfund designated sites within a one mile radius of the subject.

3.1.2. Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) sites

According to the EPA CERCLIS database, the subject is not a CERCLA site. There no CERCLA sites located within a one-half mile radius of the subject property.

3.1.3. Resource Conservation Recovery Act (RCRA) sites

The subject and adjacent property are not RCRA sites. There are no RCRA TSD or RCRA CORRACTS facilities within a one mile radius of the subject.

3.1.4. State/Federal Air Pollutant Emissions Inventory (AIRS) sites

According to the Colorado Department of Public Health and Environment (CDPHE) AIRS list, as derived from the EPA database, the subject is not a registered AIRS site; and, there are no registered AIRS sites located adjacent to the subject property.

3.1.5. State/Federal Emergency Response Notification System (ERNS) sites

According to the EPA ERNS database list and the CDPHE, Emergency Management Unit's State Spills list, no hazardous materials incidents have occurred on or adjacent to the subject property.

3.1.6. Landfills (open/closed)

According to the Colorado Dept. of Public Health and Environment (CDPHE), Solid Waste and Historical Landfills lists, the subject property is not a listed landfill site, nor is there any record of it having ever been a landfill site. There are currently no designated landfill sites within one-half mile of the subject. There was no physical evidence observed that public landfill activity has occurred on the subject property.

3.1.7. Underground Storage Tanks

According to the list provided by the Colorado Department of Labor, Oil Inspection Section (OIS), there are no registered underground storage tanks (UST) on or adjacent to the subject property.

3.1.8. Leaking Underground Storage Tank (LUST) sites

According to a list provided by the Colorado Department of Public Health and

Environment, Underground Storage Tank Program, there are no open LUST (leaking underground storage tank) sites listed within one half mile of the subject.

3.1.9. Above Ground Storage Tanks

No above ground regulated storage tanks (ASTs) are located on-site; and, none are registered with the State of Colorado Oil Inspection Section for adjacent properties.

3.1.10. SARA Title III

The subject is not listed as a SARA reporting site.

3.1.11. Permits/Permitting requirements

No permits were found with the El Paso County Health Department for storm water, industrial waste water, or air emissions for the subject property.

3.2. Physical Characteristics Sources

3.2.1. Geology

According to the U. S. Geological Survey, Geologic Map of Colorado (1979), the geology in the area of the subject property consists of sedimentary rocks formed in the Tertiary Age. The subject area comprises formations and materials typic of the upper part of the Dawson Arkose formation.

3.2.2. Soils

According to the U.S. Dept. of Agriculture, Natural Resource Conservation Service,

Soil Survey of El Paso County (1981), the soils underlying the subject property are characteristic of the Tomah-Crowfoot loamy sands, 8 to 15 percent slopes, series. These gently to moderately sloping soils are on alluvial fans, hills, and ridges in uplands. The Tomah-Crowfoot soils are deep and well drained. Permeability is moderate to moderately rapid, available water capacity is moderate, and surface runoff is medium. The hazard of erosion is moderate. The primary limitation for this series is frost-action potential and slope. These soil conditions are representative characteristics of unimpacted soils of the types detailed above. Grading, compaction, the importation of foreign fill material, and other human impact upon the soils could affect physical characteristics. Prior to any structural improvement of the subject lot, a site specific soil investigation should be done by a qualified geo-technical engineer.

3.2.3. Topography

According to the U.S. Geological Survey's, Topographic Map of the Monument Quadrangle (1986), the subject property has an approximate median elevation of 7,100 feet above sea level. The site has two natural drainage swales that run across the parcels, indicating surface water flow to the south and southwest across the subject. The downward gradient in the greater area slopes generally southerly.

3.2.4. Hydrology

According to the U.S. Geological Survey's, Ground Water Recharge Map of El Paso County, (1978), and USGS Map, Depth to Water Table (1976-77) in the Colorado Springs-Castle Rock Area, the localized aquifer underlying the subject property and vicinity is likely a principle bedrock aquifer. These ground water formations are principal water bearing sands and gravels. These alluvial formations readily accept recharge from surface percolation. Depth to ground water in these areas is found at 5 to 20 feet below surface elevations. The inferred ground water hydrological

gradient across the subject and in the greater vicinity moves generally southerly parallel and toward the drainage of Monument Creek.

3.2.5. FEMA designation zones

The subject is not located within a designated 100 year Flood Hazard Zone (see FEMA Flood Hazard Map #08041C0276, dated March 17, 1997, in Appendix A).

3.2.6. Wells

The records of the Colorado State Engineer, Division of Water Resources, Records Section, indicate that there are no wells registered in the NW4/SW4 of Section 11. No evidence of wells was observed at the subject property during the site inspection.

3.2.7. Waterways

There are no waterways located on or adjacent to the subject property.

3.2.8. Underground mining/subsidence

According to the Colorado Geological Survey's, Colorado Front Range Inactive Coal Mine Data and Subsidence Information map, the subject property is not underlain by coal mines. No evidence of subsidence events on the subject property were observed or reported during inspection and research for this Phase I.

3.3. Historical Use Sources

3.3.1. Title search (Refer to Appendix C)

The El Paso County Assessor's office indicates that the current owners of parcel 001

of the subject property are Gordon F. Garrett, Robert G. Busch, and Michael A. Cohen. The owner of parcel 002 of the subject property is Delbert R. Silcott. No historical owners of the subject were identified which would apparently affect the environmental fitness of the subject. The partial title search is included in Appendix C.

3.3.2. Aerial photos (Refer to Appendix A)

An inspection of aerial photographs on file with the El Paso County Planning Department (1962, 1980, and 1987) and the USGS (1975) did not reveal any evident historical activities that may have adversely impacted the subject property. All of the historical photographs indicated that the subject property has been vacant land, with the Town of Monument developing south of the subject. (Copies of aerial photographs are provided in Appendix A.)

3.3.3. City Directories

City Directories do not cover the area of the subject property.

3.3.4. Sanborn Maps

Sanborn Fire insurance Maps do not cover the area of the subject property.

3.3.5. Utilities

Electric utility service is provided to the area by Mountain View Electric Association. Natural gas service is provided by Peoples Natural Gas. The Town of Monument provides water. Sanitation is provided by Monument Sanitation District. Water/sewer pipes are stored along the west side of the parcels (along Beacon Lite Road, for improvements being made along the road).

3.3.6. County Tax Assessor's Office

The tax schedule number for the subject property is 71113-00-001 (northerly 5 acre parcel) and 71113-00-002 (southerly 5 acre parcel). Copies of the property information statements provided by the El Paso County Assessor's office are provided in Appendix C.

3.3.7. City/County Planning Department

The property is zoned PCD, Planned Commercial District.

3.3.8. Environmental liens, restrictions

No environmental liens or restrictions were found during the title search.

4. SITE INSPECTION

On May 13, 2002, a site inspection was performed by Terry Garner of **ESA**. Photographs, which provide evidence of current conditions, are included in Appendix E.

4.1. Hazardous Substance Use, Storage, and Disposal

No regulated or hazardous materials are used, stored, or disposed at the subject property. The property is not a RCRA Generator site.

4.2. Underground or Above Ground Storage Tanks

There is no evidence of UST's or AST's on the subject property.

4.3. Inspection for PCBs

No suspect sources of PCB containing equipment were observed on the subject property. One pad mounted electric utility box, located near the northwest corner of 001 of the subject property, would not be considered suspect to contain PCBs.

4.4. Evidence of Solid Waste Disposal

4.4.1. Certificates of Designation (CD)

No Certificates of Designation have been issued for the disposal of waste products at the subject property. No CD's have been issued by El Paso County for sites proximate to the subject property.

4.4.2. Construction debris

No construction debris was observed on parcel 002 of the property. Minor construction debris, consisting primarily of concrete forms, was found on the middle of parcel 001. All construction debris should be removed from the subject property and properly disposed.

4.4.3. Domestic and miscellaneous dumping

No significant domestic debris, trash, industrial waste or debris was observed on the subject property. Minor domestic debris was found in the evergreen trees on the middle of parcel 001. All domestic debris should be removed from the subject property and properly disposed.

4.5. Other Concerns

4.5.1. Abandoned foundations, wells, etc.

No abandoned foundations or wells were observed during the **ESA** site inspection.

4.5.2. Traps, sumps, drywells, drains

No traps, sumps, drains, or drywells were observed on the subject property.

4.5.3. Soil discoloration

No unusual soil staining was observed on the subject during our inspection.

4.5.4. Erosion

No unusual erosion was noted on the subject property. Two unimproved natural drainage channels (swales) carry surface runoff south and southwesterly across the subject property.

4.5.5. Backfill

There is no evidence of imported fill material on the subject property. The site development should include subsurface soil investigation prior to construction.

4.5.6. Surface water flow

Surface water flows intermittently along two unimproved natural drainage channels (swales), carrying runoff south and southwesterly across the subject. The drainage channels were dry during the site inspection.

4.5.7. Surface water abnormalities

Nothing unusual or aberrant was observed.

4.5.8. Biological indicators

There was no biological indication of contamination on the subject property.

4.5.9. Pipes/vents

No pipes or vents were noted on the subject property.

4.5.10. Chemical transfer or storage points

No evidence was found which would indicate the presence of contamination resulting from chemical transfer or storage.

4.5.11. Suspect asbestos containing materials (ACM)

As vacant land, there are no viable sources of suspect asbestos containing materials on the subject property.

4.5.12. Radon

The Colorado Geological Survey report, *Results of the 1987-88 EPA Supported Radon Study in Colorado*, indicates that radon levels in the general area of the subject averaged slightly above the EPA recommended level of 4.0 pCi/l. The radon level was 5.77 pCi/l in 3 tests in Zip Code area 80132. This result is for general reference only, and cannot be relied upon as specific to the subject property. Specific radon concentrations can vary within proximate locations.

4.5.13. Lead-based paint

There are no viable sources of suspect lead-based paint on the subject.

4.5.14. Lead in water and general drinking water quality

Water to the site is provided by the Town of Monument, which tests for compliance with all federal and state regulations for drinking water quality. According to Desiree Griffin, CDPHE Water Quality Control Division Auditor for El Paso County, Monument is generally compliant with drinking water regulations.

5. SPECIAL RESOURCES

5.1. Threatened or Endangered Species of Plants or Animals

The Colorado Natural Heritage Program's, Rare and Imperiled Animals, Plants, and Natural Communities, and the U.S. Fish and Wildlife Service's list, Federally Listed and Candidate Species in Colorado, do not indicate species or communities listed as rare, threatened, or endangered, as likely to be resident on the subject property.

5.2. Wetlands designation

According to the U. S. Fish and Wildlife Service's, National Wetland Inventory Map for the Monument Quadrangle, no wetlands are listed on, or in proximity to the subject. No hydrophytes, hydric soils classifications, or hydrologic conditions were identified on the subject which might suggest the presence of wetlands.

5.3. Historic Sites

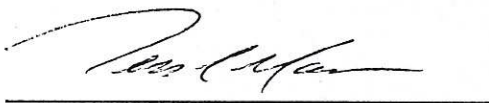
The subject property is not listed on the National Register of Historic Places.

6. FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-00, within the limitations and exceptions noted herein, at and on the property described as: Two Adjacent 5 Acre Parcels of Vacant Land, on Beacon Lite Road, Monument, Colorado 80132, which constitutes the subject property. Any exceptions to, or deletions from, this practice are described in the body of this report.

This Phase I Environmental Site Assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

7. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

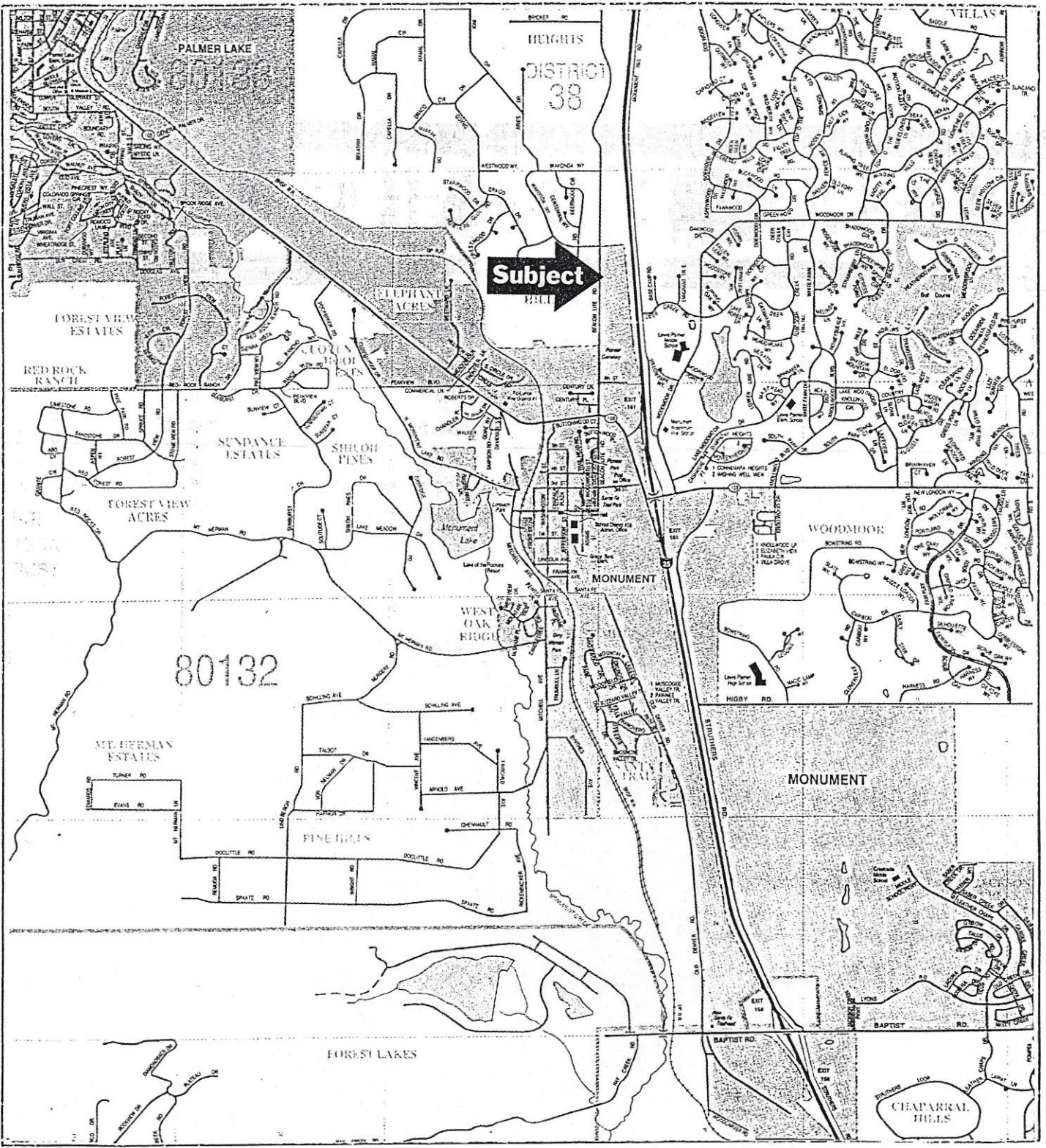


Terry L. Garner
Managing Member

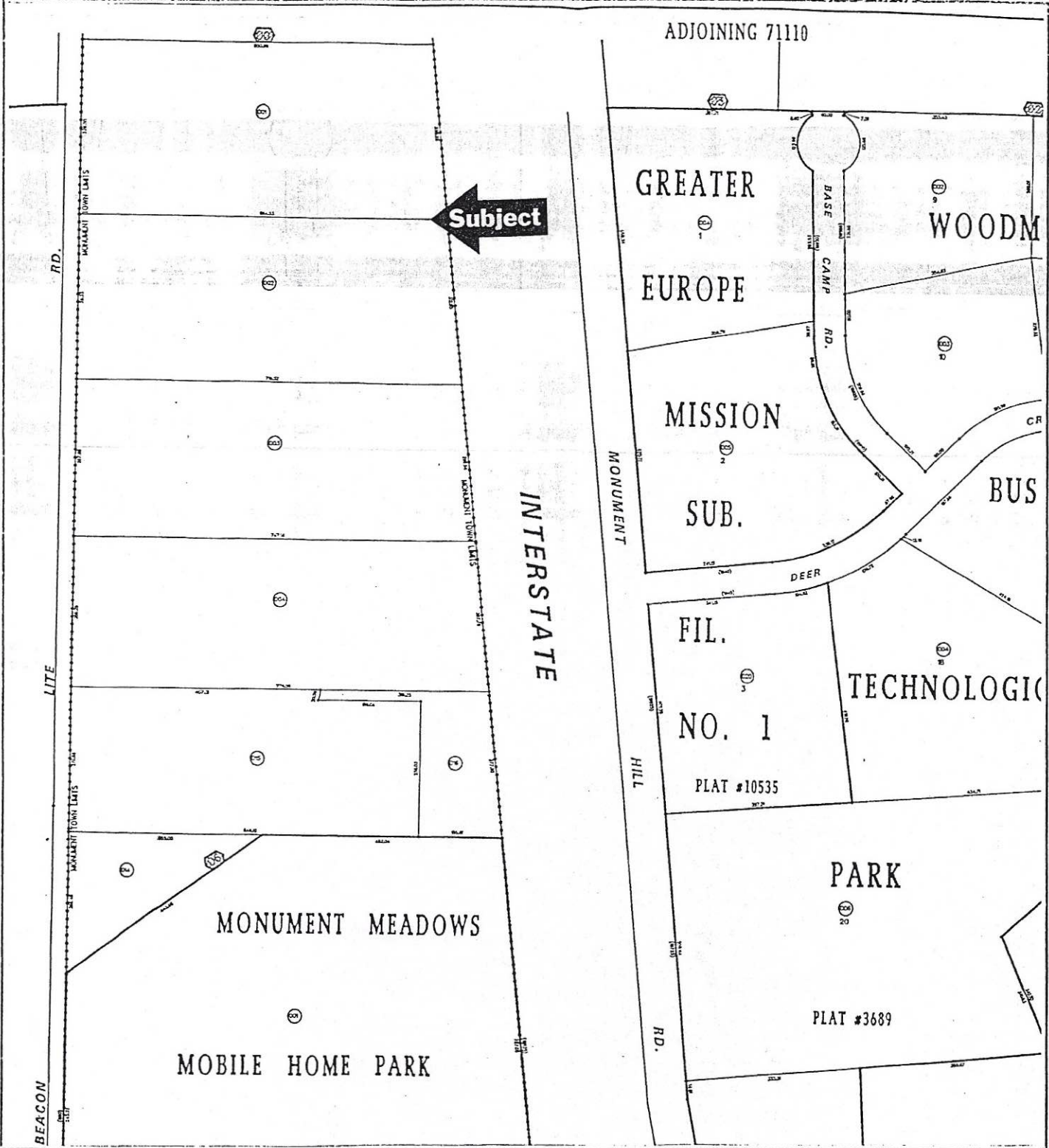
8. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Colorado Certified Asbestos Building Inspector and Management Planner
AHERA Certified Asbestos Building Inspector and Management Planner
Member, National Association of Environmental Professionals

APPENDIX A

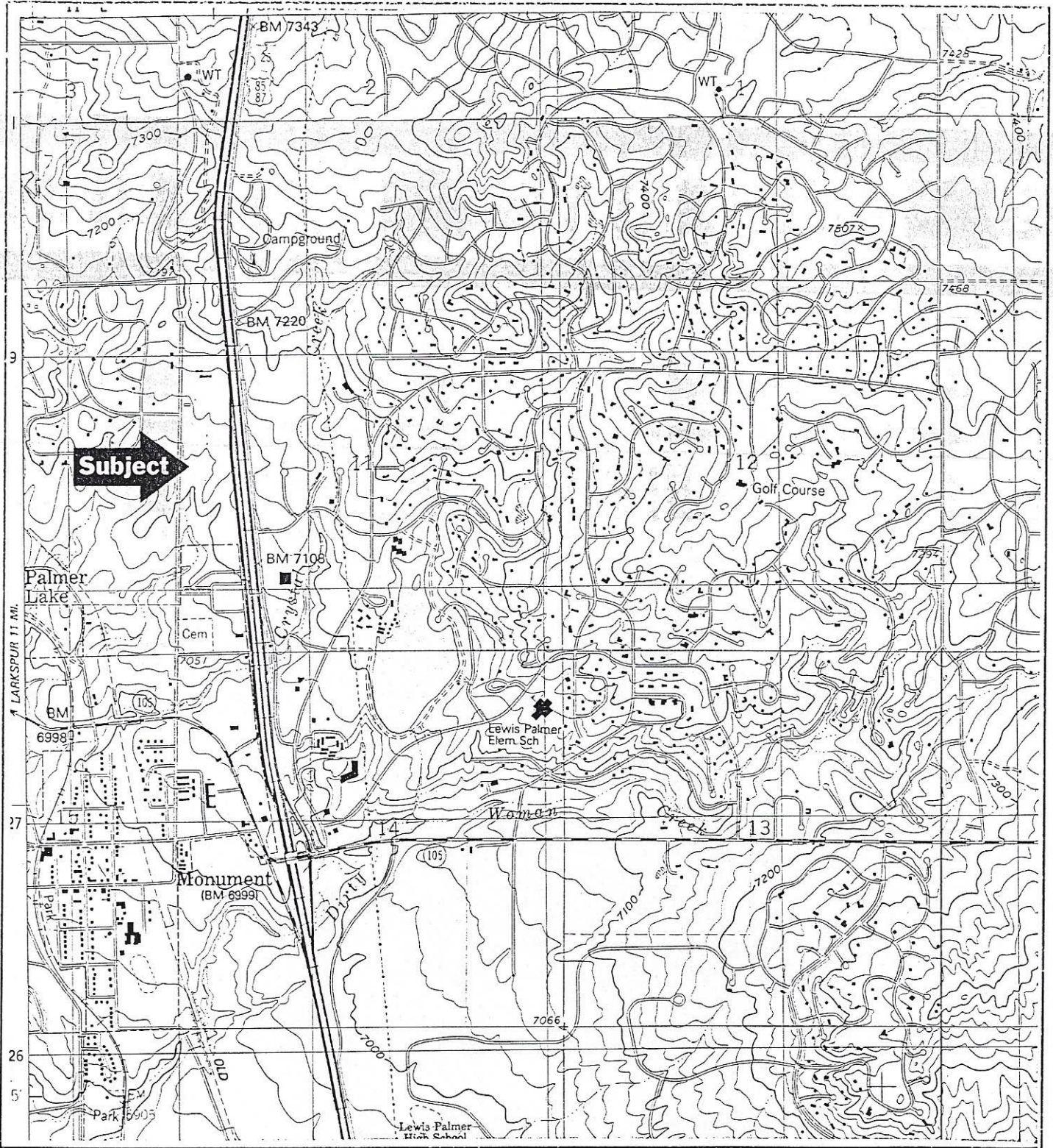


VICINITY MAP

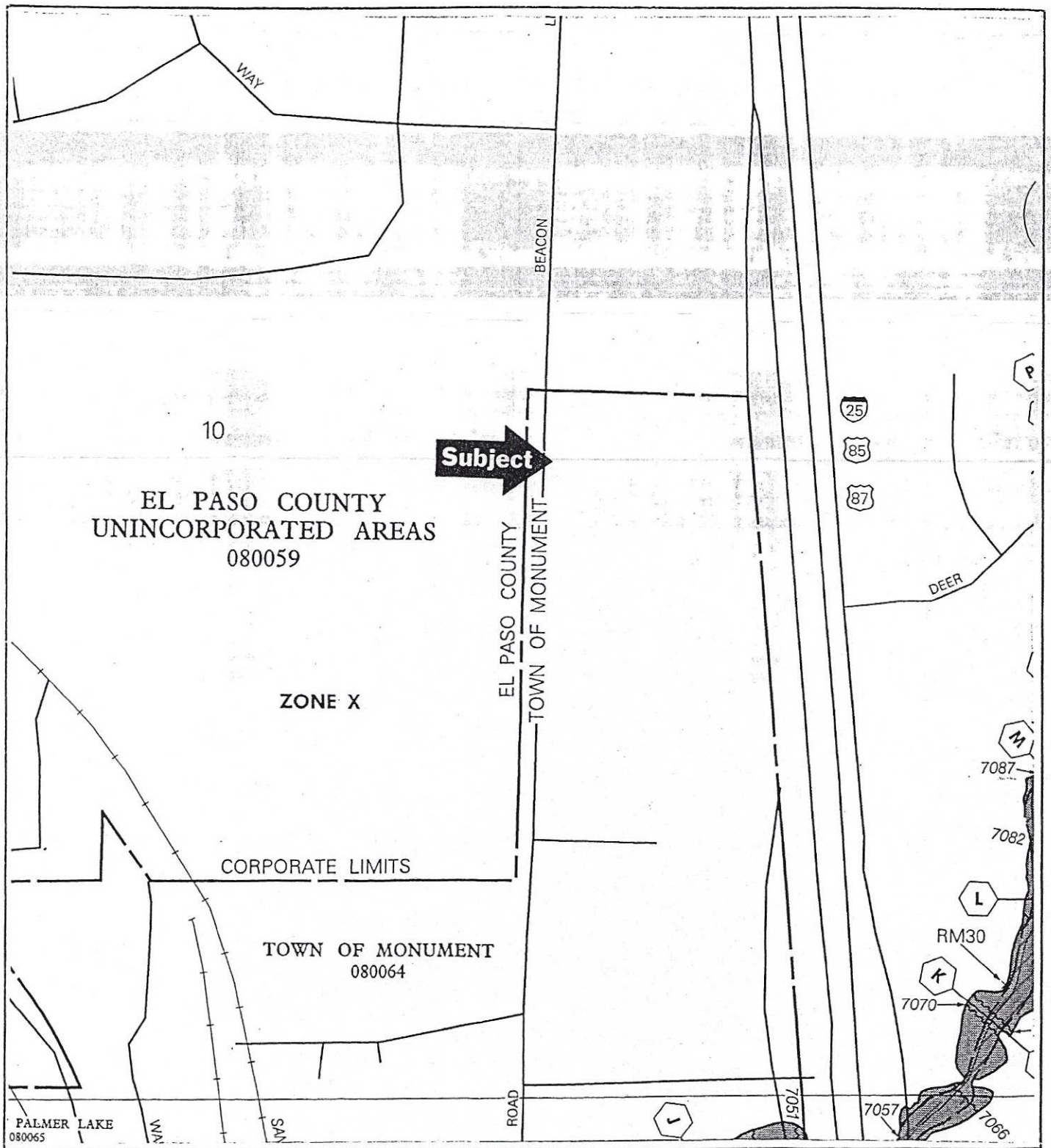


Subject

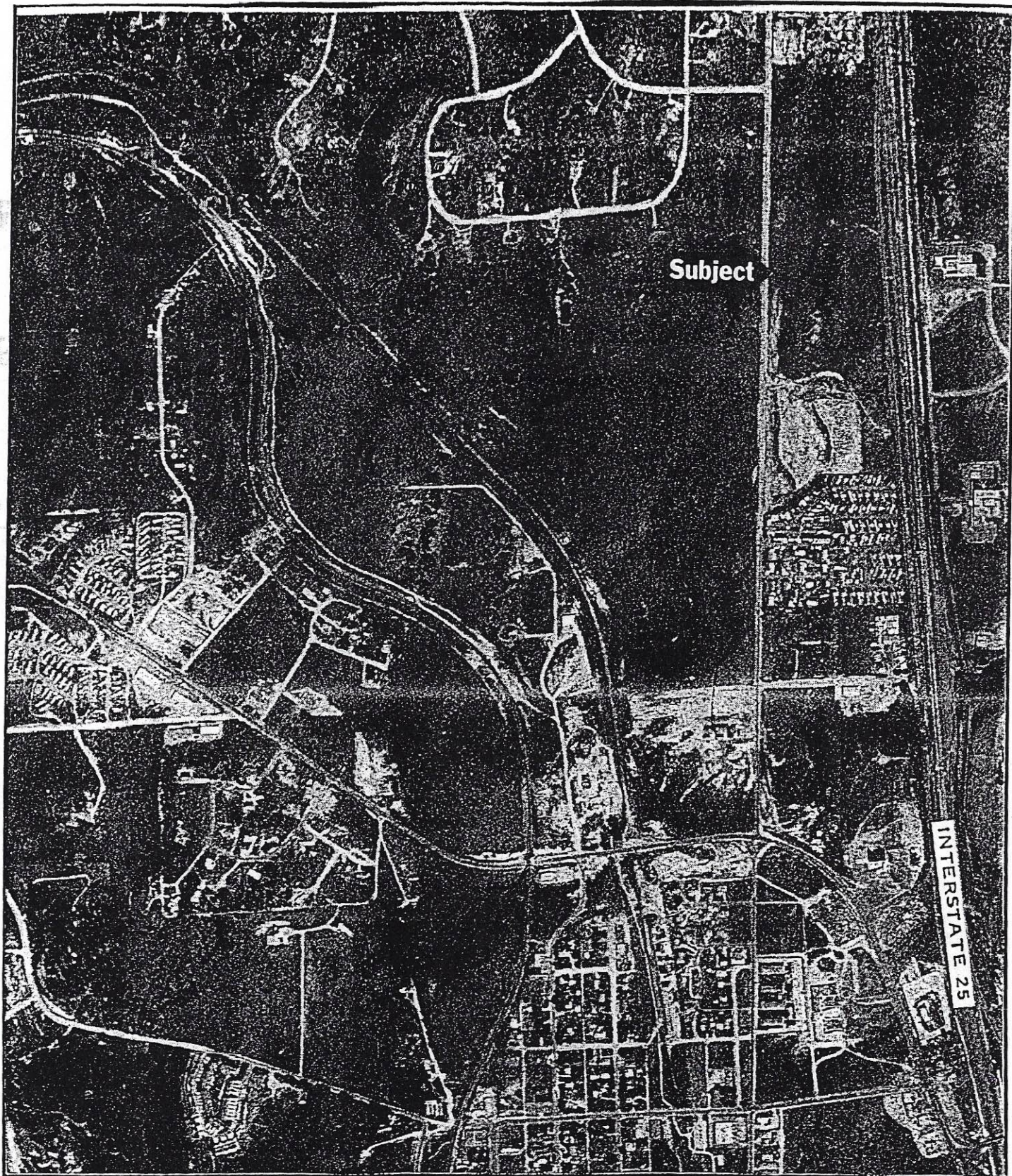
ASSESSOR'S MAP



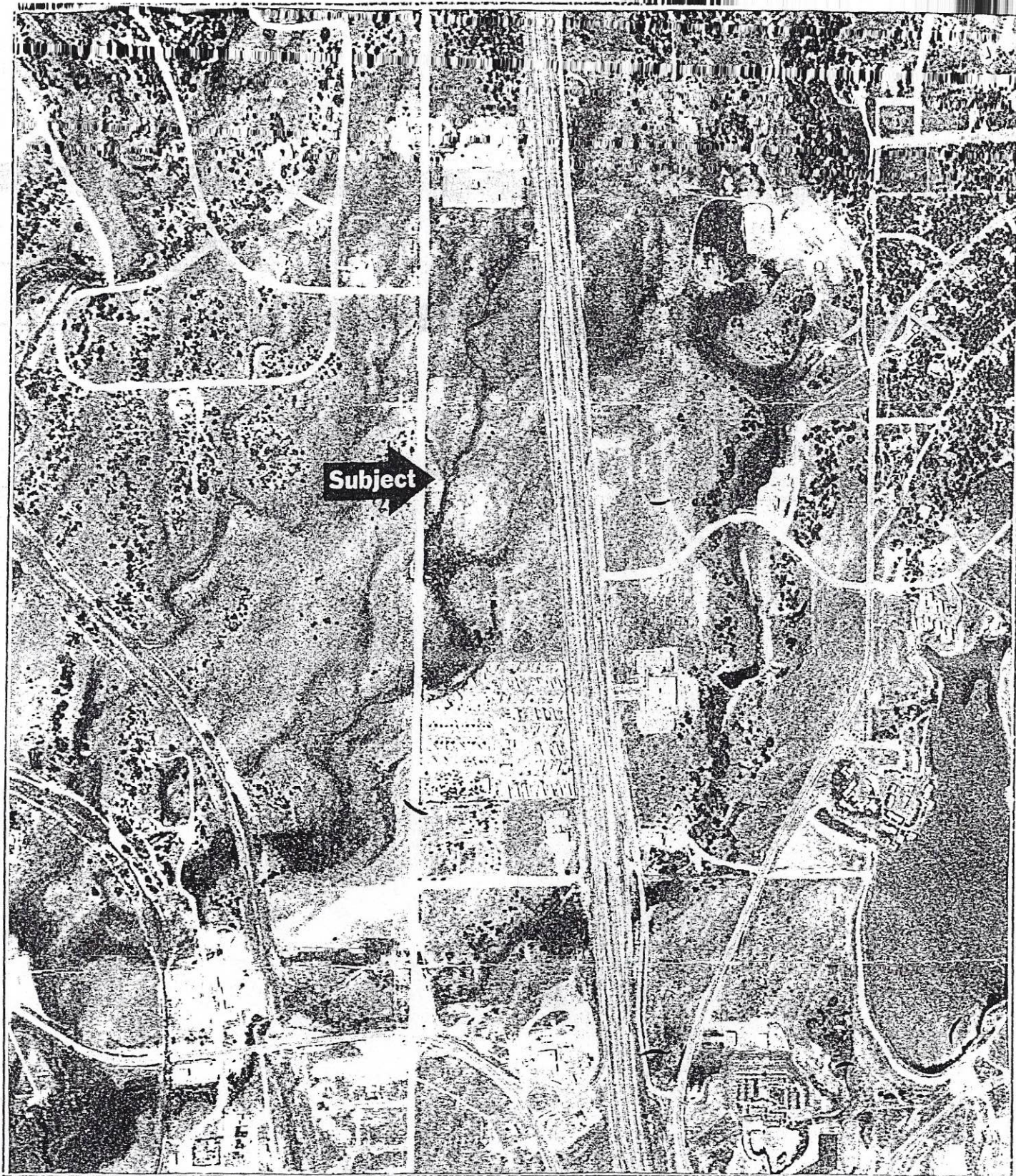
USGS 7.5 MINUTE TOPOGRAPHIC MAP
Contour Interval = 20 feet - 1" = ~1,500 Ft.



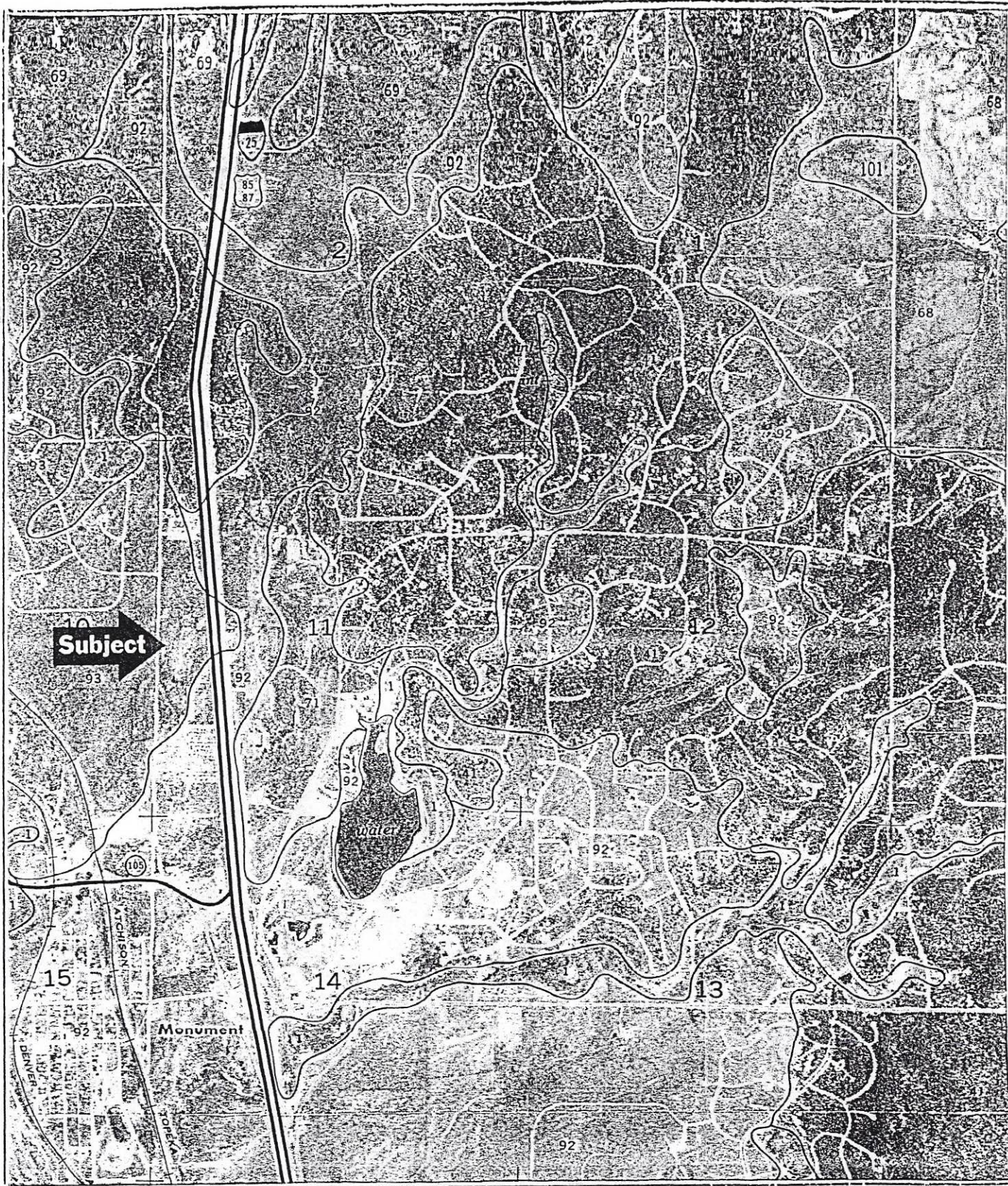
FEMA FLOOD HAZARD MAP



1987 AERIAL PHOTOGRAPH

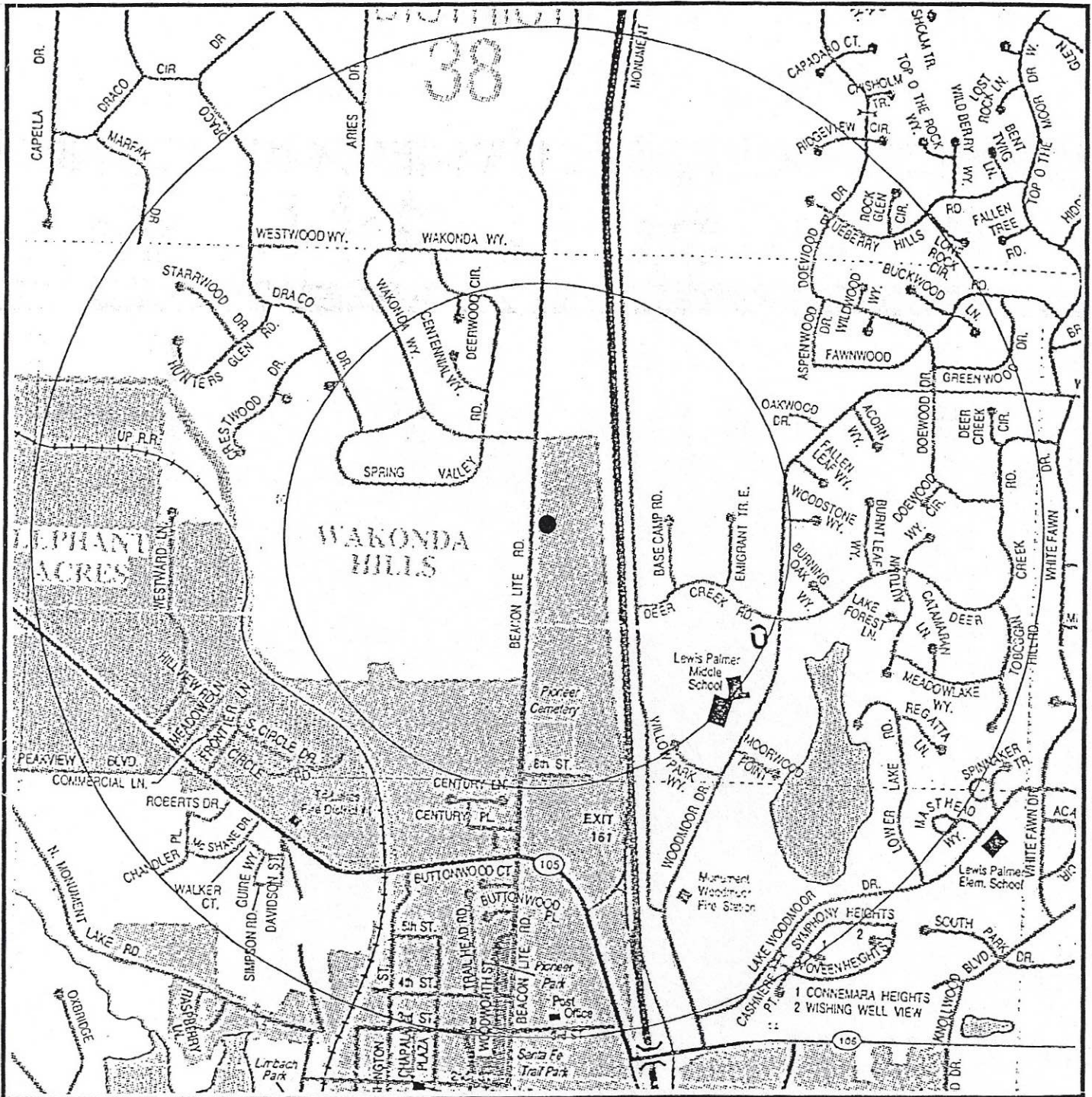


1989 AERIAL PHOTOGRAPH



APPENDIX B

REGULATORY DATABASE SEARCH MAP



- **SUBJECT PROPERTY**
- NPL/SUPERFUND SITES -- 1 Mi. Search Radius: 0 sites identified
- CERCLIS SITES -- 1/2 Mi. Search Radius: 0 sites identified
- RCRA GENERATOR/TSD SITES -- Subject and Adjacent/1 Mi. Radius: 0 site identified
- LANDFILL SITES -- 1/2 Mi. Search Radius: 0 sites identified
- LUST SITES -- 1/2 Mi. Search Radius: 0 sites identified
- UST/AST SITES -- Subject and Adjacent Properties: 0 sites identified
- ERNS/STATE SPILL SITES -- Subject and Adjacent Properties: 0 sites identified
- AIRS SITES -- Subject and Adjacent Properties: 0 sites identified
- Circles = approximate 1/2 and 1 mile radius from subject property

APPENDIX C

PHASE I ENVIRONMENTAL ASSESSMENT PARTIAL CHAIN OF TITLE SEARCH

According to the records of the El Paso County Assessor's Office, the current owners of Parcel #71113-00-001 of the subject property are Gordon F. Garrett, Robert G. Busch, and Michael A. Cohen. Delbert R. Silcott is the current owner of Parcel #71113-00-002 of the subject property. Conveyances related to the subject property, as provided by the Assessor's Office, as available, are listed below. [Deed Number, or, Book and Page numbers in brackets, when available]

Parcel #71113-00-001

On November 25, 1955, the subject property was by conveyed Harold and Louise A. Bricker to J. E. Coonrod and Irvin E. and Ruth B. Coonrod, by Deed. [Deed #981819]

On March 18, 1974, the subject property was to conveyed Glen I. and Larry L. Coonrod, by Warranty Deed. [Book 2662, Page 325]

On September 25, 1974, the subject property was to conveyed Eugene J. and Freda M. Silcott, by Warranty Deed. [Book 2708, Page 307]

On February 28, 1985, the subject property was conveyed to Eugene J. and Freda M. Silcott, by Quit Claim Deed. [Book 3977, Page 1294]

On March 10, 1994, the subject was conveyed to Gordon F. Garrett, by Public Trustee's Deed. [Book 6398, Page 988]

On May 24, 1994, the subject property was conveyed to Gordon F. Garrett, Michael A. Cohen, and Robert G. Busch, the current owners, by Bargain and Sale Deed. [Book 6453, Page 255]

On March 27, 1996, the subject property was again conveyed to Gordon F. Garrett, Michael A. Cohen, and Robert G. Busch, the current owners, by Warranty Deed. [Book 6849, Page 398]

Parcel #71113-00-002

On November 25, 1955, the subject property was by conveyed Harold and Louise A. Bricker to J. E. Coonrod and Irvin E. and Ruth B. Coonrod, by Deed. [Deed #981819]

On March 18, 1974, the subject property was to conveyed Glen I. and Larry L. Coonrod, by Warranty Deed. [Book 2662, Page 325]

On September 25, 1974, the subject property was to conveyed Eugene J. and Freda M. Silcott, by Warranty Deed. [Book 2708, Page 307]

On February 28, 1985, the subject property was conveyed to Eugene J. and Freda M. Silcott, by Quit Claim Deed. [Book 3977, Page 1294]

On August 22, 1985, the subject property was conveyed to the Barnes, Barney & Weaver Company, by Warranty Deed. [Book 5051, Page 952]

On December 20, 1988, the subject was conveyed to Delbert R., Eugene J., and Freda M. Silcott, by Quit Claim Deed. [Book 5591, Page 1363]

On February 15, 1988, the subject was conveyed to Delbert R., Eugene J., and Freda M. Silcott, by Public Trustee's Deed. [Book 5604, Page 1434]

On October 19, 1990, the subject was conveyed to Delbert R. Silcott, the current owner, by Quit Claim Deed. [Book 5783, Page 543]

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel No: 71113-00-001

Master Parcel No:

Owner: GARRETT GORDON F &
 BUSCH ROBERT G &
 COHEN MICHAEL A
 835 S LEWIS ST
 DENVER, CO 80226-3926

Location: 11-11-67

Legal Description: TRACT IN W2W2 OF SEC 11-11-67 AS FOLS, COM AT NW COR OF SEC 11, TH E ON N LN 30 FT, S PARA WITH W LN OF SD SEC 2532.08 FT FOR POB, CONT S ON SD LN 326.55 FT, TH S 89<51' E 684.53 FT TO INTSEC WLY R/W LN OF US HWY 85-87, TH N 05<42' W ON SD R/W LN 328.25 FT TO INTSEC LN DRAWN S 89<51' E FROM POB, TH N 89<51' W 650.98 FT TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
PEE	74.881	202	0	

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	530	5.00AC	47370	163350	3/01
	Totals:		47370	163350	
	Taxable Totals:		47370	163350	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc Fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	03/10/1994		0.00	94032854	6398	988	D	0
	05/24/1994		0.00	94072004	6453	255		0
	03/27/1996		0.00	96036053	6849	398		0

ASSESSOR PROPERTY APPRAISAL INFORMATION EL PASO COUNTY

Parcel No: 71113-00-001

Taxing Entities

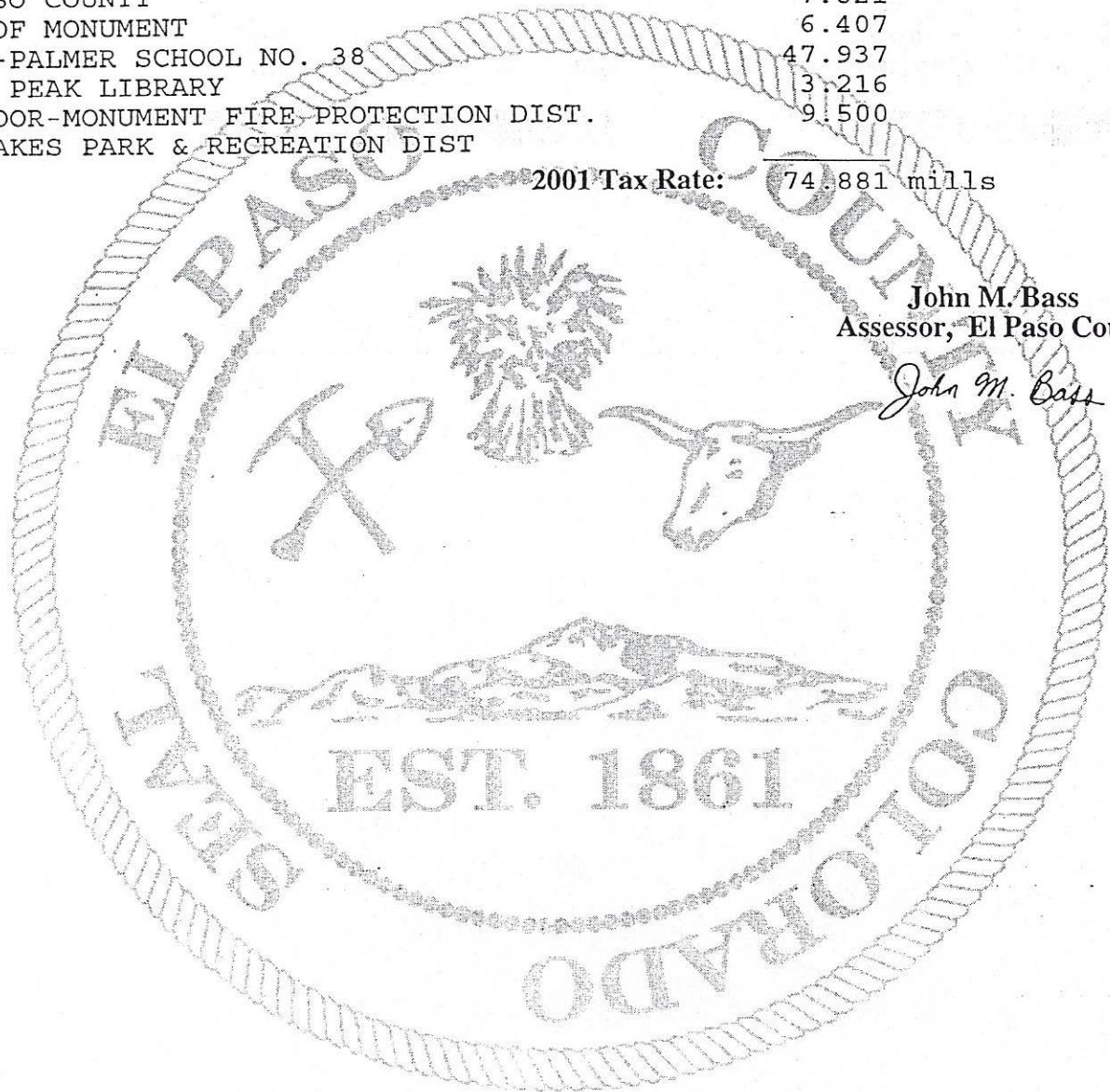
Mill Rate

EL PASO COUNTY	7.821
TOWN OF MONUMENT	6.407
LEWIS-PALMER SCHOOL NO. 38	47.937
PIKES PEAK LIBRARY	3.216
WOODMOOR-MONUMENT FIRE PROTECTION DIST.	9.500
TRI-LAKES PARK & RECREATION DIST	

2001 Tax Rate: 74.881 mills

John M. Bass
Assessor, El Paso County

John M. Bass



Please note that appraisal records are subject to change without notification.

Printed: 05/13/2002 By: STEVENS

ASSESSOR PROPERTY APPRAISAL INFORMATION EL PASO COUNTY

Parcel No: 71113-00-002

Master Parcel No:

Owner: SILCOTT DELBERT R
901 GRINDE DR
FOUNTAIN, CO

80817-1751

Location: 11-11-67

Legal Description: TRACT IN SW4 OF SEC 11-11-67 AS FOLS, COM AT NW COR SEC 11, TH E ON N LN 30 FT, S PARA WITH W LN/SEC 11 2858.63 FT FOR POB, CONT S ON SD LN 311.33 FT, TH S 89<51' E 716.52 FT TO INTSEC WLY R/W LN US HWY 85-87, N 5<42' W ON SD R/W LN 312.95 FT TO INTSEC LN DRAWN S 89<51' E FROM POB, TH N 89<51' W 684.53 FT TO POB B EX ELY 50.0 FT EASEMENT

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
PBT	74.881	202	0	

<u>Land:</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
	530	5.00AC	21750	75000	5/01
	Totals:		21750	75000	
	Taxable Totals:		21750	75000	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc Fee</u>	<u>Sale Code</u>	<u># Parcels</u>
	12/01/1988		0.00		0

Taxing Entities

EL PASO COUNTY	7.821
TOWN OF MONUMENT	6.407
LEWIS-PALMER SCHOOL NO. 38	47.937
PIKES PEAK LIBRARY	3.216
WOODMOOR-MONUMENT FIRE PROTECTION DIST.	9.500
2001 Tax Rate:	74.881 mills

John M. Bass
Assessor, El Paso County

John M. Bass

Please note that appraisal records are subject to change without notification.

Printed: 05/13/2002 By: STEVENS

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT CITATION OF SOURCES/DEFINITIONS

I. Regulatory Database Sources

1. Federal NPL/Superfund and CERCLA site list (04-02)
2. Federal RCRA TSD and Generator's list (04-02)
3. State RCRA Enforcement and Corrective Action lists (04-02)
4. Federal/State AIRS (Air Pollutant Emissions) (04-02)
5. Federal ERNS list (1988 - 2000)
6. Colorado ERNS Response List (04-02)
7. Colorado Dept. of Labor and Employment, Oil Inspection Section (OIS), Registered UST and AST lists (04-02)
8. Colorado Dept. of Labor and Employment, OIS, LUST list (04-02)
9. CDPHE, Hist. and Active Landfill lists

II. Environmental Setting Sources

Colorado Geological Survey - Geologic and Hydrologic
El Paso County Regional Building - Building Permits, FEMA, Utilities
El Paso County Tax Assessor's Office - Ownership
El Paso County Clerk and Recorder's Office - Ownership, City Directories
El Paso County Planning Department - Aerial Photos, Zoning
Town of Monument Planning Department - Zoning

III. Other

United States Geological Survey (USGS), 7.5 Minute Series Topo. Map,
Monument, Colorado Quadrangle, (1986).
United States Department of Agriculture, Natural Resource
Conservation Serv., *Soil Survey of El Paso County*, (1981).

IV. Regulatory Source Definitions

EPA: Refers to the United States Environmental Protection Agency, charged with protecting public health and the environment.

CERCLA: Refers to the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the primary law that established a comprehensive government response system for handling hazardous waste contamination from past activities, current spills and non-continuous release sites.

CERCLIS: EPA database which identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impact on human health and the environment.

SARA: Refers to the Superfund Amendments and Reauthorization Act of 1986 (to CERCLA), which contains provisions specifying who is liable to pay for cleanup of contamination caused by past activities. Superfund was created to provide federal funding for site characterization and cleanup until costs can be recovered from the Potentially Responsible Parties (PRPs) of the contamination. The following liability standards were established:

- 1) Strict Liability - The law applies regardless of whether intent or prior knowledge of the situation was present;
- 2) Joint and Several Liability - Each party owning or involved with the property can be made responsible for the total cleanup costs;
- 3) Retroactive Liability - Parties can be held responsible for actions occurring prior to the law regardless of past practice or approvals;
- 4) Unending Liability - Liability for a problem on a site does not end with transfer of property, but extends as long as the problem exists;
- 5) Innocent Landowner Defense - Protection from liability if "all appropriate inquiry into the previous ownership and uses of the property" has been made prior to its transfer.

NPL: Refers to the CERCLA established National Priorities List which lists properties with the highest priority for cleanup.

SARA Title III: Part of the Emergency Planning and Community Right to Know Act (EPCRA), which requires operators of facilities to notify local emergency planning committee (often the local fire department) and state emergency response commission of any release or handling of reportable quantities of hazardous substances.

RCRA: Refers to the Resource Conservation and Recovery Act of 1980, implements procedure for the identification, tracking, safe management and disposal of hazardous materials and solid waste.

RCRA TSD: A facility at which hazardous materials are transported, stored, or disposed.

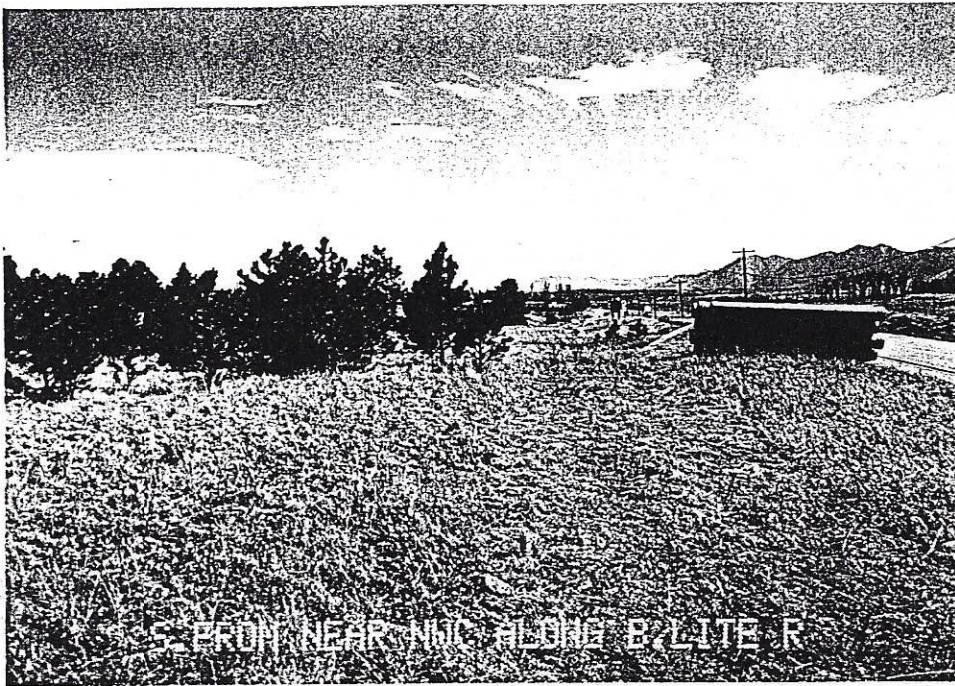
RCRA Generator: A facility that generates hazardous materials.

ERNS: Refers to EPA's Emergency Response Notification System, which maintains lists of releases or spills of reportable quantities of hazardous substances.

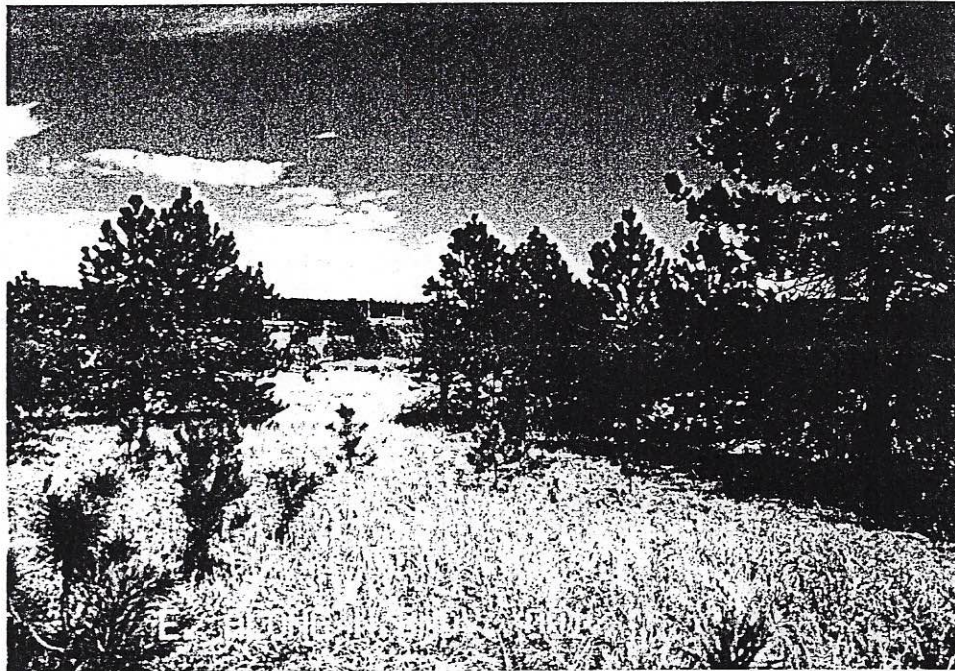
APPENDIX E

PHOTOGRAPH NUMBER
AND DESCRIPTION

01. Viewing south on the subject property, from near the northwest corner, along Beacon Lite Road.



02. Viewing east along the northern boundary of 001 of the subject.



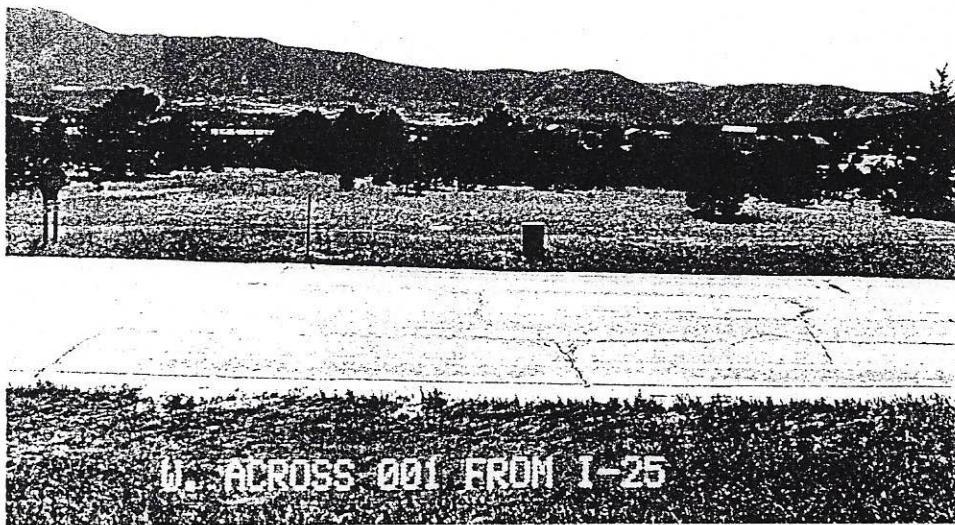
03. Viewing southerly along the natural drainage from 001 of the subject property to 002.



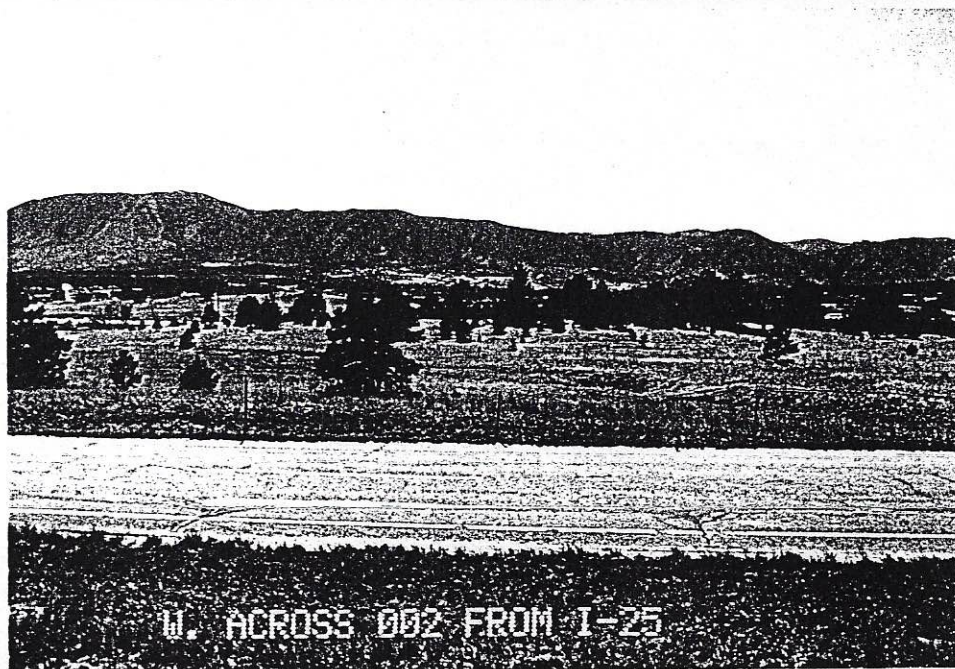


**PHOTOGRAPH NUMBER
AND DESCRIPTION**

04. Viewing south from the northeast corner of the subject property, along the I-25 frontage.



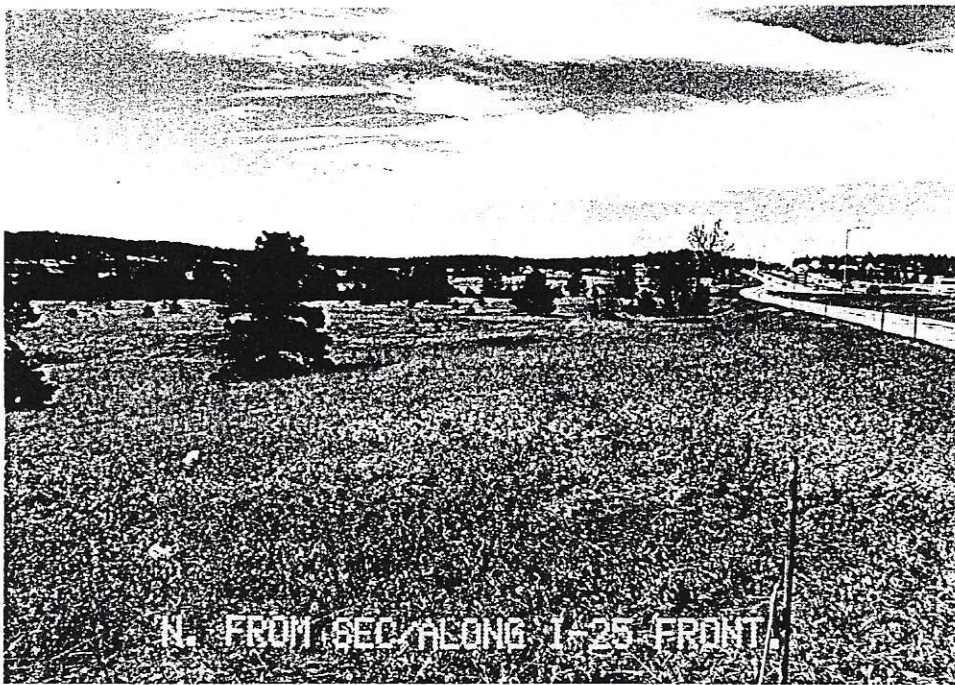
05. Viewing west across 001 of the subject from I-25.



06. Viewing west across 002 of the subject from I-25.

PHOTOGRAPH NUMBER
AND DESCRIPTION

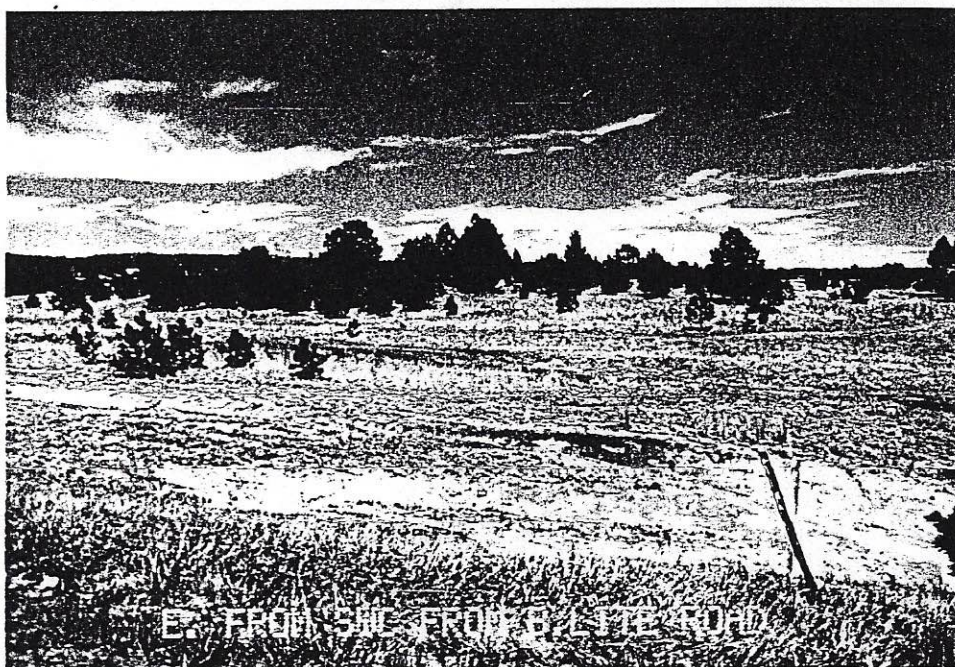
07. Viewing north on the subject property, from the southeast corner, along the I-25 frontage.



08. Viewing southwest across 002, along the natural drainage.

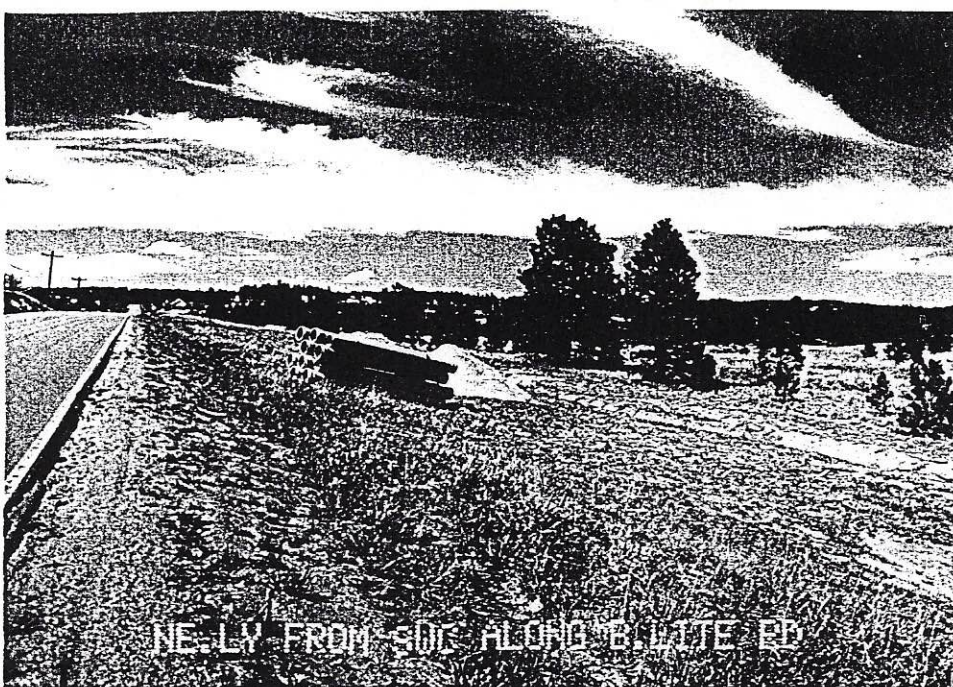


09. Viewing east from the southwest corner from Beacon Lite Road.



PHOTOGRAPH NUMBER
AND DESCRIPTION

10. Viewing northeasterly from the southwest corner, along Beacon Lite Road.



11. Minor construction debris found in the middle of 001 of the subject.



12. Domestic debris found in the middle of 001 of the subject.

