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PHASE I ENVIRONMENTAL SITE ASSESSMENT
VACANT PROPERTY
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Prepared for

CPR Entitlements, LLC
31 North Tejon Street
Colorado Springs, Colorado 80903

Attn: Mr. PA Koscielski

Project No. 222125

November 7, 2022

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COMMON ACRONYMS

AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ACM	Asbestos-containing material
AUL	Activity and Use Limitations
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CESQG	Conditionally Exempt Small Quantity Generator
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
CGWQS	Colorado Groundwater Quality Standard
CREC	Controlled Recognized Environmental Condition
CSEV	Colorado Soil Evaluation Values
EPA	The United States Environmental Protection Agency
FIRM	Flood Insurance Rate Map
HREC	Historical Recognized Environmental Condition
LAST	Leaking Aboveground Storage Tank
LBP	Lead-Based Paint
LUST	Leaking Underground Storage Tank
LQG	Large Quantity Generator
MCL	Maximum Contaminant Limit
NOV	Notice of Violation
NPL	National Priority List
OSHA	Occupational Safety and Health Administration
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Poly-Chlorinated Biphenyl
PCE	Perchloroethylene
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SPCC	Spill Prevention, Control and Countermeasure
SWPPP	Stormwater Pollution Prevention Plan
SQG	Small Quantity Generator
SVOC	Semi-Volatile Organic Compounds
TCE	Trichloroethylene
TEPH	Total extractable petroleum hydrocarbons
TPH	Total Petroleum Hydrocarbons
TVPH	Total Volatile Petroleum Hydrocarbons
TRI	Toxic Release Inventory
TSCA	Toxic Substances Control Act
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound

1.0 PROJECT SUMMARY

Entech Engineering, Inc. has conducted a Phase I ESA in general conformance with 40 CFR Part 312 and ASTM E 1527-21 as requested by Mr. PA Koscielski with Dakota Springs Engineering, LLC. This assessment covers nine undeveloped parcels located east of South Powers Boulevard and north and south of Bradley Road. The subject Property is located south of Colorado Springs in El Paso County, Colorado as further described in Section 3.1 (herein referred to as the Property). The subject Property is identified by the following parcel numbers (5500000441, 5500000452, 5500000453, 5500000454, 5500000455, 5500000456, 5500000457, 5509200002 and 5509200003). Any exceptions to, or deletions from, the Scope of Work are described in this report where applicable.

A Preliminary Subsurface Soil Investigation/ Soil, Geology and Geologic Hazard and a Preliminary Subsurface Soil Investigation were prepared by Entech Engineering, Inc. for the subject Property in 2020 and 2022. Soils identified on the subject Property included silty, clayey sand to very silty, clayey sand, silty to very silty sand, and very clayey, silty sand, sandy to very sandy clay and sandy claystone. No report of any buried debris (visual or olfactory) or physical evidence of contamination was identified in the borings.

According to the environmental data search compiled for this assessment, three sites and three Orphan Site exhibiting potential environmental conditions and impacts were identified in the vicinity of the subject Property. Based on the review of historic aerial photographs, city directories and local maps, it appears the subject Property has not been historically developed. These sites are not considered to represent a significant threat for RECs to the subject Property.

Entech has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for the subject Property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject Property and no additional investigation is recommended.

2.0 INTRODUCTION

2.1 PURPOSE

Mr. PA Koscielski with Dakota Springs Engineering, LLC authorized Entech Engineering, Inc. to conduct a Phase I - Environmental Site Assessment (ESA) for nine undeveloped parcels located south of Colorado Springs in El Paso County, Colorado. Entech Engineering, Inc. understands this is for a contemplated transaction and financing. Figure 1 shows the location of the subject Property.

2.2 SCOPE-OF-SERVICES

The objective of this ESA was to perform an all-appropriate inquiry into the past ownership and uses of the subject Property consistent with good commercial or customary practice as outlined in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries and the current Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation - ASTM E1527-21 (Reference 1 and 2) per the Phase I ESA Scope of Services. The purpose of this Phase I ESA work was to identify, to the extent feasible, adverse environmental conditions, including RECs, on the subject Property that potentially have and/or may cause an adverse environmental impact to the subject Property. The project conforms to the standards established by 40 CFR Part 312 and ASTM E 1527-21. The term "recognized environmental condition" is defined by ASTM E 1527-21 as:

> "*(1)* the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject Property* due to a *release* to the *environment*; *(2)* the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject Property* due to a *release* or likely *release* to the *environment*; or *(3)* the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject Property* under conditions that pose a *material threat* of a future *release* to the *environment*. A *de minimis condition* is not a *recognized environmental condition*.

A recognized environmental condition does not include a de minimis condition, which is a "condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

In addition to RECs and HRECs, another third type of REC, known as a "Controlled Recognized Environmental Condition" (CREC) can also be identified in association with a subject Property. A CREC is defined in the new E1527-21 Standard as "a recognized environmental condition affecting the subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of controls (for example, activity and use limitations or other property use limitations)."

The scope of this Phase I - Environmental Site Assessment encompasses the requirements of ASTM E 1527-21, including the following:

- Assessment of the subject Property and examination of contiguous parcels, when accessible, to identify land and structure usage and identify activities that may adversely affect the environmental integrity of the subject Property.

- Interview owners or operators of the subject Property to identify property usage.
- Research and review local, state and federal environmental records to identify RECs that may impact the subject Property.
- Analysis of historical aerial photographs, Sanborn Fire Insurance Maps, city directories and other historical records to determine the likelihood of past uses having led to RECs in connection with the subject Property.
- Review of standard environmental record resources for pertinent information regarding the subject Property and the surrounding areas within an allowable search distance.
- Collection of land title records as part of the historical land usage data.
- Conclusions based on data collected.

One key object of consulting historical sources is to develop a history of the previous uses of the subject Property and surrounding area to evaluate if past uses may have resulted in RECs, HRECs, CRECs or other adverse environmental conditions in connection with the subject Property. During our review of multiple historical records, Entech attempted to identify obvious uses of the subject Property from the present to the first developed use of the subject Property.

During the completion of this ESA, Entech attempted to obtain information from historical document sources, including historical aerial photographs (Appendix A), reasonably ascertainable local, state and federal documentation including Regulatory Agency Freedom of Information Act (FOIA) requests and personal interviews (Appendix B) and EDR Environmental Data Search (Appendix C).

2.3 SIGNIFICANT ASSUMPTIONS

In preparing this report, Entech Engineering, Inc. has relied upon, and presumed accurate, certain information about the subject Property and adjacent parcels provided by government officials and agencies, the client and others identified herein. The accuracy of the results of the regulatory agency reviews is constrained and limited by the level of care and professional skill exercised by the officials responsible for database accuracy. As applicable, all research and review conducted were based on information that was reasonably ascertainable, publicly available, and practically reviewable as defined in the current ASTM Standard (E 1527-21).

2.4 LIMITATIONS AND EXCEPTIONS

Statements and conclusions in this Phase I ESA are estimates of the environmental conditions noted during the execution of the subject Property investigation and are not a guarantee of the subject Property's environmental condition. The results are in no way intended to represent a guarantee that the subject Property is free from the presence of past, present or future contamination from hazardous substances. Although no environmental assessment can wholly eliminate uncertainty regarding the environmental condition of a suspect site, the services provided by Entech Engineering, Inc. are intended to minimize the amount of environmental uncertainty for a commercial real estate transaction. Reasonable research and inquiry have been conducted to ascertain the likelihood of RECs according to the ASTM E 1527-21 standard and all appropriate inquiries standard under 40 CFR Part 312.

This ESA did not include sampling/analysis of the site soil, surface water, groundwater or any building components (if present) for physical/chemical composition (including, but not limited to 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 and/ or high voltage power lines.

2.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted per the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21. The services provided by Entech Engineering, Inc. and the information presented in this report for the subject Property are strictly limited to the scope outlined in Sections 2.2 and 2.4 with no special terms or conditions.

2.6 USER RELIANCE

This Phase I ESA was conducted for the exclusive benefit of CPR Entitlements, LLC, Dakota Springs Engineering, LLC and their affiliates, which we understand will be acquiring and financing the subject Property. The ESA findings are based on documents, writings and information owned, possessed or secured by Entech Engineering, Inc. Neither this report nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Entech Engineering, Inc.

2.7 LIST OF CRITICAL VIABILITY DATES

According to ASTM E-1527-21 Section 4.6.1, Presumed Viability states an environmental site assessment meets or exceeds this practice and is presumed to be viable when it is conducted within 180 days of the date of acquisition of the subject Property. The following is a list of dates on which the critical components of the investigation were performed, specifically, the interviews, records review, reconnaissance and environmental declaration.

Subject	**Date Performed**
Environmental Lien Search	October 24, 2022
Interviews	
CDPHE	October 27, 2022
CDLE-OPS	November 3, 2022
Fire Department	No Response
Utilities	No Response
Current Owner	No Response
Previous Owner(s)	No Response
Prospective Buyer	November 4, 2022
Records Review	October 27, 2022
Site Reconnaissance	November 3, 2022
Environmental Declaration	Release Date

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

This assessment covers nine undeveloped parcels located south of Colorado Springs, El Paso County, Colorado. The subject Property location is shown in Figure 1. Photographs of the subject Property as of November 3, 2022, are included in Appendix A. According to the El Paso County Assessor's office website (Reference 3), the subject Property is identified by the parcel numbers and addresses outlined in the table below. El Paso County Assessor's Property Information sheets are presented in Appendix B:

Current Address	Parcel No.	Size
0 Bradley Road	5500000441	19.75 acres
Legal Description		
A TR OF LAND BEING IN THE NE4 OF SEC 09-15-65 DESC AS FOLS: BEG AT THE N4 COR OF SD SEC, TH S00-19-32E 1404.24 FT, TH S89-30-29W 4.29 FT, TH ALG A CUR TO THE R HAVING A RAD OF 2969.79 FT, A C/A OF 15-09-41, AN ARC DIST OF 785.85 FT WHICH CHORD BEARS S81-55-38W A DIST OF 783.56 FT, TH S74-20-48W 71.53 FT, TH N00-00-00E 601.46 FT, TH N90-00-00W 320.79 FT, TH N00-00-00E 935.04 FT, TH S89-51-23E 1161.78 FT TO POB. EX THAT PT CONV BY REC #221148575		
Property Owner		
Phi Real Estate Services 200 West City Center Drive, Suite 200 Pueblo, Colorado 81003		

Current Address	Parcel No.	Size
S. Powers Boulevard	5500000452	29.84 acres
Legal Description		
A TR OF LAND BEING IN THE N2 OF SEC 8 AND 9-15-65 DESC AS FOLS: BEG AT THE NW COR OF SD SEC 9 TH S89-51-23E 669.38 FT, TH S00-00-00E 1121.77 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 300.00 FT, A C/A OF 13-46-32, AN ARC DIST OF 72.13 FT WHICH CHORD BEARS S26-15-01W A DIST OF 71.95 FT, TH S89-53-38W 710.50 FT, TH ALG THE ARC OF A NON-TANGENT CUR TO THE L HAVING A RAD OF 2105.00 FT, A C/A OF 63-56-43, AN ARC DIST OF 2349.30 FT WHICH CHORD BEARS N58-12-28W A DIST OF 2229.26 FT, TH N89-34-04E 1967.80 FT TO POB. EX THAT PT CONV BY REC #221233917.		
Property Owner		
CPR Entitlements, LLC 31 North Tejon Street, Suite 518 Colorado Springs, Colorado 80903		

Current Address	Parcel No.	Size
09-15-65	5500000453	15 acres
Legal Description		
A TR OF LAND BEING IN A PT OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 669.38 FT TO POB; TH S81-51-23E 497.06 FT, TH S00-00-00E 905.81 FT, TH N90-00-00W 524.50 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 300.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 175.69 FT WHICH CHORD BEARS S73-13-21W A		

DIST OF 173.19 FT, TH S56-26-42W 56.70 FT, TH ALG THE ARC OF A NONTANGENT CUR TO THE R HAVING A RAD OF 585.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 342.60 FT WHICH CHORD BEARS N16-46-39W A DIST OF 337.73 FT, TH N00-00-00E 347.57 FT, TH N90-00-00E 338.00 FT, TH N00-00-00E 317.47 FT TO POB.
Property Owner
Veterans Villa Operating, LLC 17332 Edna Street Omaha, Nebraska 68136

Current Address	Parcel No.	Size
09-15-65	5500000454	9.55 acres
Legal Description		
A TR OF LAND BEING IN THE NE4NW4 OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 1166.44 FT TO POB; TH CONT S89-51-23E 460.00 FT, TH S00-00-00E 904.66 FT, TH N90-00-00W 460.00 FT, TH N00-00-00E 905.81 FT TO POB; AKA TRACT A WATERVIEW NORTH		
Property Owner		
WVN 96, LLC 17 South Wahsatch Avenue Colorado Springs, Colorado 80903		

Current Address	Parcel No.	Size
Bradley Road	5500000455	13.89 acres
Legal Description		
W2 SEC 9-15-65, EX PT TO RDS, EX PT CONV BY REC #218091785, EX PT CONV BY REC #221009211, TOG WITH THAT PORTION OF LAND LY S OF TR DESC AT REC #221009211 AND LY W OF N/S SEC LN BETWEEN SEC 8 AND 9, EX THAT PT CONV BY REC # 221036727, EX THOSE PTS CONV BY REC #S 221223733 & 221233917, EX THAT PT LY ELY THEREOF		
Property Owner		
CPR Entitlements, LLC 31 North Tejon Street, Suite 518 Colorado Springs, Colorado 80903		

Current Address	Parcel No.	Size
Bradley Road	5500000456	22.29 acres
Legal Description		
A TR OF LAND BEING IN A PT OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S81-51-23E 669.38 FT, TH S00-00-00E 932.06 FT TO POB; TH N 90-00-00E 1622.06 FT, TH S00-00-00E 30.00 FT, THE ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 275.00 FT, A C/A OF 18-07-00, & AN ARC DIST OF 86.95 FT WHICH CHORD BEARS S09-03-30W A DIST OF 86.59 FT, TH ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 325.00 FT, A C/A OF 24-50-16, & AN ARC DIST OF 140.89 FT WHICH CHORD BEARS S05-41-52W A DIST OF 139.79 FT, TH S06-43-16E 247.56 FT, TH ALG THE ARC OF A NONTANGENT CUR TO THE L HAVING A RAD OF 2969.79 FT, A C/A OF 08-26-54, & AN ARC DIST OF 437.89 FT WHICH CHORD BEARS S78-34-14W A DIST OF 437.50 FT, TH S74-20-48W 824.67 FT, TH N15-39-12W 200.00 FT, TH ALF ARC OF A CUR TO THE L HAVING A RAD OF 630.50 FT, A C/A OF 02-09-25, AN ARC DIST OF 23.74 FT WHICH CHORD BEARS N16-43-55W A DIST OF 23.74		

FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 442.48 FT, A C/A OF 13-12-19, AN ARC DIST OF 97.37 FT WHICH CHORD BEARS N24-24-47W A DIST OF 97.16 FT, TH N31-00-56E 47.52 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 625.00 FT A C/A OF 33-16-48, AN ARC DIST OF 363.03 FT WHICH CHORD BEARS N47-39-20W A DIST OF 357.95 FT, TH ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 545.00 FT, A C/A OF 01-14-44, AN ARC DIST OF11.85 FT WHICH CHORD BEARS N63-40-22W A DIST OF 11.85 FT, THE N00-00-00E 218.80 FT TO POB.
Property Owner
Schulz Partnership, LLLP 301 Snowcrest Road Westcliffe, Colorado 81252

Current Address	Parcel No.	Size
Bradley Road	5500000457	5.2 acres
Legal Description		
A TR OF LAND BEING IN THE NW4 OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC 9, TH S89-51-23E 1474.41 FT TO POB; TH CONT S89-51-23E 152.03 FT, TH S00-00-00E 904.66 FT, TH N90-00-00E 690.00 FT, TH S00-00-00E 55.00 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 300.00 FT, A C/A OF 11-15-55, AN ARC DIST OF 58.99 FT WHICH CHORD BEARS S05-37-58W A DIST OF 58.89 FT, TH N90-00-00E 241.30 FT, TH N00-19-32W 1015.98 FT, TH S89-51-23E 90.00, TH S00-19-32E 1404.24 FT, TH S89-30-29W 4.29 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 2969.79 FT, A C/A OF 15-09-41, AN ARC DIST OF 785.85 FT WHICH CHORD BEARS S81-55-38W A DIST OF 783.56 FT, TH S74-20-48W 71.53 FT, TH N00-00-00E 601.46 FT, TH N90-00-00W 320.79 FT, TH N00-00-00E 935.04 FT TO POB. EX THAT PT CONV BY REC #221223733, & EX THAT PT LY WLY OF A TR OF LAND DESC BY REC #221036727.		
Property Owner		
CPR Entitlements, LLC 31 North Tejon Street, Suite 518 Colorado Springs, Colorado 80903		

Current Address	Parcel No.	Size
Bradley Road	5509200002	22.1 acres
Legal Description		
TR IN SEC 9-15-65 DESC AS FOLS: COM AT THE N4 COR OF SD SEC 9, TH S00-19-23E ALG THE N/S CEN LN OF SD SEC 1613.76 FT TO A PT ON THE SLY ROW LN OF BRADLEY RD, TH S89-30-29W 3.77 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 2759.79 FT, A C/A OF 15-09-41, ARC DIST OF 730.29 FT, WHICH CHORD BEARS S81-55-38W, DIST OF 728.16 FT, TH S74-20-48W 930.15 FT TO THE POB; TH S15-39-12W 394.68 FT, TH ALG THE ARC OF A NON TANG CUR TO THE R, HAVING A RAD OF 75.00 FT, A C/A OF 43-29-55, ARC DIST OF 56.94 FT, WHICH CHORD BEARS S36-01-21W, DIST OF 55.58 FT, TH S57-46-18W 68.47 FT, TH ALG THE ARC OF A CUR TO THE L, HAVING A RAD OF 450.00 FT, A C/A OF 35-44-30, ARC DIST OF 280.72 FT, WHICH CHORD BEARS S39-54-03W, DIST OF 267.19 FT, TH S67-58-24E 40.00 FT, TH S22-01-36W 538.15 FT, TH ALG THE ARC OF A CUR TO THE R, HAVING A RAD OF 260.00 FT, A C/A OF 13-32-35, ARC DIST OF 61.46 FT, WHICH CHORD BEARS S28-47-53W, DIST OF 61.31 FT, TH S00-00-00W 148.75 FT, TH N90-00-00W 515.00 FT, TH N00-29-10W 1123.38 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 150.00 FT, A C/A OF 87-49-03, ARC DIST OF 229.91 FT, WHICH CHORD BEARS N43-25-21E, DIST OF 208.05 FT, TH N87-19-53E 53.06 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD		

OF 2967.79 FT, A C/A OF 12-59-05, ARC DIST OF 673.03, WHICH CHORD BEARS N80-50-20E, DIST OF 671.59 FT, TH N47-20-48E 21.87 FT
Property Owner
Waterview Commercial Investors, LLC 2727 Glen Arbor Drive Colorado Springs, Colorado 80920

Current Address	Parcel No.	Size
Bradley Road	5509200003	4.32 acres
Legal Description		
TR IN SEC 19-15-65 DESC AS FOLS: BEG AT THE NE COR OF LEGACY HILL DR AS PLATTED IN THE TRAILS AT ASPEN RIDGE FIL. NO. 1 ALSO BEING THE SLY ROW LN OF BRADLEY RD, TH N74-20-48E 425.01 FT, TH S15-39-12E 429.99 FT, TH S74-20-48W 360.01 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 75.00 FT, A C/A OF 60-04-25, ARC DIST OF 75.00 FT, WHICH CHORD BEARS N75-37-00W, ARC DIST OF 75.08 FT, TH N15-39-12W 392.40 FT TO THE POB		
Property Owner		
ROS Equity Holdings - Independence, LLC 17 South Wahsatch Avenue Colorado Springs, Colorado 80903		

3.2 SITE AND VICINITY CHARACTERISTICS

According to Colorado Springs Planning & Development, the subject Property is zoned Residential Multi-Dwelling (RM-12), Residential Suburban (RS-5000), Residential Multi-Dwelling (RM-30), Commercial Service (CS) and Limited Industrial (I-2) (Reference 4). The parcels adjacent to the subject Property are zoned as Airport Protection District (APD), Runway Protection Zone (RPZ), Airport Protection Zone (APZ1), Airport Overlay (AO), Planned Industrial Park (PIP2), Limited Industrial (I-2) Commercial Airport District (CAD-O), Planned Unit Development (PUD) and Agricultural (A-5) .

3.3 CURRENT USE OF THE SUBJECT PROPERTY

The subject Property is currently comprised of nine undeveloped parcels. South Powers Boulevard runs along the west side of the subject Property and Bradley Road runs east – west across the subject Property. A high-power line runs along the east side of the subject Property. Vegetation on the property consists of field grasses and weeds.

3.4 HISTORIC USE OF THE PROPERTY

Based on the review of historic aerial photographs, city directories and local maps, the Property has not been historically developed. Research indicated that the historic use of the Property appears to have consisted of agricultural use.

3.5 DESCRIPTION OF SITE IMPROVEMENTS

Roads bordering the Property include South Powers Boulevard (west). Bradley Road runs east-west across the subject Property. The roads are all asphalt paved.

HEATING AND COOLING SYSTEMS
No heating and cooling systems are currently associated with the Property.

WATER AND WASTEWATER
Water and wastewater utilities are not currently associated with the subject Property. Future utilities are expected to be provided by Colorado Springs Utilities.

DRAINS AND STORMWATER
Storm water runoff on the Property appears to follow the surface topography to the South-southeast.

3.6 CURRENT USES OF ADJACENT PROPERTIES

As part of Entech's reconnaissance, visual observation of properties adjoining the subject Property was conducted. The observations were made from the subject Property or public thoroughfares. Properties and streets adjacent to the subject Property are listed below. Businesses located adjacent to the subject Property were assessed for the potential to result in RECs that could pose a threat to the subject Property and are outlined in this report. Properties adjacent to the subject Property consist of undeveloped land, airport property and a residential subdivision in various stages of development. Figure 2 shows specific businesses located near the subject Property.

4.0 USER-PROVIDED INFORMATION

A summary of the information collected from past and present property owners has been compiled and is presented below.

4.1 TITLE RECORDS

The following transaction records were listed on the assessor's website for the subject Property. Title documents were not provided as part of this assessment.

Parcel No. 5500000453

Grantor	Grantee	Date	Type
CPR Entitlements, LLC	Veterans Villa Operating, LLC	12/27/2021	Warranty Deed
CPR Entitlements, LLC	CPR Entitlements, LLC Veterans Villa Operating, LLC	6/1/2022	Affidavit
CPR Entitlements, LLC	CPR Entitlements, LLC Veterans Villa Operating, LLC	6/1/2022	Affidavit

Parcel No. 5500000454

Grantor	Grantee	Date	Type
CPR Entitlements, LLC	WVN 96, LLC	2/18/2022	Warranty Deed

Parcel No. 5500000456

Grantor	Grantee	Date	Type
CPR Entitlements, LLC	Schultz Partnership, LLLP	12/8/2021	Warranty Deed
CPR Entitlements, LLC	CPR Entitlements, LLC Schultz Partnership, LLLP	6/1/2022	Affidavit

Parcel No. 5509200002

Grantor	Grantee	Date	Type
CPR Entitlements, LLC	Waterview East Development, LLC	11/6/2020	Quit Claim Deed
Waterview East Development, LLC	Waterview Commercial Investors, LLC	4/19/2021	Warranty Deed

Parcel No. 5509200003

Grantor	Grantee	Date	Type
CPR Entitlements, LLC	Frank W Howard #2 Limited Partnership, LLLC	7/22/2020	Warranty Deed
Frank W Howard #2 Limited Partnership, LLLC	ROS Equity Holdings – Independence, LLC	10/12/2021	Warranty Deed
Frank W Howard #2 Limited Partnership, LLLC Land Title Guarantee Company	Land Title Guarantee Company	10/12/2021	Affidavit

Commitment records were provided for this assessment. According to the records provided, the current seller is listed as Rankin Holdings, L.P., a Colorado Limited Partnership and Eugina M. Blume & Basil E. Blume Trust and Judy R. Timm. The prospective buyer is listed as CPR Entitlements, LLC, a Colorado Limited Liability Company. A review of the title records indicates the subject Property is identified for purchase in the title records. A full legal description is included in the title records, provided in Appendix B.

4.2 ENVIRONMENTAL LIENS

An Environmental Lien and AUL Search was provided by EDR as part of the environmental data search conducted for the subject Property (Reference 5). No environmental liens or activity use limitations were reported or identified to be connected to the subject Property. The EDR report is included in Appendix C.

4.3 SPECIALIZED KNOWLEDGE

Entech Engineering, Inc. completed a Phase I ESA, a geologic hazard study exemption and a preliminary subsurface soil investigation for the subject Property in 2006.

- **Preliminary Subsurface Soil Investigation/ Soil, Geology and Geologic Hazard Report, Waterview North, Parcel Nos. 55000-00-332 & 55000-00-414, South Powers Boulevard and Bradley Road, El Paso County, Colorado.** The soil investigation included two parcels located northeast of Bradley Road and South Powers Boulevard and was performed in 2020 (Reference 6). Subsurface conditions on the site were explored by drilling ten test borings across the site. Three soil types were encountered in the test borings drilled for the subsurface investigation: silty, clayey sand to very silty, clayey sand, silty to very silty sand, and very clayey, silty sand, sandy to very sandy clay and sandy claystone. The soil and bedrock were classified in accordance with the Unified Soil Classification System (USCS) and using the laboratory testing results and the observations made during drilling. No report of any buried debris (visual or olfactory) or physical evidence of contamination was identified in the borings.

- **Preliminary Subsurface Soil Investigation, Waterview Commercial Site, Powers Boulevard and Bradley Road, El Paso County, Colorado.** The soil investigation included one parcel located southeast of Bradley Road and South Powers Boulevard and was performed in 2022 (Reference 7). Subsurface conditions on the site were explored by drilling seven test borings across the site. Three soil types were encountered in the test borings drilled for the subsurface investigation: native silty to very silty sand, sandy clay and sandy

claystone. The soil and bedrock were classified in accordance with the Unified Soil Classification System (USCS) and using the laboratory testing results and the observations made during drilling. No report of any buried debris (visual or olfactory) or physical evidence of contamination was identified in the borings.

4.4 USER-PROVIDED INFORMATION

As part of this ESA, the prospective user/ purchaser of the subject Property was requested to complete a questionnaire regarding former use and past knowledge of the Property required under Section 6.1 and Appendix X3 of the ASTM standard. Mr. P A Koscielski with CPR Entitlements, LLC completed the User Questionnaire. A review of the completed questionnaire (Appendix B) did not identify any known environmental concerns to be associated with the subject Property.

4.5 REASONABLY ASCERTAINABLE INFORMATION

As part of this ESA, the current subject Property owner was requested to complete a questionnaire (Appendix B) regarding former use and past knowledge of the subject Property required under Section 8.1.7. As part of this ESA, the current owner of the subject Property was requested to complete a questionnaire (Appendix B) regarding former use and past knowledge of the Property. Completed Current Owner Questionnaires were received from Phi Real Estate Services, LLC and Veterans Villa Operating, LLC. A review of the completed questionnaires (Appendix B) did not identify any known environmental concerns to be associated with the subject Property. The absence of the other questionnaires is not expected to alter the conclusions of this report. Entech will provide an addendum under separate cover if additional, relevant information is received from the current owners that changes its conclusions in this report.

4.6 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No environmental issues were identified that could result in a value reduction for the subject Property.

4.7 OWNER, PROPERTY MANAGER, OCCUPANT INFORMATION

According to El Paso County Assessor records several owners are reported to be the current owners of the subject Property. The owners are listed above in Section 4.1. No occupants are currently associated with the subject Property.

4.8 REASON FOR PERFORMING PHASE I

According to the information provided, this Phase I Environmental Site Assessment was performed in connection with a property transaction involving the subject Property.

4.9 QUESTIONS ABOUT HELPFUL DOCUMENTS AND PROCEEDINGS

Before the site visit, Entech asked the Property Owner/ Key Site Manager and User for documents and information regarding proceedings required under Sections 10.8 and 10.9 of the ASTM standard. No documentation was provided by the Owner/ User.

5.0 RECORDS REVIEW

The following sections include our review of federal, state, local, and tribal environmental databases maintained by regulatory agencies.

Entech used a commercial database research service, Environmental Data Resources, Inc. (EDR), in the preparation of this report. Research into environmental regulatory agency database listings was performed by this third-party environmental regulatory agency database search firm. The purpose of the review was to identify reported environmental issues for the subject Property and other properties in the vicinity in conformance with the ASTM E 1527-21 standard. The definition of the databases searched and the associated search distances from the subject Property are identified in the regulatory agency database search report. The following serves to summarize the findings of the environmental data search as reported by EDR and presents Entech's evaluation of the findings in terms of RECs to the subject Property. The complete data search is presented in Appendix C (Reference 5).

This section lists the federal, state, local, tribal, and proprietary environmental databases related to the standard search radius for the subject Property, nine undeveloped parcels located east South Powers Boulevard and Bradley Road. The subject Property is located south of Colorado Springs in El Paso County, Colorado. The subject Property is identified by the following parcel numbers (5500000441, 5500000452, 5500000453, 5500000454, 5500000455, 5500000456, 5500000457, 5509200002 and 5509200003). . The results of the environmental database search for the subject Property are listed in the table below.

Data Source	Listing
Federal Records	The subject Property was not listed in any of the databases.
State and Local Records	The subject Property was not listed in any of the databases.
Tribal Records	The subject Property was not listed in any of the databases.
EDR Proprietary Databases	The subject Property was not listed in any of the databases.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Information collected from the U. S. Environmental Protection Agency (EPA) databases was compiled in graphical and tabular formats as part of the environmental data search completed for the subject Property. A summary of the searched EPA databases and the associated findings is presented below.

5.1.1 SUBJECT PROPERTY

The subject Property nine undeveloped parcels located east South Powers Boulevard and Bradley Road. The subject Property is located south of Colorado Springs in El Paso County, Colorado.

The subject Property is located south of the Colorado Springs Airport and Peterson Space Force Base. Peterson Space Force Base is one of four military installations are located in the Colorado Springs, El Paso County area.

- Peterson Space Force Base - approximately 3.0 miles north.
- U.S. Air Force Academy - approximately 14.2 miles northwest.

- Fort Carson - approximately 4.1 miles southwest.
- Schriever Space Force Base - approximately 7.6 miles northeast.

Peterson SFB provides first-responder services to all military and civilian aircraft emergencies at the Colorado Springs Municipal Airport, and operates a fire training area for area first responders to exercise life-saving training skills. Perfluorinated compounds are a class of synthetic fluorinated organic compounds used in many industrial and consumer products — to include aqueous film forming foam (AFFF) used by commercial industries and the armed services to extinguish petroleum-based fires. In 1970, the Air Force began using AFFF, which contains perfluorooctanesulfonic and perfluorooctanoic acids, or PFOS and PFOA, to extinguish petroleum fires to protect people and property. On May 19, 2016, the Environmental Protection Agency (EPA) established lifetime health advisory (HA) levels of 70 parts per trillion (ppt) for PFOS and PFOA in drinking water. These two compounds are classified as emerging contaminants due to evolving regulatory standards.

PFOA, PFOS and Other PFAS

Per- and polyfluoroalkyl substances – known as PFAS, are widely used, long-lasting chemicals, components of which break down very slowly over time. Scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. There are thousands of PFAS chemicals, and they are found in many different consumer, commercial, and industrial products. This makes it challenging to study and assess the potential human health and environmental risks. PFAs have been linked to military installations across the country and in El Paso County.

The 1996 Safe Drinking Water Act (SDWA) amendments (Reference 8) require that once every five years the EPA issue a new list of no more than 30 unregulated contaminants to be monitored by public water systems. This is known as the Unregulated Contaminant Monitoring Rule. The third Unregulated Contaminant Monitoring Rule (UCMR 3) was published on May 2, 2012 and required public water systems to monitor between 2013 and 2015 for, among other contaminants, two types of PFAS: PFOA and PFOS. As a result of this monitoring, PFOA and PFOS were detected across the United States, and in Colorado.

A review of the PFAS Concentration Map (Reference 9) showed no detectable concentrations of PFOS, PFAS or PFOA in the vicinity of the subject Property. Drinking water will be provided to the subject Property by Colorado Springs utilities and according to the 2021 Drinking Water Quality Report (Reference 10) the City tested for 18 PFAS compounds, including PFOA and PFOS, and none of these compounds were detected above the reporting limit of 2.0 parts per trillion at the water treatment facilities in 2021.

Based on the direction of the investigation and remedial activities under the guidance of CDPHE and the use of city-treated water in the area of the subject Property, the PFA issue is not considered to represent a significant threat for RECs to the subject Property.

5.1.2 FEDERAL REGULATORY DATA SEARCH

The table below lists the types of sites identified in the federal databases within the designated search radius. The database search report is included in Appendix C.

Database	Description	Listings
Federal		
NPL	The National Priority List (NPL) commonly called Superfund Sites, and sites proposed for inclusion in the NPL database are the EPA's database of uncontrolled or abandoned hazardous waste sites that have been listed for priority remedial actions under the Superfund Program.	0
NPL (Delisted)	The NPL (Delisted) refers to facilities that have been removed from the NPL.	0
CERCLIS	The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database contains sites, which are either proposed for or are on, the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.	0
CERCLIS / NFRAP	CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) are sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	0
SEMS	Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015.	0
SEMS (ARCHIVE)	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States.	0
RCRA CORRACTS	The EPA maintains a database of RCRA (Resource Conservation and Recovery Act) facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	0
RCRA-TSDF	These are facilities that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. No RCRA-TSDF sites were reported within the environmental data search parameters.	0
RCRA-LQG	These facilities generate over 1,000 kilograms (2200 pounds) of hazardous waste or 1 kg (2.2 pounds) of acutely hazardous waste per month.	0
RCRA-VSQG	These facilities generate between 100 kg (220 pounds) and 1,000 kg (2200 pounds) of hazardous waste per month.	0
RCRA-CESQG	These facilities generate less than 100 kg (220 pounds) of hazardous waste monthly or less than 1 kg of acutely hazardous waste monthly.	0

Database	Description	Listings
RCRA-NonGen	RCRA Non-Generators do not presently generate hazardous waste.	0
NY MANIFEST	NY Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.	0
EC/ IC	Engineering controls (EC) include various forms of caps, containments, liners, and treatment methods to eliminate pathways for regulated substances to enter environmental media or affect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, Property use restrictions, and post-remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of institutional controls.	0
ERNS	The Emergency Response Notification System (ERNS) accumulates information on reported releases of oil and hazardous substances.	0
DOD	The DOD data set includes federally owned lands or lands administered by the Department of Defense (DOD).	0
FUDS	Locations of Formerly Used Defense Sites (FUDS) Properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.	**1**

FUDS – FORMERLY USED DEFENSE SITES

ENT Air Force Base Coal Storage located at Latitude: 38.77305556, **Longitude:** -104.69888889**.** Review of local maps indicates this site was located approximately ⅝ mile northwest of the subject Property. A Management Action Plan (MAP) was prepared to outline the environmental cleanup for FUDS sites. No description of the site was provided. The site was not placed on the NPL, no projects were reported on the site and no historic cleanup activity was reported for the site. Based on the use of this site for storage of coal, the site is not considered to represent a significant threat for RECs to the subject Property.

5.1.3 STATE OF COLORADO REGULATORY DATA SEARCH

The table below lists the types of sites identified in the state databases within the designated search radius. The database search report is included in Appendix C. Any information obtained from the Colorado Department of Labor and Employment – Division of Oil and Public Safety (CDLE-OPS) and Colorado Department of Public Health and Environment (CDPHE) (References 11 and 12) was reviewed as part of the environmental data search completed for the subject Property.

Database	Description	Listings
State		
SWF/LF	State and/or Tribal database of solid waste facilities located within Colorado. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.	0
SHWF	Solid Waste Information System Listing - A listing from the Solid Waste Information System, which is used to help administer the various programs of our solid waste and materials management program.	**1**

Database	Description	Listings
ODI	An open dump is defined as a disposal facility that does not comply with one or more of Part 257 or Part 258, Subtitle D Criteria.	0
LAST	Leaking Aboveground Storage Tank Listing	0
LUST	CDLE-OPS Leaking Underground Storage Tank (LUST) Incident Reports contain an inventory of reported leaking underground storage tank incidents in Colorado.	0
LUST TRUST	Colorado's Petroleum Storage Tank Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses.	0
CO LTANKS	Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).	0
RGA LUST	The EDR Recovered Government Archive (RGA) Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.	0
UST	Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and are registered with CDLE-OPS.	**1**
AST	Above Ground Storage Tanks (ASTs) are regulated under Subtitle I of RCRA and are registered with CDLE-OPS.	0
STATE AUL	Activity and Use Limitations (AUL) include both engineering controls and institutional controls. CDPHE restricts the future use of a property using an enforceable agreement called an environmental real covenant. When a contaminated site is not cleaned up to state requirements, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.	0
VCP	The Voluntary Cleanup and Redevelopment Act (VCP) is intended to permit and encourage voluntary cleanup and reuse of sites in Colorado not covered by other existing regulatory programs.	0
CO ERNS	The Emergency Response Notification System (ERNS) accumulates information on reported releases of oil and hazardous substances.	0
Historic Landfill	Abandoned/Inactive Landfills	0
SWRCY	Solid waste disposal and recycling locations (SWRCY) is a listing of registered recycler locations in the State of Colorado.	0
CDL	Clandestine Drug Labs (CDL) are sites where law enforcement agencies reported that chemicals or other items were found that indicated the presence of either clandestine drug laboratories or dumpsites.	0
Drycleaners	CDPHE maintains an inventory of drycleaner facilities in Colorado.	0

SOLID WASTE INFORMATION SYSTEM (SHWF) SITES

- **El Paso County School District #3 located at 4445 Foreign Trade Zone Boulevard.** This facility is reported to generate solid waste in the form of used motor vehicle and trailer tires. No report of a violation was listed for this site. This site is reported to be located at a lower topographic elevation and approximately ¼ mile northeast of the subject Property. Interpretation of surface topography and local drainages suggest the horizontal groundwater gradient from this site is likely towards the southeast and away from the subject Property. Due to the location and/ or the current regulatory status, the SHWF site is not considered to represent a significant threat for RECs to the subject Property.

UNDERGROUND STORAGE TANK (UST) SITES

- **Widefield School District 3 located at 4445 Foreign Trade Zone Boulevard.** According to CDLE-OPS, one UST used to store diesel fuel on the site and is reported to be in use. According to CDLE-OPS, the tank was installed in March 2018 and no report of a spill, leak or release was reported to be associated with the site. This site is reported to be located at a lower topographic elevation and approximately ¼ mile northeast of the subject Property. Interpretation of surface topography and local drainages suggest the horizontal groundwater gradient from this site is likely towards the east-southeast. Due to its location and the current regulatory status, this site is not considered to represent a REC to the subject Property.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Database	Description	Listings
Additional Sources		
HMIRS	The Hazardous Materials Incident Report System (HMIRS) contains hazardous material spill incidents reported to the Department of Transportation.	0
SPILLS	The state reported spills database.	0
ICIS	The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the NPDES program.	0
US AIRS	The Aerometric Information Retrieval System Facility Subsystem (AFS) database is a sub-system of the Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies.	0
ECHO	Enforcement & Compliance History Information (ECHO) provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.	0
AIRS	Permitted Facility & Emissions Listing, a listing of Air Pollution Control Division permits and emissions data.	0
TRIS	The Toxic Chemical Release Inventory System (TRIS) identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313.	0

Database	Description	Listings
Brownfields	The EPA Brownfields Program is designed to empower states, communities, and other stakeholders for timely assessment, clean up and economic redevelopment of environmentally questionable sites.	0
MINES	Mines Master Index File (MINES) contains all mine identification numbers issued for mines active or opened since 1971.	0
NPDES	National Pollutant Discharge Elimination System (NPDES) sites are sites that have been permitted to address non-agricultural sources of stormwater discharges, which adversely affect the quality of local waters.	0
Asbestos	Asbestos sites are reported asbestos abatement and/or demolition projects. Many building materials such as structural steel fireproofing, acoustic finishes, ceiling texture, ceiling tile, suspended ceiling panels, textured and elastomeric paints, window putty, flexible duct connectors, rubbery pipe insulation tape, building wiring insulation, pipe insulation, boiler insulation, vessel insulation, interior plaster, and duct insulation commonly contained asbestos until the late 1970s. Other types of ACMs were commonly used until the middle to late 1980s such as drywall, joint compound, exterior stucco, sheet vinyl flooring, vinyl flooring products, flooring and other mastics (adhesives), roof tiles and coatings, asbestos-cement products, and flues. Under the Toxic Substance Control Act (TSCA), EPA bans the use of asbestos in many products. Building materials that post-date the 1989 and 1993 partial bans, but pre-date the 2019 significant new use rule (SNUR), may contain asbestos.	0
MN MANIFEST	Hazardous waste manifest data.	0
FINDS	Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail. FINDS databases include: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).	0

5.3 HISTORICAL USE INFORMATION

Historical uses of the subject Property and adjoining properties were evaluated to identify possible RECs that could have occurred on the subject Property as a result of previous or current land use thereon.

Database	Description	Listings
Historic Sources		
Manufactured Gas Plant	The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants). Manufactured gas sites were used in the United States from the 1800s to the 1950s to produce gas that could be distributed and used as fuel.	0

Database	Description	Listings
Historic Auto Stations	Historical database of former auto stations.	0
Historic Cleaners	Historical database of former drycleaner facilities.	0
Orphan Sites	Orphan sites are properties that could not be specifically mapped by EDR due to poor or inadequate address information and are considered to be in the general vicinity of the subject Property. The orphan sites are listed in the environmental data search.	**3**

ORPHAN SITES

The environmental data search identified three "orphan" sites in the Colorado Springs and El Paso County, Colorado area, which were considered to be in the general vicinity of the subject Property. Orphan sites are properties that could not be specifically mapped by EDR due to poor or inadequate address information. The orphan sites are listed in the environmental data search (see Appendix C). Based on the limited information available from EDR and separate review of area maps, Entech was able to estimate the locations of the following orphan sites, listed below. Due to the location and/ or the current regulatory status, the following sites are not considered to represent RECs to the subject Property.

- **Springs at Waterview located northeast of Bradley Road and Grinnel Street.** This listing is associated with a NPDES permit to manage stormwater runoff emanating from construction sites. No violations were reported to be associated with the permit.

- **Norwood Annex, (Site 2) III bound by Woodmen Road, Templeton Gap Road, Powers Boulevard and Austin Bluffs Parkway.** This site is associated with a Voluntary Cleanup connected to a historic landfill located more than 11 miles northwest of the subject Property. Due to the location, the site is not considered to represent RECs to the subject Property.

- **Norwood Annex, (Site 2) I bound by Woodmen Road, Templeton Gap Road, Powers Boulevard and Austin Bluffs Parkway.** This site is associated with a Voluntary Cleanup connected to a historic landfill located more than 11 miles northwest of the subject Property. Due to the location, the site is not considered to represent RECs to the subject Property.

5.3.1 AERIAL PHOTOGRAPHS

Entech reviewed historical aerial photographs from the USGS EarthExplorer website (Reference 13). The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Entech's observations of the reviewed historical aerial photographs. The subject Property appears to have been historically undeveloped.

Year	Document	Notes on Observations
1947	Aerial Photograph USGS Scale 1" = 23,600'	The subject Property and adjacent parcels are not developed. Drennan Road is visible to the north. Marksheffel Road and Jimmy Camp Creek are seen to the west. Big Johnson Reservoir is located southwest of the subject Property.

Year	Document	Notes on Observations
1953	Aerial Photograph USGS Scale 1" = 53,000'	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph. Runways associated with Peterson Air Force Base are visible to the northwest.
1960	Aerial Photograph USGS Scale 1" = 21,400'	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph.
1969	Aerial Photograph USGS Scale 1" = 28,000'	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph. Several rural roads are seen in the area.
1975	Aerial Photograph USGS Scale 1" = 80,000'	No significant changes to the subject Property are visible since the previous aerial photograph. Development is increasing in the Fountain, Security, Widefield area. Fort Carson is visible to the west.
1991	Aerial Photograph USGS Scale 1" = 24,000'	South Powers Boulevard is visible to the west and Bradley Road now crosses the subject Property. A couple structures have been built along Foreign Trade Zone Boulevard. Two new residential communities have popped up to the east and Marksheffel Road has be realigned north and south of Bradley Road.
1999	Aerial Photograph Google Earth N.T.S.	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph. A new runway has been added to the airport, to the north.
2006	Aerial Photograph Google Earth N.T.S.	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph.
2011	Aerial Photograph Google Earth N.T.S.	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph. Roads are being installed in the areas south of the airport and northwest of the subject Property.
2018	Aerial Photograph Google Earth N.T.S.	No significant changes to the subject Property or adjacent parcels are visible since the previous aerial photograph.
2021	Aerial Photograph Google Earth N.T.S.	No significant changes to the subject Property are visible since the previous aerial photograph. Site grading has begun in the Trail at Aspen Ridge subdivision located southeast of the subject Property. This aerial is presented in Figure 2.

5.4 PHYSICAL SETTING SOURCES

The object of consulting historical sources is to develop a history of the previous uses of the subject Property and surrounding area to evaluate if past uses may have resulted in RECs or other adverse environmental conditions in connection with the subject Property. During completion of this ESA, Entech attempted to obtain information from the following historical document sources: historical aerial photographs, reasonably ascertainable local, state and federal documentation including Regulatory Agency Freedom of Information Act (FOIA) requests and personal interviews, EDR Environmental Data Search, City Directory records and Sanborn® fire insurance industry maps.

5.4.1 REGIONAL TOPOGRAPHY

The USGS 7.5-Minute Topographic Map of Elsmere, CO Quadrangle (scale 1:24,000) (Figure 3) and the Physical Setting Source Addendum included in the EDR Radius Map Report were reviewed to identify local and regional physiographic features in the vicinity of the subject Property. Based on a review of these information sources, the subject Property is located at an elevation of approximately 5,990 feet above mean sea level (ft. MSL). The general topographic gradient in the vicinity of the subject Property is to the southeast.

5.4.2 HISTORICAL TOPOGRAPHIC MAPS

Entech reviewed historical topographic maps from the USGS Historical Topographic Map Collection (Reference 14). Historical topographic maps were reviewed to identify past property usage and areas of potential environmental concern. The following table summarizes the maps reviewed and observations.

Year	Document	Notes on Observations
1893	Colorado Springs, CO Scale 1:125,000	The subject Property and adjacent parcels are indicated to be located in an undeveloped area beyond the Colorado Springs city limits. Several rail lines and creeks are shown on the east side of the city.
1909	Colorado Springs, CO Scale 1:125,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map. Several rural roads are visible in the area of the subject Property. Big Johnson Reservoir is now shown southwest of the subject Property.
1942	Colorado Springs, CO Scale 1:125,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map. Marksheffel Road is now seen to the east.
1948	Falcon, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map. Drennan Road is seen north of the subject Property.
1951	Falcon, CO Scale 1:62,500	No significant changes to the subject Property or adjacent parcels since the previous topographic map.
1961	Elsmere, CO Scale 1:24,000	No significant changes to the subject Property since the previous topographic map. A pipeline is now seen in the vicinity of the subject Property.
1963	Elsmere, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map.
1969	Elsmere, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map.
1978	Elsmere, CO Scale 1:24,000	No significant changes to the subject Property since the previous topographic map. Development has increased to the west. A portion of South Powers Boulevard is visible to the west.
1981	Colorado Springs, CO Scale 1:100,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map.
1986	Elsmere, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map.

Year	Document	Notes on Observations
1994	Colorado Springs, CO Scale 1:24,000	South Powers Boulevard is now visible along the west/ southwest portions of the subject Property and Bradley Road runs east-west across the Property. Colorado Springs Airport is now shown to share runways with Peterson AFB.
2011	Colorado Springs, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map. New runways and access road to the airport are now in place.
2013, 2016, 2019, 2022	Colorado Springs, CO Scale 1:24,000	No significant changes to the subject Property or adjacent parcels since the previous topographic map.

5.4.3 REGIONAL/ SITE GEOLOGY

A review of the U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) mapping has identified the surficial soils on the subject Property as outlined in the following table.

Soil Type	Class	Infiltration Rate	Drainage	Texture
Nelson (Sandy Loam)	C	Slow	Layers impeding the downward movement of water	Moderately Fine
Stoneham (Sandy Loam)	B	Moderate	Moderate to well drained	Moderately Coarse
Blakeland (Loamy Sand)	A	High	Well to excessively drained	Coarse
Wisley (Silt Loam)	B	Moderate	Moderate to well drained	Moderately Coarse
Fort Collins (Loam)	B	Moderate	Moderate to well drained	Moderately Coarse

According to the USDA Soil Classifications, wetland conditions (i.e. hydric soils) were not identified to be associated with the subject Property.

5.4.4 REGIONAL/ SITE HYDROGEOLOGY

Big Johnson Reservoir is located approximately ¼ mile southwest of the subject Property. The reservoir supplies irrigation water to farms, south and east of Fountain. The Fountain Mutual Irrigation Canal is located approximately 1.4 miles southeast of the subject Property, at the closest point. Jimmy Camp Creek which flows south is located approximately one mile east of the subject Property. According to the National Flood Insurance Rate Map 08041C0768F, dated December 7, 2018, the subject Property is not located within a delineated floodplain. Specific floodplain analysis is beyond the scope of this assessment.

Federal and State registered well databases were reviewed for wells located within 1 mile of the subject Property. Two registered wells were reported within the search radius. The wells are designated as a groundwater monitoring well and a municipal well. The depth of the municipal well was reported to be 20 feet. Visual reconnaissance of the subject Property did not result in visual evidence of a well on the subject Property.

5.4.5 RADON

Radon is a colorless, tasteless radioactive gas with the United States Environmental Protection Agency (EPA) specified action level of 4.0 picocuries per liter (pCi/L) of air. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near the ground, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present a limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Entech reviewed the Colorado Geological Survey Supported Radon Study in Colorado (1991) (Reference 15). The current zip code for the Property (80925) was not listed in the study, so adjacent zip codes (80817, 80911 and 80831) were used to assess the Property for Radon. The adjacent zip code areas are located within ¼ mile of the Property, to the north, east and west. Radon in these areas were measured at 3.88, 2.57 and 4.50, respectively. The measured values are below the EPA recommended action level of 4.0 pCi/l for enclosed spaces, except for the zip code area, to the east. Radon testing was not conducted, as part of this ESA, to determine site-specific radon levels a radon survey would have to be conducted.

5.4.6 CITY DIRECTORIES

Entech reviews city directories for addresses associated with the subject Property and adjacent addresses for the years 1920 through 2022 in approximately one to five-year intervals. A review of city directories is typically conducted for the current location of the subject Property, as described in Section 3.1. No addresses/ listings were identified in the city directories for the subject Property.

5.4.7 SANBORN® INSURANCE MAPS

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide prior land use history and assist in assessing whether there may be potential environmental contamination on or near the subject Property. These maps, which have been periodically updated since the late 19th Century, often provide valuable insight into historical property uses. Entech contracted with EDR to provide a search for copies of historical fire insurance maps covering the subject and immediately adjacent properties. EDR reported that the collection of Sanborn® fire insurance maps did not include coverage of the subject Property or vicinity.

6.0 SITE RECONAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Entech performed a reconnaissance of the subject Property on November 3, 2022. The site visit focused on observation of current conditions and indications of past uses and conditions of the subject Property that may indicate the likelihood of RECs. The visit was conducted by traversing the subject Property in a vehicle and on foot, the visual and/or physical observations from the reconnaissance are noted in the following sections. Photographs taken of the subject Property during reconnaissance are included in Appendix A. Adjoining properties were observed from the public thoroughfares or the subject Property.

Weather conditions during the reconnaissance were cool and cloudy with an ambient daytime temperature of approximately 50° Fahrenheit. There were no weather-related property access restrictions encountered during the reconnaissance visit. A description of the subject Property is provided in Section 3.4. Entech was granted access, upon request, to the subject Property. No areas of the subject Property were restricted.

6.2 SITE SETTING

The subject Property is composed of two undeveloped parcels. According to a review of local maps, the subject Property is located in portions of the northeast ¼ of the northeast ¼ of Section 8, portions of the western ½ of Section 9, Township 15 South, Range 65West of the 6th Principal Meridian in El Paso County, Colorado. The subject Property location is shown in Figure 1.

6.3 SUMMARY OF OBSERVATIONS

Reconnaissance Summary

The reconnaissance included the following visual observations regarding the physical condition of the subject Property as of November 3, 2022.

Reconnaissance Observations

Category	Item or Feature	Observed	Not Observed
Site Operations, Processes, and Equipment	Emergency generators		X
	Elevators		X
	Air compressors		X
	Hydraulic equipment		X
	Batteries		X
	Hydraulic Lifts		X
	Unidentified Substance Containers		X
	Parts Washers		X
	Photo Processing		X
	Vehicles/ Equipment		X

Category	Item or Feature	Observed	Not Observed
Aboveground Chemical or Waste Storage	Aboveground storage tanks (ASTs)		X
	Drums, barrels and/or containers (≥ 5 gallons)		X
	Cleaning and/or similar supplies		X
	Containers with unidentified contents		X
	Solid (nonhazardous) waste containers		X
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks/ UST equipment		X
	Sumps, cisterns, catch basins and/or dry wells		X
	Sand/ Grease traps		X
	Septic tanks and/or leach fields		X
	Oil/water separators		X
	Pipeline markers		X
	Interior floor drains		X
	Storm sewer inlets		X
Electrical Transformers/ PCBs	Pad or pole-mounted transformers/ capacitors	X	
	Underground Utilities	X	
Other Notable Site Features	Surface water bodies		X
	Detention Ponds		X
	Quarries or pits		X
	Springs		X
	Wells		X
Category	**Item or Feature**	**Observed**	**Not Observed**
Evidence of Releases or Potential Releases	Stressed vegetation		X
	Stained soil		X
	Stained pavement or similar surface		X
	Leachate and/or waste seeps		X
	Trash, debris and/or other waste materials	X	
	Dumping or disposal areas		X
	Construction/ demolition debris		X
	Dumped/ Stored fill dirt	X	
	Surface water discoloration, odor/ sheen		X
	Strong, pungent or noxious odors		X
	Exterior/ other effluent discharges		X
	Laboratory hoods and/or Incinerators		X
	Waste treatment systems		X
	Water treatment systems		X

The following list provides details of the observed items identified in the above table with photographs included in Appendix A.

- **Pad/ Pole-Mounted Transformers:** Two pad-mounted transformers were observed near the northwest portion of the subject Property, along South Powers Boulevard. A third pad-mounted transformer was observed along Bradley Road. No markings as to PCB content were noted on the transformer. No visual evidence of leaking of fluids was observed from the transformer or was noted on the pad it was sitting on. According to EPA regulations, unmarked and/or untested transformers are considered to be PCB contaminated (between 50 to 500 parts per billion PCB) and their continued use is allowed as long as no evidence of spillage is observed. If any release of oil from this transformer is observed in the future, it is recommended that Colorado Springs Utilities be contacted and notified in the event of a release.

- **Underground Utilities:** Visual evidence of underground utilities were observed along South Powers Boulevard and Bradley Road. And in the Trails at Aspen Ridge development.

- **Trash/ Debris:** Wind-blown debris was observed at a couple locations on the subject Property. The wind-blown debris consists of small pieces of paper and plastic was observed on the ground.

- **Dumped/ Stored Fill Dirt:** A large pile of excavated soil is located near/ on the south side of the subject Property. The soils are associated with site grading and development of the Trails at Aspen Ridge development.

7.0 INTERVIEWS

Interviews of persons who are knowledgeable about the subject Property were conducted during the completion of this ESA. The objective of the interviews was to obtain information indicating the potential for RECs in connection with the subject Property. ASTM E-1527-21 Section 10 requires questions to be asked of past and present owners, operators, and occupants of the subject Property and questions to be asked of local government officials.

Entech's efforts in obtaining historical documentation included interviews and sending FOIA requests to the state and county health departments, the local utility company and the fire department. Questionnaires were sent to the subject Property owner, prospective buyer (the User) and requests for information related to the subject Property were sent to state and local agencies, as listed in Section 7.6. The results of these interviews are discussed in the text that follows.

7.1 INTERVIEW WITH CURRENT SUBJECT PROPERTY OWNER

According to ASTM E-1527-21 Section 3.2.63, the owner is defined generally as the fee owner of record of the subject Property. According to the review of El Paso County Assessor records, several owners were reported to be associated with the subject Property. A completed Current Owner Questionnaire was received from Phi Real Estate Services, LLC and Veterans Villa Operating, LLC. A review of the completed questionnaires (Appendix B) did not identify any known environmental concerns to be associated with the subject Property.

7.2 INTERVIEW WITH PROSPECTIVE BUYER (USER)

The prospective buyer (user) was identified as CPR Entitlements, LLC. A review of the answers did not identify environmental concerns to be associated with the subject Property (see Appendix B).

7.3 INTERVIEW WITH KEY SITE MANAGER

According to ASTM E-1527-21 Section 3.2.44, the Key Property Manager is defined as the person identified by the owner or operator of a subject Property as having good knowledge of the uses and physical characteristics of the subject Property. No Key Property Manager was identified for the subject Property.

7.4 INTERVIEW WITH OCCUPANTS

According to ASTM E-1527-21 Section 3.2.50, Major Occupants are defined as those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leasable area of the subject property or any anchor tenant when the subject property is a shopping center. According to ASTM E-1527-21 Section 3.2.56, Occupants are defined as those tenants, subtenants, or other persons or entities using the subject Property or a portion of the subject Property. At the time this assessment was completed, no occupants were noted to be associated with the subject Property.

7.5 INTERVIEWS WITH PREVIOUS SUBJECT PROPERTY OWNERS

According to ASTM E-1527-21 Section 3.2.6, previous owners should be interviewed regarding the historic uses and physical characteristics of the subject Property. Several previous owners were reported on the El Paso County Assessors site before 2020. Entech determined that the other past owners/operators were not likely to have material information that is not duplicative of information already obtained from other sources set forth herein or obtained during the completion of the Phase I ESA.

7.6 INTERVIEWS WITH GOVERNMENT AGENCIES

According to ASTM E-1527-21 Section 3.2.48, local government agencies are defined as those agencies of municipal or county government having jurisdiction over the subject Property. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities. Information obtained from local government officials is addressed in this section.

7.6.1 AGENCIES CONTACTED

Entech contacted the following agencies in writing to request records on file for the subject Property and/or adjacent properties:

- State Environmental Health Department - *Colorado Department of Public Health and Environment (CDPHE) - Hazardous Materials and Waste Management Division.*
- UST Regulating Agency - *Colorado Department of Labor and Employment - Division of Oil and Public Safety (CDLE-OPS).*
- Local Environmental Health Department - *El Paso County Department of Health and Environment.*
- Fire Department - *City of Colorado Springs Fire Department.*
- Department of Utilities - *Colorado Springs Utilities.*
- Building Department - *Pikes Peak Regional Building Department.*

7.6.2 AGENCY RESPONSES

The following agencies responded in writing or by telephone:

- **Colorado Department of Public Health and Environment (CDPHE) – Hazardous Materials and Waste Management Division**

  In a telephone response, dated October 27, 2022, Pearl Campos with CDPHE, indicated no records were identified for the subject Property or the adjacent parcels.

- **Colorado Department of Labor and Employment – Division of Oil and Public Safety (CDLE-OPS)**

  No regulated facilities were identified on or adjacent to the subject Property. The facilities identified in the environmental data search are located at a lower topographic gradient with expected groundwater gradients to be away from the subject Property.

- **El Paso County Department of Health and Environment (EPCDHE)**

  Entech personnel performed a records review at the EPCDHE on November 3, 2022, and no records for the subject Property were identified.

- **Colorado Springs Fire Department (CSFD)**
  As of the release date of this assessment, a response from CSFD had not been received. This is not expected to alter the conclusions of this report, but Entech will provide an addendum under separate cover if additional, relevant information is received from CSFD that changes its conclusions in this report.

- **Colorado Springs Utilities (CSU)**
  As of the release date of this assessment, a response from CSU had not been received. This is not expected to alter the conclusions of this report, but Entech will provide an addendum under separate cover if additional, relevant information is received from CSU that changes its conclusions in this report.

- **Pikes Peak Regional Building Department**
  Entech personnel performed a records review at the Pikes Peak Regional Building Department on November 3, 2022 (Reference 4). No RBD permits or Land Use Review items were listed for the subject Property.

7.6.3 REVIEW OF ONLINE AGENCY RECORDS

In addition to the agencies contacted above, available online data were reviewed for the following environmental agencies:

- **U S. ENVIRONMENTAL PROTECTION AGENCY – ENVIROMAPPER**
  EPA Regulated Facility Database (http://www.epa.gov/emefdata/em4ef.home) (Reference 16). One NPDES permit was identified for residential construction and identified as Waterview El Paso. No report of a violation was identified with this permit.

- **COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT - DIVISION OF OIL AND PUBLIC SAFETY**
  Colorado Storage Tank Information System (COSTIS) database (Reference 11) (http://costis.cdle.state.co.us/ois2000/home.asp). No regulated facilities were identified on the subject Property or the adjacent parcels.

- **COLORADO DIVISION OF WATER RESOURCES (DWR)**
  Water Well Permit Database Online Mapping (Reference 17) (http://www.dwr.state.co.us/WellViewWeb/). No drinking water wells were identified on the subject Property or the adjacent parcels.

- **COLORADO OIL AND GAS CONSERVATION COMMISSION**
  Oil/ Gas Well Permit Database (Reference 18) (http://www.oil-gas.state.co.us). No gas or oil wells were identified on the subject Property or adjacent parcels.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

Entech Engineering, Inc. has conducted a Phase I ESA in general conformance with 40 CFR Part 312 and ASTM E 1527-21 as requested by Mr. PA Koscielski with Dakota Springs Engineering, LLC. This assessment covers nine undeveloped parcels located east of South Powers Boulevard and north and south of Bradley Road. The subject Property is located south of Colorado Springs in El Paso County, Colorado. The subject Property is identified by the following parcel numbers (5500000441, 5500000452, 5500000453, 5500000454, 5500000455, 5500000456, 5500000457, 5509200002 and 5509200003). Any exceptions to, or deletions from, the Scope of Work are described in this report where applicable.

A Preliminary Subsurface Soil Investigation/ Soil, Geology and Geologic Hazard and a Preliminary Subsurface Soil Investigation were prepared by Entech Engineering, Inc. for the subject Property in 2020 and 2022. Soils identified on the subject Property included silty, clayey sand to very silty, clayey sand, silty to very silty sand, and very clayey, silty sand, sandy to very sandy clay and sandy claystone. No report of any buried debris (visual or olfactory) or physical evidence of contamination was identified in the borings.

According to the environmental data search compiled for this assessment, three sites and three Orphan Site exhibiting potential environmental conditions and impacts were identified in the vicinity of the subject Property. Based on the review of historic aerial photographs, city directories and local maps, it appears the subject Property has not been historically developed. These sites are not considered to represent a significant threat for RECs to the subject Property.

Entech has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for the subject Property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject Property and no additional investigation is recommended.

9.0 DEVIATIONS AND DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-21, Section 3.2.19, identify a "data gap" as a lack of or inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information.

Any deviations or data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Deletions or Exceptions from Scope of Work:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Review of Environmental Records:	None.
Data Gaps from Historical Records Review:	Several data gaps were identified during the completion of this assessment. - Topographic Maps were not available before 1893 and none were available between 1909 and 1942. - Aerial photos were not available before 1947 and none were available between 1975 and 1991. Based on the review of historical records obtained from other sources, these gaps are not considered to alter the conclusions of this report given the other information available and are not considered a significant data gap.
Data Gaps from Interviews:	A FOIA response from Colorado Springs Utilities or the Colorado Springs Fire Department has not been received. This is not considered to alter the conclusions of this report given the other information available and is not considered a significant data gap.
Other Data Gaps:	None

10.0 REFERENCES

1. U. S. Environmental Protection Agency (EPA), 2005, (Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312.

2. American Societies for Testing and Materials (ASTM), 2021, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,* Designation E 1527-21.

3. El Paso County Assessor, Internet Site, (http://land.elpasoco.com/).

4. City of Colorado Springs GIS, Internet Site, (http://gis.springsgov.com/springsview/)

5. Environmental Data Resources (EDR), Radius Map with Geo-Check®, Waterview North, South Powers Boulevard & Bradley Road, Colorado Springs, Colorado 80925, Inquiry Number: 7157107.2s, dated October 24, 2022.

6. Entech Engineering, Inc., Soil, Geology and Geologic Hazard Study, Waterview North, Parcel Nos. 55000-00-332 & 55000-00-414, South Powers Boulevard and Bradley Road, El Paso County, Colorado, Project No. 200599, dated May 15, 2020, revised October 1, 2020.

7. Entech Engineering, Inc., Preliminary Subsurface Soils Investigation, Waterview Commercial Site, Powers Boulevard and Bradley Road, El Paso County , Colorado, Project No. 220689, dated May 25, 2022.

8. United States Environmental Protection Agency, Safe Water Drinking Act – SDWA (https://www.epa.gov/enforcement/safe-drinking-water-act-sdwa-and-federal-facilities).

9. Colorado Department of Public Health and Environment, PFAS and PFOA Combined Map Series, (https://cdphe.maps.arcgis.com/apps/MapSeries/index.html?appid=0fd782d4fe2f49ed967b682e10573834).

10. Colorado Springs Utilities, Water Quality Report (2022) (https://www.csu.org/Documents/2022%20Drinking%20Water%20Quality%20Report_sm.pdf).

11. Colorado Department of Labor and Employment, Colorado Storage Tank Information System (COSTIS) Internet Site, (http://costis.cdle.state.co.us/ois2000/home.asp).

12. Colorado Department of Public Health and Environment (CDPHE) Internet Site, (http://www.cdphe.state.co.us/).

13. United States Geological Survey (USGS), EarthExplorer, Internet Site (http://earthexplorer.usgs.gov/).

14. United States Geological Survey (USGS), The National Map: Historical Topographic Map Collection, Internet Site (http://nationalmap.gov/historical/index.html).

15. Colorado Geological Survey, Department of Natural Resources, 1991, Open-File Report 91-4 Results of the 1987-88 EPA Supported Radon Study in Colorado.

16. U.S. Environmental Protection Agency EnviroMapper for Envirofacts, Internet site, (http://www.epa.gov/emefdata/em4ef.home).

17. Colorado Division of Water Resources – Water Well Permit Database – Online Mapping (http://www.dwr.state.co.us/WellPermitSearch/default.aspx).

18. Colorado Oil and Gas Conservation Commission – Oil/Gas Well Permit Database (http://www.oil-gas.state.co.us).

11.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

ENVIRONMENTAL PROFESSIONAL STATEMENT:

We declare that, to the best of our professional knowledge, we meet the definition of Environmental Professional as defined in 40 CFR 312.10 of 40 CFR § 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312.

Resumes for the Environmental Professionals listed below are provided in Appendix D.

Prepared by:

John Y. Pontaski, R.E.A.
Environmental Professional

Reviewed by:

Joseph C. Goode, Jr., P. E.
President

FIGURES

Figure 1: Vicinity Map
Figure 2: Aerial Site Map
Figure 3: USGS Map
Figure 4: Overview Map

Waterview North Property
South Power Boulevard & Bradley Road
Colorado Springs, Colorado

for: CPR Entitlements, LLC

November 7, 2022

BASE MAP ADAPTED FROM
GOOGLE MAPS
2022
N.T.S.

N

ENTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

VICINITY MAP
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.: 1

ADJACENT PARCELS:
1 - AMAZON SORT CENTER
2 - AMAZON WAREHOUSE
3 - AMAZON DISTRIBUTION CENTER
4 - NORTHRUP GRUMAN
5 - THE AEROSPACE CORPORATION
6 - MILITARY TERMINAL (A/DACG)
7 - CS AIRPORT/ PETERSON SFB RUNWAY
8 - NUSTAR LOGISTICS NP
9 - L3 HARRIS CORPORATION, ADVANCED EQUIPMENT, INC.
10 - US ARMY RESERVE CENTER
11 - THE MILL NATIONAL TRAINING CENTER
12 - WIDEFIELD TRANSPORTATION CENTER
13 - HARRIS MPIF
14 - BRADLEY HEIGHTS RESIDENTIAL SUBDIVISION (UNDER CONSTRUCTION)
15 - TRAILS AT ASPEN RIDGE RESIDENTIAL SUBDIVISION (UNDER CONSTRUCTION)
16 - BIG JOHNSON RESERVOIR

BASE PHOTO ADAPTED FROM
GOOGLE EARTH
2022
N.T.S.

N

REVISION	BY

ENTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907
(719) 531-5599

SITE MAP
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN	JYP
CHECKED	
DATE	11.2.22
SCALE	AS SHOWN
JOB NO.	222125
FIGURE No.	2

BASE MAP ADAPTED FROM USGS
7.5 MINUTE QUADRANGLE: ELSMERE, CO
JULY 1, 1994
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

USGS MAP
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.: 3

OVERVIEW MAP - 7157107.2S

0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Waterview East	CLIENT: Entech Engineering, Inc.
ADDRESS: South Powers Blvd & Bradley Road Colorado Springs CO 80925	CONTACT: John Pontaski
	INQUIRY #: 7157107.2s
LAT/LONG: 38.763095 / 104.679749	DATE: October 24, 2022 1:32 pm

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ENTECH ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

OVERVIEW MAP
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.: 4

APPENDIX A
Photographic Journal

Waterview North Property
South Power Boulevard & Bradley Road
Colorado Springs, Colorado

for: CPR Entitlements, LLC

November 7, 2022

1

View to the north from the northwest corner of the intersection of Legacy Hill Drive and Frontside Drive.

11/03/22

2

View to the west from the northwest corner of the intersection of Legacy Hill Drive and Frontside Drive.

11/03/22

3

View to the south from the central portion of the south side of the Property.

11/03/22

4

View to the north from the central portion of the south side of the Property.

11/03/22

222125

5

View to the south along Powers Boulevard .

11/03/22

6

View to the west from the northwest portion of the south parcels

11/03/22

7

View to the east from the northwest portion of the south parcels

11/03/22

8

View to the south from the northwest portion of the south parcels

11/03/22

222125

9

View to the east from the high point of the south parcels

11/03/22

10

View to the west from the high point of the south parcels

11/03/22

11

View to the south from the northeast portion of the north parcels

11/03/22

12

View to the west from the northeast portion of the north parcels

11/03/22

222125

13

View to the southwest from the north central portion of the north parcels.

11/03/22

14

View to the southeast from the north central portion of the north parcels.

11/03/22

15

View to the east from the north central portion of the north parcels.

11/03/22

16

View to the west from the north central portion of the north parcels.

11/03/22

222125

17

View to the west from the northwest portion of the subject Property.

11/03/22

18

View to the southeast from the northwest portion of the subject Property.

11/03/22

19

View to the south from the northwest portion of the subject Property.

11/03/22

20

View of pad mounted transformers located along the east side of South Powers Boulevard.

11/03/22

222125

21

View of box culvert located in the southwest portion of the north parcels. The culvert allows stormwater flow from the subject Property.

11/03/22

22

View to the northwest from the high point on the north parcels.

11/03/22

23

View to the south from the high point on the north parcels.

11/03/22

24

View to the east from the high point on the north parcels.

11/03/22

222125

25

View to the southwest from the high point on the north parcels.

11/03/22

26

View to the southeast from the high point on the north parcels.

11/03/22

27

View to the west from the southeast portion of the north parcels.

11/03/22

28

View to the northwest from the southeast portion of the north parcels.

11/03/22

222125

29

View to the north from the southeast portion of the north parcels.

11/03/22

30

View to the east from the northeast corner of South Powers Boulevard and Bradley Road.

11/03/22

31

View to the north from the northeast corner of South Powers Boulevard and Bradley Road.

11/03/22

32

View to the south from the northeast corner of South Powers Boulevard and Bradley Road.

11/03/22

222125

BASE PHOTO ADAPTED FROM
GOOGLE EARTH
2018
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
GOOGLE EARTH
2011
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
GOOGLE EARTH
2006
N.T.S.

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ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
VWATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
GOOGLE EARTH
1999
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
VWATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
U.S.G.S.
1991
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
U.S.G.S.
1975
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
U.S.G.S.
1960
N.T.S.

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ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
U.S.G.S.
1953
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

BASE PHOTO ADAPTED FROM
U.S.G.S.
1947
N.T.S.

N

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599

AERIAL PHOTOGRAPH
WATERVIEW NORTH
SOUTH POWERS BOULEVARD & BRADLEY ROAD
COLORADO SPRINGS, COLORADO
FOR: DAKOTA SPRINGS ENGINEERING, LLC

DRAWN:	DATE:	CHECKED:	DATE:
JYP	11.2.22		

JOB NO.: 222125

FIG NO.:

APPENDIX B
Owner Questionnaire
Agency Records and Requests

Waterview North Property
South Power Boulevard & Bradley Road
Colorado Springs, Colorado

for: CPR Entitlements, LLC

November 7, 2022

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

Phase I Environmental Site Assessment
Current Owner Questionnaire
Veterans Villa Operating, LLC Property
Parcel No. 5500000453
Colorado Springs, El Paso County, Colorado

Instructions for the completion of the User questionnaire:

According to ASTM E 1527-13 Appendix X3, "In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete."

Refinances*: The questionnaire must be completed by the sponsor/developer (i.e. Current Landowner or Current Landowner Representative). Since the sponsor/developer is completing this questionnaire, the Current Landowner Questionnaire is not required to be completed.

Purchases/Acquisitions*: The questionnaire must be completed by the Prospective Landowner. Under this transaction, the Current Landowner Questionnaire is required to be completed by the Current Landowner or Current Landowner Representative.

*If the property has been purchased within the last two (2) years, the Previous Landowner Questionnaire is also required.

Please provide the following documentation, if available:
* Previous Phase I Environmental Site Assessment reports.
* Asbestos or Lead-Based Paint reports.
* Environmental compliance audit reports.
* Environmental permits.
* Registrations for USTs and/or ASTs.

Please attach additional explanation for questions answered "YES" on the following page.

Thank you for your cooperation.

Please return the completed questionnaire to:

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
Office: (719) 531-5599
Fax: (719) 531-5238
Email: jpontaski@entechengineers.com

KK 10-27-22

Current Owner Questionnaire

SUBJECT PROPERTY NAME:			
SUBJECT PROPERTY ADDRESS: **Veterans Villa Operating, LLC Property Parcel No. 5500000453, Colorado Springs, El Paso County, CO**			
QUESTION	YES	NO	UNK
1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?		X	
2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?		X	
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
4. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?		X	
5. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		X	
6. Do you know the past uses of the property? **Please indicate:** Pasture land for cattle	X		
7. Do you know specific chemicals that are present or once were present at the property? **Please indicate:**		X	
8. Do you know of spills or other chemical releases that have taken place at the property?		X	
9. Do you know of environmental cleanups that have taken place at the property?		X	
10. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?		X	
11. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?		X	
12. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?		X	
13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?		X	
14. Are there existing or proposed stationary tanks (above or below ground) containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?		X	
15. Are there monitoring wells at the subject property?		X	
16a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?		X	

KK 10-27-22

b **Specific acts not authorized.** My representative(s) is (are) not authorized to endorse or otherwise negotiate any check (including directing or accepting payment by any means, electronic or otherwise, into an account owned or controlled by the representative(s) or any firm or other entity with whom the representative(s) is (are) associated) issued by the government in respect of a federal tax liability.

List any other specific deletions to the acts otherwise authorized in this power of attorney (see instructions for line 5b):

6 **Retention/revocation of prior power(s) of attorney.** The filing of this power of attorney automatically revokes all earlier power(s) of attorney on file with the Internal Revenue Service for the same matters and years or periods covered by this form. If you **do not** want to revoke a prior power of attorney, check here . . . . . ▶ ☐

YOU MUST ATTACH A COPY OF ANY POWER OF ATTORNEY YOU WANT TO REMAIN IN EFFECT.

7 **Taxpayer declaration and signature.** If a tax matter concerns a year in which a joint return was filed, each spouse must file a separate power of attorney even if they are appointing the same representative(s). If signed by a corporate officer, partner, guardian, tax matters partner, partnership representative (or designated individual, if applicable), executor, receiver, administrator, trustee, or individual other than the taxpayer, I certify I have the legal authority to execute this form on behalf of the taxpayer.

▶ IF NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THIS POWER OF ATTORNEY TO THE TAXPAYER.

Kim Jean Kuhle	10/26/2022	Manager
Signature	Date	Title (if applicable)

Kim Jean Kuhle	
Print name	Print name of taxpayer from line 1 if other than individual

Part II Declaration of Representative

Under penalties of perjury, by my signature below I declare that:

- I am not currently suspended or disbarred from practice, or ineligible for practice, before the Internal Revenue Service;
- I am subject to regulations in Circular 230 (31 CFR, Subtitle A, Part 10), as amended, governing practice before the Internal Revenue Service;
- I am authorized to represent the taxpayer identified in Part I for the matter(s) specified there; and
- I am one of the following:

a Attorney—a member in good standing of the bar of the highest court of the jurisdiction shown below.

b Certified Public Accountant—a holder of an active license to practice as a certified public accountant in the jurisdiction shown below.

c Enrolled Agent—enrolled as an agent by the IRS per the requirements of Circular 230.

d Officer—a bona fide officer of the taxpayer organization.

e Full-Time Employee—a full-time employee of the taxpayer.

f Family Member—a member of the taxpayer's immediate family (spouse, parent, child, grandparent, grandchild, step-parent, step-child, brother, or sister).

g Enrolled Actuary—enrolled as an actuary by the Joint Board for the Enrollment of Actuaries under 29 U.S.C. 1242 (the authority to practice before the IRS is limited by section 10.3(d) of Circular 230).

h Unenrolled Return Preparer—Authority to practice before the IRS is limited. An unenrolled return preparer may represent, provided the preparer (1) prepared and signed the return or claim for refund (or prepared if there is no signature space on the form); (2) was eligible to sign the return or claim for refund; (3) has a valid PTIN; and (4) possesses the required Annual Filing Season Program Record of Completion(s). ***See* Special Rules and Requirements for Unenrolled Return Preparers *in the instructions for additional information.***

k Qualifying Student or Law Graduate—receives permission to represent taxpayers before the IRS by virtue of his/her status as a law, business, or accounting student, or law graduate working in a LITC or STCP. See instructions for Part II for additional information and requirements.

r Enrolled Retirement Plan Agent—enrolled as a retirement plan agent under the requirements of Circular 230 (the authority to practice before the Internal Revenue Service is limited by section 10.3(e)).

▶ IF THIS DECLARATION OF REPRESENTATIVE IS NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THE POWER OF ATTORNEY. REPRESENTATIVES MUST SIGN IN THE ORDER LISTED IN PART I, LINE 2.

Note: For designations d–f, enter your title, position, or relationship to the taxpayer in the "Licensing jurisdiction" column.

Designation—Insert above letter **(a–r).**	Licensing jurisdiction (State) or other licensing authority (if applicable)	Bar, license, certification, registration, or enrollment number (if applicable)	Signature	Date
a	NE	19767		
a	NE	18386		
a	NE	26378		

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

Phase I Environmental Site Assessment
Current Owner Questionnaire
Phi Real Estate Services, LLC Property
Parcel No. 5500000441
Colorado Springs, El Paso County, Colorado

Instructions for the completion of the User questionnaire:

According to ASTM E 1527-13 Appendix X3, "In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete."

Refinances*: The questionnaire must be completed by the sponsor/developer (i.e. Current Landowner or Current Landowner Representative). Since the sponsor/developer is completing this questionnaire, the Current Landowner Questionnaire is not required to be completed.

Purchases/Acquisitions*: The questionnaire must be completed by the Prospective Landowner. Under this transaction, the Current Landowner Questionnaire is required to be completed by the Current Landowner or Current Landowner Representative.

*If the property has been purchased within the last two (2) years, the Previous Landowner Questionnaire is also required.

Please provide the following documentation, if available:
* Previous Phase I Environmental Site Assessment reports.
* Asbestos or Lead-Based Paint reports.
* Environmental compliance audit reports.
* Environmental permits.
* Registrations for USTs and/or ASTs.

Please attach additional explanation for questions answered "YES" on the following page.

Thank you for your cooperation.

Please return the completed questionnaire to:

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
Office: (719) 531-5599
Fax: (719) 531-5238
Email: jpontaski@entechengineers.com

Current Owner Questionnaire

SUBJECT PROPERTY NAME:			
SUBJECT PROPERTY ADDRESS: **Phi Real Estate Services, LLC Property Parcel No. 5500000441, Colorado Springs, El Paso County, CO**			
QUESTION	YES	NO	UNK
1. Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?		X	
2. Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?		X	
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
4. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?		X	
5. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		X	
6. Do you know the past uses of the property? **Please indicate:**		X	
7. Do you know specific chemicals that are present or once were present at the property? **Please indicate:**		X	
8. Do you know of spills or other chemical releases that have taken place at the property?		X	
9. Do you know of environmental cleanups that have taken place at the property?		X	
10. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?		X	
11. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?		X	
12. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?		X	
13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?		X	
14. Are there existing or proposed stationary tanks (above or below ground) containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?		X	
15. Are there monitoring wells at the subject property?		X	
16a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	X		

QUESTION	YES	NO	UNK
16b. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?		X	
17. Has a title search been performed? If yes, please attach.			X
18. What type of property transaction is being performed? i.e. sale, purchase, transfer, refinance? Please indicate:			X
19. If you are also the current landowner, in what year did you purchase the subject property? Please indicate:	X		
20. Does the water for the Property come from a private well or other non-public source?		X	
20a. Do you know where the well or other source is located? **Please indicate:**		X	
20b. Have you ever had the water analyzed? **If so, please attach current results.**		X	
21. Does the Property have a septic system?		X	
21a. Do you know where the septic tank and field are located? **Please indicate:**		X	
22. How long have you been associated with the Property? 1.5 years			

Print Name: PAUL BROUSSARD Signature: [signature]

Title: Manager Date: 10/31/22

Company: PHI Real Estate Services LLC

User Questionnaire

SUBJECT PROPERTY NAME: Villages @ Waterview North			
SUBJECT PROPERTY ADDRESS: **Vacant Multi-Use Property (Parcel Nos. 5500000452, 5500000453, 5500000454, 5500000455, 5500000456, 5500000457, 5500000441, 5509200002 and 5509200003) Colorado Springs, El Paso County, Colorado**			
QUESTION	YES	NO	UNK
1. **Environmental liens that are filed or recorded against the property (40 CFR 312.25).** Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? (See Note 1 below).		X	
2. **Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).** Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? (see Note 1 below).		X	
3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).** Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		X	
4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	X		
5. **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		X	
(a.) Do you know the past uses of the Property?			
(b.) Do you know of specific chemicals that are present or once were present at the Property?		X	
(c.) Do you know of spills or other chemical releases that have taken place at the property?		X	
(d.) Do you know of any environmental cleanups that have taken place at the property?		X	
6. **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the Property?		X	
7. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
8. Are you aware of any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products, in, on or from the subject property?		X	
9. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases at the property?		X	

10. Is the property or has the property been used as a gasoline station, motor repair facility, commercial printing, dry cleaners, photo developing, landfill, industrial use, waste treatment or disposal facility?		X	
11. Are you aware of fill dirt that has been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?		X	
12. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?		X	
13. Are there existing or proposed stationary tanks containing explosive or fire-prone materials of 100 gallons or larger on the site or nearby the site?		X	
14. Are there monitoring wells at the subject property?		X	
15. Has a title search been performed? If yes, please attach.	X		
16. What type of property transaction is being performed? i.e. sale, purchase, transfer, refinance?	X		
17. If you are also the current landowner, in what year did you purchase the subject property?			

NOTE 1 - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Print Name: P. A. Koslielski Signature: [signature]

Title: Manager Date: 11/4/22

Company: CPR Entitlements, LLC

Please attach additional explanation for questions answered "YES".

Thank you for your cooperation.
Please return the completed questionnaire to:

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
Office: (719) 531-5599
Fax: (719) 531-5238
Email: jpontaski@entechengineers.com

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **SC55083028** Date: **03/02/2020**

Property Address: **POWERS BOULEVARD AND BRADLEY ROAD, COLORADO SPRINGS, CO 80925**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance
Kristen DeHerrera
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(719) 381-0243 (Work)
(877) 334-2012 (Work Fax)
kdeherrera@ltgc.com
Contact License: CO463794
Company License: CO44565

Closers Assistant
Andrea Goller
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(719) 381-0244 (Work)
agoller@ltgc.com
Contact License: COCO416293
Company License: CO44565

For Title Assistance
Robert Hayes
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(303) 850-4136 (Work)
(719) 634-3190 (Work Fax)
rohayes@ltgc.com

CPR ENTITLEMENTS, LLC
Attention: P.A. KOSCIELSKI
31 N. TEJON
SUITE 514
COLORADO SPRINGS, CO 80903
(719) 377-0244 (Work)
hli.pak7@gmail.com
Delivered via: Electronic Mail

CPR ENTITLEMENTS, LLC
Attention: CHARLES COTHERN
charlescothern@springseng.com
Delivered via: Electronic Mail

CPR ENTITLEMENTS, LLC
Attention: RAY O'SULLIVAN
31 N. TEJON
SUITE 514
COLORADO SPRINGS, CO 80903
rayosulli@gmail.com
Delivered via: Electronic Mail

RANKIN HOLDINGS, L.P.
Attention: RICK COOLIDGE
rcool767@aol.com
Delivered via: Electronic Mail

JUDY R. TIMM
Attention: C/O R.R. STEICHEN
steichen.randall@gmail.com
Delivered via: Electronic Mail

EUGENIA M. BLUME & BASIL E. BLUME TRUST
Attention: ERIC HEMINGWAY
eshemingway@hotmail.com
Delivered via: Electronic Mail

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **SC55083028** Date: **03/02/2020**

Property Address: **POWERS BOULEVARD AND BRADLEY ROAD, COLORADO SPRINGS, CO 80925**

Parties: **CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**

RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP AND EUGENIA M. BLUME & BASIL E. BLUME TRUST AND JUDY R. TIMM

Visit Land Title's Website at **www.ltgc.com** for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	$4,218.00
Deletion of Standard Exception(s)	$100.00
Tax Certificate TAX ACCT #5500000332 (will be ordered prior to closing)	$26.00
Tax Certificate TAX ACCT #5500000414 (will be ordered prior to closing)	$26.00
	Total $4,370.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

El Paso county recorded 06/19/2009 under reception no. 209068260

El Paso county recorded 02/11/2009 under reception no. 209013940

El Paso county recorded 12/16/2008 under reception no. 208132289

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: SC55083028

Property Address:

POWERS BOULEVARD AND BRADLEY ROAD, COLORADO SPRINGS, CO 80925

1. **Effective Date:**

   02/24/2020 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 $2,000,000.00
   Proposed Insured:
   CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP AND EUGENIA M. BLUME & BASIL E. BLUME TRUST AND JUDY R. TIMM

5. **The Land referred to in this Commitment is described as follows:**

PARCEL A:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
1. THENCE SO0°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1403.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:
2. THENCE S89°30'29"W A DISTANCE OF 4.38 FEET TO A POINT OF CURVE TO THE LEFT;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 785.85 FEET, WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
4. THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 625.44 FEET, WHOSE LONG CHORD BEARS S80°50'20”W A DISTANCE OF 624.10 FEET;
6. THENCE S87°19'53”W A DISTANCE OF 64.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING A POINT OF CURVE TO THE RIGHT;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD:
7. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'14", AN ARC LENGTH OF 216.56 FEET, WHOSE LONG CHORD BEARS N51°18'30"W A

DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
8. THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 10°48'33", AN ARC LENGTH OF 397.12 FEET, WHOSE LONG CHORD BEARS N15°21'08"W A DISTANCE OF 396.53 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;
9. THENCE N00°17'44"W ALONG THE SAID WEST LINE OF THE NORTHWEST QUARTER, , A DISTANCE OF 1373.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9
10. THENCE S89°51'23"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2636.12 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 1/2" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID SECTION 8;
1. THENCE S 89°33'59"W ON THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1929.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, AND A NON TANGENT CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 68°22'36", AN ARC LENGTH OF 2512.10 FEET, WHOSE LONG CHORD BEARS S54°56'42"E A DISTANCE OF 2365.66 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
3. THENCE N00°17'44"W ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1373.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 1/2" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55083028

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED JULY 26, 1996, FROM CYGNET LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF FARM CREDIT BANK OF WICHITA TO SECURE THE SUM OF $2,418,000.00 RECORDED JULY 30, 1996, UNDER RECEPTION NO. **96095122**.
2. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

   NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.
3. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF CPR ENTITLEMENTS, LLC AS A COLORADO LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

   NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.
4. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP RECORDED AUGUST 08, 2018 AT RECEPTION NO. **218091782** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES JEAN MARIE RANKIN COOLIDGE AND JEFFREY K. MULLINS AS SENIOR TRUST OFFICER OF WELLS FARGO BANK, N.A. AS THE SUCCESSOR CO-TRUSTEES AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.
5. A FULL COPY OF THE FULLY EXECUTED TRUST AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR EUGENIA M. BLUME & BASIL E. BLUME TRUST MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

   NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55083028

All of the following Requirements must be met:

6. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR EUGENIA M. BLUME AND BASIL E. BLUME TRUST RECORDED AUGUST 08, 2018 AT RECEPTION NO. **218091783** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES EUGENIA M. BLUME AS THE TRUSTEE AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

7. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

   LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

   SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

8. SPECIAL WARRANTY DEED FROM RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP AND EUGENIA M. BLUME & BASIL E. BLUME TRUST AND JUDY R. TIMM TO CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

   REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

   A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B, PART II HEREOF.

   B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

   ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP AND EUGENIA M. BLUME & BASIL E. BLUME TRUST AND JUDY R. TIMM.

   OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

   C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

   D. UPON PROOF OF PAYMENT OF 2019 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

   TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: SC55083028

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **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 and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
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. EXISTING LEASES AND TENANCIES.
9. 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 JULY 20, 1886 IN BOOK 72 AT PAGE 71.

   (AFFECTS PARCEL A)
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 APRIL 28, 1888 IN BOOK 72 AT PAGE 247.

    (AFFECTS PARCEL B)
11. RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION PURPOSES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 04, 1958, IN BOOK 1714 AT PAGE 539.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: SC55083028

(AFFECTS PARCEL A)

12. EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 30, 1978, IN BOOK 3114 AT PAGE **310** AND RECORDED NOVEMBER 30, 1978, IN BOOK 3114 AT PAGE **311**.

    (AFFECTS PARCEL A)

13. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE **812**.

    (AFFECTS PARCEL A)

14. THE EFFECT OF RESOLUTION NO. 84-185A, LAND USE-105 REGARDING POWER BOULEVARD REALIGNMENT RECORDED SEPTEMBER 19, 1984, IN BOOK 3919 AT PAGE **559**.

15. EASEMENT GRANTED TO WYCO PIPE LINE COMPANY, FOR PIPELINE TRANSPORTING OIL, HYDROCARBONS, GAS, WATER AND ANY OTHER SUBSTANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 28, 1986, IN BOOK 5119 AT PAGE **410**.
    SAID RIGHT OF WAY WAS ASSIGNED TO THE KANEB PIPELINE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED FEBRUARY 27, 1995 IN BOOK 6608 AT PAGE **1373** AND FURTHER ASSIGNED TO ROCKY MOUNTAIN PIPELINE PARTNERSHIP L.P., A DELAWARE A LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED OCTOBER 12, 2005 AT RECEPTION NO. **205161563** AND FURTHER ASSIGNED TO PPRPL, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THE INSTRUMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. **213144183**.

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN FINDINGS AND DECREE IN THE MATTER OF THE FORMATION OF THE WATERVIEW II METROPOLITAN DISTRICT, RECORDED APRIL 24, 2008 UNDER RECEPTION NO. **208046728** AND RECORDED JUNE 9, 2017 UNDER RECEPTION NO. **217066836**.
    RESOLUTION NO. 06-308 APPROVING THE TITLE 32 WATERVIEW II METROPOLITAN DISTRICT SERVICE PLAN, -CYGNET LAND, LLC (ID-06-002) IN CONNECTION THEREWITH RECORDED OCTOBER 05, 2006, UNDER RECEPTION NO. **206147887**.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT DEVELOPMENT AGREEMENT RECORDED DECEMBER 16, 2008 UNDER RECEPTION NO. **208132294**.

18. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN RIGHT OF ENTRY AGREEMENT RECORDED SEPTEMBER 11, 2012, UNDER RECEPTION NO. **212105294**.

19. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 14-405 REGARDING WATERVIEW SKETCH PLAN AMENDMENT (SKP-13-001) RECORDED OCTOBER 29, 2014 AT RECEPTION NO. **214099213**.

20. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE SECURITY FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 29, 2017, UNDER RECEPTION NO. **217076365**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: SC55083028

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INCLUSION AND SERVICE AGREEMENT BETWEEN WIDEFIELD WATER AND SANITATION DISTRICT AND RANKIN HOLDINGS, L.P., A COLORADO LIMITED PARTNERSHIP, THE EUGENIA M. & BASIL E. BLUME TRUST, AND JUDY R. TIMM, AN INDIVIDUAL, (CYGNET LAND) RECORDED FEBRUARY 22, 2018 UNDER RECEPTION NO. **218020393**.

LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), 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.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "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 to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. **PRO-FORMA POLICY**

   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION**

   The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EL PASO COUNTY - COLORADO

5509200002
BRADLEY RD

Total Market Value
$396,250

OVERVIEW

Owner:	**WATERVIEW COMMERCIAL, INVESTORS LLC**
Mailing Address:	**2727 GLEN ARBOR DR COLORADO SPRINGS CO, 80920**
Location:	**BRADLEY RD**
Tax Status:	**Taxable**
Zoning:	**55**
Plat No:	**-**
Legal Description:	**TR IN SEC 9-15-65 DESC AS FOLS: COM AT THE N4 COR OF SD SEC 9, TH S00-19-23E ALG THE N/S CEN LN OF SD SEC 1613.76 FT TO A PT ON THE SLY ROW LN OF BRADLEY RD, TH S89-30-29W 3.77 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 2759.79 FT, A C/A OF 15-09-41, ARC DIST OF 730.29 FT, WHICH CHORD BEARS S81-55-38W, DIST OF 728.16 FT, TH S74-20-48W 930.15 FT TO THE POB; TH S15-39-12W 394.68 FT, TH ALG THE ARC OF A NON TANG CUR TO THE R, HAVING A RAD OF 75.00 FT, A C/A OF 43-29-55, ARC DIST OF 56.94 FT, WHICH CHORD BEARS S36-01-21W, DIST OF 55.58 FT, TH S57-46-18W 68.47 FT, TH ALG THE ARC OF A CUR TO THE L, HAVING A RAD OF 450.00 FT, A C/A OF 35-44-30, ARC DIST OF 280.72 FT, WHICH CHORD BEARS S39-54-03W, DIST OF 267.19 FT, TH S67-58-24E 40.00 FT, TH S22-01-36W 538.15 FT, TH ALG THE ARC OF A CUR TO THE R, HAVING A RAD OF 260.00 FT, A C/A OF 13-32-35, ARC DIST OF 61.46 FT, WHICH CHORD BEARS S28-47-53W, DIST OF 61.31 FT, TH S00-00-00W 148.75 FT, TH N90-00-00W 515.00 FT, TH N00-29-10W 1123.38 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 150.00 FT, A C/A OF 87-49-03, ARC DIST OF 229.91 FT, WHICH CHORD BEARS N43-25-21E, DIST OF 208.05 FT, TH N87-19-53E 53.06 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 2967.79 FT, A C/A OF 12-59-05, ARC DIST OF 673.03, WHICH CHORD BEARS N80-50-20E, DIST OF 671.59 FT, TH N47-20-48E 21.87 FT**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$396,250**	**$114,910**
Improvement	**$0**	**$0**
Total	**$396,250**	**$114,910**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRS	29.000	22.1 Acres	$396,250

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
-	04/19/2021	$1,400,000	Vacant land; Changes not yet assessed	221076788

Schedule No	**5509200002**	Reception	**221076788**
Book	**-**	Page	**-**
Balloon	**-**	PP/Good Will	**$0**
Related Parties	**N**	Trade/Exch	**$0**
Condition	**-**	Term	**Year(s): 0 Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$700,000**
Down Pmt	**$0**	Doc Type	**WARRANTY DEED**
Grantee	**WATERVIEW COMMERCIAL INVESTORS LLC**	Grantor	**WATERVIEW EAST DEVELOPMENT LLC**

-	11/06/2020	$0	-	220179969

Schedule No	**5509200002**	Reception	**220179969**
Book	**-**	Page	**-**
Balloon	**-**	PP/Good Will	**-**
Related Parties	**-**	Trade/Exch	**-**
Condition	**-**	Term	**-**
Financing	**-**	Amt. Financed	**-**
Down Pmt	**-**	Doc Type	**QUIT CLAIM DEED**
Grantee	**WATERVIEW EAST DEVELOPMENT LLC**	Grantor	**CPR ENTITLEMENTS LLC**

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

Disclaimer

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EL PASO COUNTY - COLORADO

5509200003
BRADLEY RD

Total Market Value
$64,022

OVERVIEW

Owner:	**ROS EQUITY HOLDINGS-, INDEPENDENCE LLC**
Mailing Address:	**17 S WAHSATCH AVE COLORADO SPRINGS CO, 80903**
Location:	**BRADLEY RD**
Tax Status:	**Taxable**
Zoning:	**RM-12**
Plat No:	**-**
Legal Description:	**TR IN SEC 19-15-65 DESC AS FOLS: BEG AT THE NE COR OF LEGACY HILL DR AS PLATTED IN THE TRAILS AT ASPEN RIDGE FIL. NO. 1 ALSO BEING THE SLY ROW LN OF BRADLEY RD, TH N74-20-48E 425.01 FT, TH S15-39-12E 429.99 FT, TH S74-20-48W 360.01 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 75.00 FT, A C/A OF 60-04-25, ARC DIST OF 75.00 FT, WHICH CHORD BEARS N75-37-00W, ARC DIST OF 75.08 FT, TH N15-39-12W 392.40 FT TO THE POB**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$64,022**	**$18,570**
Improvement	**$0**	**$0**
Total	**$64,022**	**$18,570**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 1 AND < 5 ACRES	29.000	4.32 Acres	$64,022

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
-	10/12/2021	$0	-	221189933

Schedule No	**5509200003**	Reception	**221189933**
Book	-	Page	-
Balloon	-	PP/Good Will	-
Related Parties	-	Trade/Exch	-
Condition	-	Term	-
Financing	-	Amt. Financed	-
Down Pmt	-	Doc Type	**AFFIDAVIT**
Grantee	FRANK W HOWARD #2 LIMITED PAI	Grantor	**LAND TITLE GUARANTEE COMPANY**

-	10/12/2021	$294,000	Vacant land; Changes not yet assessed	221189934

Schedule No	**5509200003**	Reception	**221189934**
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	**N**	Trade/Exch	**$0**
Condition	-	Term	**Year(s): 0 Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$400,000**
Down Pmt	**$0**	Doc Type	**WARRANTY DEED**
Grantee	**ROS EQUITY HOLDINGS-INDEPENDENCE LLC**	Grantor	**FRANK W HOWARD #2 LIMITED PARTNERSHIP LLLP**

-	07/22/2020	$240,000	Vacant land; Changes not yet assessed	220106712

Schedule No	**5509200003**	Reception	**220106712**
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	**N**	Trade/Exch	**$0**
Condition	-	Term	**Year(s): 0 Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$0**
Down Pmt	**$0**	Doc Type	**WARRANTY DEED**
Grantee	**FRANK W HOWARD #2 LIMITED PARTNERSHIP LLLP**	Grantor	**CPR ENTITLEMENTS LLC**

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

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EL PASO COUNTY - COLORADO

5500000441
BRADLEY RD

Total Market Value
$156,000

OVERVIEW

Owner:	**PHI REAL ESTATE SERVICES LLC**
Mailing Address:	**200 W CITY CENTER DR STE 200 PUEBLO CO, 81003**
Location:	**BRADLEY RD**
Tax Status:	**Taxable**
Zoning:	**RM-12**
Plat No:	**-**
Legal Description:	**A TR OF LAND BEING IN THE NE4 OF SEC 09-15-65 DESC AS FOLS: BEG AT THE N4 COR OF SD SEC, TH S00-19-32E 1404.24 FT, TH S89-30-29W 4.29 FT, TH ALG A CUR TO THE R HAVING A RAD OF 2969.79 FT, A C/A OF 15-09-41, AN ARC DIST OF 785.85 FT WHICH CHORD BEARS S81-55-38W A DIST OF 783.56 FT, TH S74-20-48W 71.53 FT, TH N00-00-00E 601.46 FT, TH N90-00-00W 320.79 FT, TH N00-00-00E 935.04 FT, TH S89-51-23E 1161.78 FT TO POB. EX THAT PT CONV BY REC #221148575**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$156,000**	**$45,240**
Improvement	**$0**	**$0**
Total	**$156,000**	**$45,240**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRS	29.000	19.75 Acres	$156,000

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

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EL PASO COUNTY - COLORADO

5500000452
S POWERS BLVD

Total Market Value
$235,736

OVERVIEW

Owner:	**CPR ENTITLEMENTS LLC**
Mailing Address:	**31 N TEJON ST STE 518 COLORADO SPRINGS CO, 80903**
Location:	**S POWERS BLVD**
Tax Status:	**Taxable**
Zoning:	**I-2 CS**
Plat No:	**-**
Legal Description:	**A TR OF LAND BEING IN THE N2 OF SEC 8 AND 9-15-65 DESC AS FOLS: BEG AT THE NW COR OF SD SEC 9 TH S89-51-23E 669.38 FT, TH S00-00-00E 1121.77 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 300.00 FT, A C/A OF 13-46-32, AN ARC DIST OF 72.13 FT WHICH CHORD BEARS S26-15-01W A DIST OF 71.95 FT, TH S89-53-38W 710.50 FT, TH ALG THE ARC OF A NON-TANGENT CUR TO THE L HAVING A RAD OF 2105.00 FT, A C/A OF 63-56-43, AN ARC DIST OF 2349.30 FT WHICH CHORD BEARS N58-12-28W A DIST OF 2229.26 FT, TH N89-34-04E 1967.80 FT TO POB. EX THAT PT CONV BY REC #221233917.**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$235,736**	**$68,360**
Improvement	**$0**	**$0**
Total	**$235,736**	**$68,360**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRS	29.000	29.84 Acres	$235,736

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

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EL PASO COUNTY - COLORADO

5500000453
09-15-65

Total Market Value
$150,186

OVERVIEW

Owner:	**VETERANS VILLA OPERATING LLC**
Mailing Address:	**17332 EDNA ST. OMAHA NE, 68136**
Location:	**09-15-65**
Tax Status:	**Taxable**
Zoning:	**CS RM-30 RS-5000**
Plat No:	**-**
Legal Description:	**A TR OF LAND BEING IN A PT OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 669.38 FT TO POB; TH S81-51-23E 497.06 FT, TH S00-00-00E 905.81 FT, TH N90-00-00W 524.50 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 300.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 175.69 FT WHICH CHORD BEARS S73-13-21W A DIST OF 173.19 FT, TH S56-26-42W 56.70 FT, TH ALG THE ARC OF A NONTANGENT CUR TO THE R HAVING A RAD OF 585.00 FT, A C/A OF 33-33-18, AN ARC DIST OF 342.60 FT WHICH CHORD BEARS N16-46-39W A DIST OF 337.73 FT, TH N00-00-00E 347.57 FT, TH N90-00-00E 338.00 FT, TH N00-00-00E 317.47 FT TO POB.**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$150,186**	**$43,550**
Improvement	**$0**	**$0**
Total	**$150,186**	**$43,550**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRS	29.000	15 Acres	$150,186

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
-	06/01/2022	$0	-	222075341

Schedule No	**5500000453**	Reception	**222075341**
Book	-	Page	-
Balloon	-	PP/Good Will	-
Related Parties	-	Trade/Exch	-
Condition	-	Term	-
Financing	-	Amt. Financed	-
Down Pmt	-	Doc Type	**AFFIDAVIT**
Grantee	CPR ENTITLEMENTS LLC	Grantor	**CPR ENTITLEMENTS LLC**

-	06/01/2022	$0	-	222075341

Schedule No	**5500000453**	Reception	**222075341**
Book	-	Page	-
Balloon	-	PP/Good Will	-
Related Parties	-	Trade/Exch	-
Condition	-	Term	-
Financing	-	Amt. Financed	-
Down Pmt	-	Doc Type	**AFFIDAVIT**
Grantee	CPR ENTITLEMENTS LLC	Grantor	**CPR ENTITLEMENTS LLC**

-	12/27/2021	$3,670,000	Vacant land; Changes not yet assessed	221233917

Schedule No	**5500000453**	Reception	**221233917**
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	**N**	Trade/Exch	**$0**
Condition	-	Term	**Year(s): 0 Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$2,385,500**
Down Pmt	**$0**	Doc Type	**WARRANTY DEED**
Grantee	**VETERANS VILLA OPERATING LLC**	Grantor	**CPR ENTITLEMENTS LLC**

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

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EL PASO COUNTY - COLORADO

5500000454
09-15-65

Total Market Value
$75,445

OVERVIEW

Owner:	**WVN 96 LLC**
Mailing Address:	**17 S WAHSATCH AVE COLORADO SPRINGS CO, 80903**
Location:	**09-15-65**
Tax Status:	**Taxable**
Zoning:	**CS RM-30 RS-5000**
Plat No:	**-**
Legal Description:	**A TR OF LAND BEING IN THE NE4NW4 OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 1166.44 FT TO POB; TH CONT S89-51-23E 460.00 FT, TH S00-00-00E 904.66 FT, TH N90-00-00W 460.00 FT, TH N00-00-00E 905.81 FT TO POB; AKA TRACT A WATERVIEW NORTH**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	**$75,445**	**$21,880**
Improvement	**$0**	**$0**
Total	**$75,445**	**$21,880**

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 5 AND < 10 ACRES	29.000	9.55 Acres	$75,445

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
-	02/18/2022	$1,500,000	Vacant land; Changes not yet assessed	222024633

Schedule No	**5500000454**	Reception	**222024633**
Book	**-**	Page	**-**
Balloon	**-**	PP/Good Will	**$0**
Related Parties	**N**	Trade/Exch	**$0**
Condition	**-**	Term	**Year(s): 0 Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$900,000**
Down Pmt	**$0**	Doc Type	**WARRANTY DEED**
Grantee	**WVN 96 LLC**	Grantor	**CPR ENTITLEMENTS LLC**

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **DGJ** Levy Year: **2021** Mill Levy: **74.073**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	49.384	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	16.400	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104

No Photo Available

Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

October 25, 2022

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

Colorado Department of Public Health and Environment
Hazardous Materials and Waste Management Division
Attn: Custodian of Records
FOIA REQUEST
4300 Cherry Creek Drive South
Denver, Colorado 80246-1530

Via e-mail: cdphe_cora_hmwmd@state.co.us

Re: **Freedom of Information Act Request**

Site Location: **Waterview East**
South Powers Boulevard and Bradley Road
Colorado Springs, El Paso County CO 80925

To Whom It May Concern:

Entech Engineering, Inc. (Entech) is performing a Phase I Environmental Site Assessment at the above-listed Site located in El Paso County, Colorado. As part of our assessment, I request that your office provide copies of file information regarding permits, hazardous materials, waste, violations, underground or aboveground storage tanks, remedial action, or any records that indicate environmental concern at the above-referenced Site.

I am also requesting information on confirmed and suspected releases located on properties that are adjacent to the Property. I have provided you with a vicinity map highlighting the property area.

Please fax **(719) 531-5238** or mail the information, including a reply of no information in files, if appropriate, to **John Pontaski, 505 Elkton Drive, Colorado Springs, CO 80907**, or call at **(719) 531-5599** so we might schedule a file review appointment.

Thank you in advance for your assistance in this matter.

Sincerely,
Entech Engineering, Inc.

John Pontaski, R.E.A.
Environmental Professional
jpontaski@entechengineers.com

Entech Job No. 221956

October 25, 2022

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

City of Colorado Springs Fire Department
Attn: Custodian of Records
FOIA REQUEST
375 Printers Parkway
Colorado Springs, Colorado 80910-3191

Via email

Attn: Tiffany Manaois

Re: **Freedom of Information Act Request**

Site Location: **Waterview East**
South Powers Boulevard and Bradley Road
Colorado Springs, El Paso County CO 80925

Dear Ms. Manaois:

Entech Engineering, Inc. (Entech) is performing a Phase I Environmental Site Assessment at the above-listed Site located in El Paso County, Colorado. As part of our assessment, I am requesting that your office provide copies of file information regarding permits, hazardous materials, waste, violations, underground or aboveground storage tanks, and remedial action, or any records than indicate environmental concern at the above-referenced Site.

I am also requesting information on confirmed and suspected releases located on properties that are adjacent to the Property. I have provided you with a vicinity map highlighting the property area.

Please fax **(719) 531-5238** or mail the information, including a reply of no information in files, if appropriate, to **John Pontaski, 505 Elkton Drive, Colorado Springs, CO 80907**, or call at **(719) 531-5599** to schedule a file review appointment.

Thank you in advance for your assistance in this matter.

Sincerely,
Entech Engineering, Inc.

John Pontaski, R.E.A.
Environmental Professional
jpontaski@entechengineers.com

Entech Job No. 221956

October 25, 2022

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

City of Colorado Springs Utilities
Attn: Custodian of Records
FOIA REQUEST
404 West Fontanero Street
Colorado Springs, Colorado 80907

Via Facsimile (719) 668-5711

Re: **Freedom of Information Act Request**

Site Location: **Waterview East**
South Powers Boulevard and Bradley Road
Colorado Springs, El Paso County CO 80925

To Whom It May Concern:

Entech Engineering, Inc. (Entech) is performing a Phase I Environmental Site Assessment at the above-listed Site located in El Paso County, Colorado. As part of our assessment, I am requesting that your office provide copies of file information regarding permits, hazardous materials, waste, violations, underground or aboveground storage tanks, and remedial action, or any records than indicate environmental concern at the above-referenced Site.

I am also requesting information on confirmed and suspected releases located on properties that are adjacent to the Property. I have provided you with a vicinity map highlighting the property area.

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Thank you in advance for your assistance in this matter.

Sincerely,
Entech Engineering, Inc.

John Pontaski, R.E.A.
Environmental Professional
jpontaski@entechengineers.com

Entech Job No. 221956

US Army Corps of Engineers
BUILDING STRONG®

ENT AFB COAL STO AREA

Formerly Used Defense Sites Program Management Action Plan

Published by: U.S. Army Corps of Engineers, Environmental Programs
Data as of 2021 Annual Report to Congress

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I. Statement of Purpose

A. Management Action Plan

The Management Action Plan (MAP) is to outline the total multi-year environmental cleanup program for a Formerly Used Defense Site (FUDS) property. The plan will define the cleanup program requirements and propose a comprehensive approach and associated costs to conduct future investigations and response action at each cleanup site.

B. Formerly Used Defense Sites Program

During the past two centuries, the Department of Defense (DOD) has used land throughout the United States to both train Soldiers, Airmen, Sailors and Marines, and test new weapons to ensure the nation's military readiness. As training and testing needs changed, DOD obtained property or returned it to private or public uses. When no longer needed, many of these properties were cleaned up according to the best practices available at the time and then transferred to other owners such as private individuals or federal, state, tribal, or local government entities.

Today, DOD is responsible for the environmental restoration (cleanup) of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense prior to October 1986.Such properties are known as Formerly Used Defense Sites or FUDS. The U.S. Army is DOD's lead agent for the FUDS Program. The U.S. Army Corps of Engineers executes the FUDS Program on behalf of the U.S. Army and DOD. The U.S. Army and DOD are dedicated to protecting human health and the environment by investigating and, if required, cleaning up potential contamination or munitions that may remain on these properties from past DOD activities.

The scope and magnitude of the FUDS Program are significant, with more than 10, 000 properties identified for potential inclusion in the program. Information about the origin and extent of contamination or munitions, land transfer issues, past and present property ownership, applicable laws and DOD policies must be evaluated before DOD considers a property eligible for Defense Environment Restoration Account funding under the FUDS Program. Environmental cleanup at FUDS properties is conducted under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

C. Installation Restoration Program (IRP)

Installation Restoration Program (IRP) category projects include sites that require response actions to address releases of: (a) Hazardous substances and pollutants or contaminants; (b) Petroleum, Oil, and Lubricants (POLs); (c) Hazardous wastes or hazardous waste constituents; and (d) Explosive compounds released to soil, surface water, sediment, or groundwater as a result of ammunition or explosives production or manufacturing at ammunition plants.

The relative risk site evaluation (RRSE) framework is a methodology used by all DoD Components to evaluate the relative risk posed by a site in relation to other sites. It is a tool used across all of DoD to group sites into high, medium, and low categories based on an evaluation of site information using three factors: the contaminant hazard factor (CHF), the migration pathway factor (MPF), and the receptor factor (RF).Factors are based on a quantitative evaluation of Comprehensive Environmental Response, Compensation and Liability Act(CERCLA) hazardous substances, pollutants, or contaminants and a qualitative evaluation of pathways and human and ecological receptors in the four media most likely to result in significant exposure groundwater, surface water, sediment, and surface soils.

D. Military Munitions Response Program (MMRP)

In 2001, DoD established the Military Munitions Response Program (MMRP). The MMRP addresses munitions response sites (MRSs) at Formerly Used Defense Site locations. MRSs are sites that are known or suspected to contain unexploded ordnance, discarded military munitions, or munitions constituents (MC). Through the MMRP, DoD complies with environmental cleanup laws, such as the Comprehensive Environmental Response, Compensation, and Liability Act, also known as Superfund.

To prioritize funding and cleanup of MRSs that pose the greatest threat to safety, human health, and the environment, DoD uses the Munitions Response Site Prioritization Protocol (MRSPP). The MRSPP consists of three separate modules to evaluate hazards associated with explosives, chemical warfare materiel, MC, and other incidental environmental contaminants. The MRSPP scores affect how DoD sequences MRSs for cleanup. In addition to relative risk, DoD considers other factors such as economic, programmatic, and stakeholder concerns, as well as reuse and redevelopment plans, when prioritizing sites for cleanup.

II: Acronyms

BD/DR	Building Demolition and Debris Removal
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CHE	Chemical Warfare Material Hazard Evaluation
COMM/REL	Community Relations
CON/HTRW	Containerized/Hazardous, Toxic and Radioactive Waste
CTC	Cost to complete
CWM	Chemical Warfare Material
DD	Decision Document
DERP	Defense Environmental Restoration Program
DOD	Department of Defense
EE/CA	Engineer Evaluation/Cost Analysis
EHE	Explosive Hazard Factor
EP	Evaluation Pending
FFA	Federal Facilities Agreement
FUDS	Formerly Used Defense Sites
FUDSMIS	Formerly Used Defense Sites Management Information System
FS	Feasibility Study
HQDA	Headquarters, Department of the Army
HHE	Health Hazard Evaluation
IAG	Interagency Agreement
IRA	Interim remedial action
IRP	Installation Restoration Program
LTM	Long Term Management
MAP	Management Action Plan
MMRP	Military Munitions Response Program
MMRP/CWM	Military Munitions Response Program/Chemical Warfare Materials
MRSPP	Military Munitions Site Prioritization Protocol
NKSH	No Known or suspected Hazard
NLR	No Longer Required
NPL	National Priorities List
PA	Preliminary Assessment
PA/INPR	Preliminary Assessment/Inventory Project Report
PCO	Project Closeout
PN	Preliminary Negotiations
QA	Quality Assurance
RA	Remedial Action
RA-C	Remedial Action-Construction
RA-O	Remedial Action-Operations
RAB	Restoration Advisory Board
RC	Response Complete

RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RmA-C	Removal Action-Construction
RmD	Removal Design
RI/FS	Remedial Investigation/Feasibility Study
RIP	Remedy in Place
ROD	Record of Decision
RRSE	Relative Risk Site Evaluation
SI	Site Investigation
TAPP	Technical Assistance for Public Participation
TRC	Technical Review Committee

III. Property Information

FUDS Number: B08CO0680
FFID: CO89799F055800
Name: ENT AFB COAL STO AREA

A. Property Description

No property description reported.

B. Locale

City: UNKNOWN
State: CO
Latitude: 38.77305556
Longitude: -104.69888889
Congressional District: 05
Size (Acreage): No acreage reported

C. Organization

Division: Northwestern Division
District: Omaha District
Phone: 402-995-2416

Current Owners:

Type	Name
Other	OTHER UNKNOWN

D. National Priorities List Status

The National Priorities List (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

National Priorities List (NPL) Status: Not on the NPL

E. Project Summaries

The below table outlines all projects that have been identified on this FUDS property. The table provides information on the category of project, the legal driver, the RRSE or MRSPP score that is used for prioritization, the total funding for the project, the status of work on the project, and the actual or anticipated remedy in place and response complete dates.

No projects reported on installation

IV. Cleanup Program Summary

A. Historic Activity

No historic activity reported.

V. Installation Restoration Program (IRP)

A. IRP Summary

Inception of IRP: No IRPprojects have been reported
Projects Identified: 0
Projects at Response Complete: 0
Remedy-in-Place (RIP): No RIP scheduled
Response Complete (RC): No RC scheduled
IRP completion (including LTM): No IRPprojects have been reported

B. IRP Schedule

Project Schedule

There are no IRP projects on this installation.

Five-Year Review

Status: No Reviews Planned

C. Project Descriptions

Please see **Appendix I** for detailed IRP project descriptions

D. Costs

Funding To Date* ($K): $0
2021 Funding ($K): $0
CTC ($K): $0

There are no IRP project costs on this installation.
*Past costs are approximate and not inflated to reflect current year fiscal dollars.

VI. Military Munitions Response Program (MMRP)

A. MMRP Summary

Inception of MMRP: No MMRPprojects have been reported
Projects Identified: 0
Projects at Response Complete: 0
Remedy-in-Place (RIP): No RIP scheduled
Response Complete (RC): No RC scheduled
MMRP completion (including LTM): No MMRPprojects have been reported

B. MMRP Schedule

Project Schedule

There are no MMRP projects on this installation.

Five-Year Review

Status: No Reviews Planned

C. Project Descriptions

Please see **Appendix II** for detailed MMRP project descriptions

D. Costs

Funding To Date* ($K): $0
2021 Funding ($K): $0
CTC ($K): $0

There are no MMRP project costs on this installation.
*Past costs are approximate and not inflated to reflect current year fiscal dollars.

VII. Community Involvement

Since 1993, the Department of Defense (DOD) has supported the development, implementation, and maintenance of the Restoration Advisory Board (RAB) program. Through the RAB program, communities provide input into the decision - making process of DOD's environmental cleanup program. A RAB is a group, equally co - chaired by a DOD representative and a community member, that serves as a forum for exchange of information between government officials and members of the local community on property cleanup issues. In addition to regular RAB meetings, a combination of activities may be conducted to enhance this process. Such activities may include coordinating installation site tours or providing interactive presentations with the use of cleanup technology models. Members of a RAB may include local citizens and representatives of the U.S. Environmental Protection Agency (EPA) and state, local, and tribal governments. The RAB team should reflect the diverse interests of the community and help identify possible issues associated with an installation's environmental cleanup program. RABs provide a link between the community and cleanup decision makers, and should complement other community involvement activities, such as holding public meetings, distributing informative mailings to the public on installation cleanup activities, and establishing local information repositories.

In fiscal year 1998 (FY98), DOD continued to build trust with local communities surrounding military installations by strengthening the RAB program and making new resources available; including the implementation of the Technical Assistance for Public Participation (TAPP) program. The TAPP program was designed to help community members of RABs and TRCs better understand the scientific and engineering issues underlying their properties' environmental cleanup activities. Under TAPP, the installation may contract for an independent technical consultant to advise the RAB on a specific project, which must be identified in the TAPP application. Typical projects may involve reviewing proposed remedial technologies, interpreting health and environmental effects data, or reviewing cleanup documents.

No RAB has been reported

APPENDIX I
IRP Project Descriptions

There are no IRP projects on this installation.

APPENDIX II
MMRP Project Descriptions

There are no MMRP projects on this installation.

APPENDIX C
Environmental Data Search
Sanborn Map Search

Waterview North Property
South Power Boulevard & Bradley Road
Colorado Springs, Colorado

for: CPR Entitlements, LLC

November 7, 2022

Waterview East
South Powers Blvd & Bradley Road
Colorado Springs, CO 80925

Inquiry Number: 7157107.2s
October 24, 2022

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA) INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SOUTH POWERS BLVD & BRADLEY ROAD
COLORADO SPRINGS, CO 80925

COORDINATES

Latitude (North):	38.7630950 - 38ˆ 45' 47.14''
Longitude (West):	104.6797490 - 104ˆ 40' 47.09''
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	527824.1
UTM Y (Meters):	4290329.0
Elevation:	5989 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	14194871 ELSMERE, CO
Version Date:	2019
South Map:	14202057 FOUNTAIN, CO
Version Date:	2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150828
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SOUTH POWERS BLVD & BRADLEY ROAD
COLORADO SPRINGS, CO 80925

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WIDEFIELD SCHOOL DIS	4445 FOREIGN TRADE Z	UST	Lower	1278, 0.242, ENE
A2	EL PASO COUNTY SCHOO	4445 FOREIGN TRADE Z	SHWF	Lower	1278, 0.242, ENE
3	ENT AFB COAL STO ARE		FUDS	Higher	3575, 0.677, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Sites & Facilities

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank List
LAST..... Leaking Aboveground Storage Tank Listing
LTANKS..... Petroleum Release Events Listing
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LUST TRUST..... RAP Site Listing

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Tank List
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Environmental Covenants and Environmental Use Restrictions List

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup & Redevelopment Act Application Tracking Report

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Registered Recyclers Listing
HIST LF..... Historical Landfill List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

EXECUTIVE SUMMARY

ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS	Open Dumps on Indian Land
DENVER CO HISTORIC FILL	Denver City & County Historic Fill Areas

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
CDL	Meth Lab Locations
US CDL	National Clandestine Laboratory Register
PFAS	PFAS Information Listing
AQUEOUS FOAM	Class B Firefighting Foam Contaminating PFAS Listing

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS	Spills Database
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem

EXECUTIVE SUMMARY

US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Facility & Emissions Listing
ASBESTOS	Asbestos Abatement & Demolition Projects
METHANE SITE	Methane Site Investigations - Jefferson County 1980
Methane Investigation	Methane Gas & Swamp Findings
DRYCLEANERS	Drycleaner Facilities
Financial Assurance	Financial Assurance Information Listing
LEAD	LEAD
MINES	Permitted Mines Listing
NPDES	Permitted Facility Listing
UIC	Underground Injection Control
UMTRA	Uranium Mill Tailings Sites
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SHWF: A listing from the Solid Waste Information System, which is used to help administer the various programs of our solid waste and materials management program. It includes a wide variety of types of facilities and sites, and includes information obtained over several decades and numerous legacy data systems.

A review of the SHWF list, as provided by EDR, and dated 01/03/2022 has revealed that there is 1 SHWF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EL PASO COUNTY SCHOO	4445 FOREIGN TRADE Z	ENE 1/8 - 1/4 (0.242 mi.)	A2	8

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The source is the State Oil Inspector's Office's Tank List.

A review of the UST list, as provided by EDR, and dated 06/08/2022 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WIDEFIELD SCHOOL DIS Facility Id: 20295 Tank Status: Currently In Use Tank Tag/Tank Status: 20295-1	4445 FOREIGN TRADE Z	ENE 1/8 - 1/4 (0.242 mi.)	A1	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 08/11/2022 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ENT AFB COAL STO ARE		NW 1/2 - 1 (0.677 mi.)	3	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

Site Name	Database(s)
SPRINGS AT WATERVIEW	FINDS
NORWOOD ANNEX; (SITE 2) III	VCP
NORWOOD ANNEX; (SITE 2) I	VCP

OVERVIEW MAP - 7157107.2S

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Waterview East	CLIENT:	Entech Engineering, Inc.
ADDRESS:	South Powers Blvd & Bradley Road Colorado Springs CO 80925	CONTACT:	John Pontaski
		INQUIRY #:	7157107.2s
LAT/LONG:	38.763095 / 104.679749	DATE:	October 24, 2022 1:32 pm

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DETAIL MAP - 7157107.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/8 1/4 1/2 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Waterview East	CLIENT: Entech Engineering, Inc.
ADDRESS: South Powers Blvd & Bradley Road Colorado Springs CO 80925	CONTACT: John Pontaski
LAT/LONG: 38.763095 / 104.679749	INQUIRY #: 7157107.2s DATE: October 24, 2022 1:33 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
SHWF	0.500		0	1	0	NR	NR	1
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
LUST TRUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
DENVER CO HISTORIC FILL	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
METHANE SITE	0.001		0	NR	NR	NR	NR	0
Methane Investigation	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UMTRA	0.500		0	0	0	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	2	0	1	0	3

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1 ENE 1/8-1/4 0.242 mi. 1278 ft. | **WIDEFIELD SCHOOL DISTRICT 3**
4445 FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, CO 80925 | **UST** | **U004282685**
N/A

Site 1 of 2 in cluster A

Relative: Lower
Actual: 5861 ft.

UST:

Tank Tag:	20295-1
Substance:	DSL
Name:	WIDEFIELD SCHOOL DISTRICT 3
Address:	4445 FOREIGN TRADE ZONE BLVD
City,State,Zip:	COLORADO SPRINGS, CO 80925
Tank Tag:	20295-1
Substance:	DSL
Facility ID:	20295
Owner Name:	Widefield School District 3
Owner Address:	4445 Foreign Trade Zone Blvd
Owner City:	Colorado Springs
Owner State:	CO
Owner Zip:	80925
Facility Type:	Non-Retail
Facility Category:	State/Local Government
Capacity:	20000
Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	05/09/2018
Tank Type:	UST
Latitude:	38.765815
Longitude:	-104.66859
Tank Material:	FRP: Fiberglass Reinforced Plastic
Tank Wall Type:	Not reported
Piping Type:	UG: Underground
Piping System:	Not reported
Piping Material:	FRP: Fiberglass Reinforced Plastic
Piping Wall Type:	Double-Walled
Overfill Prevention:	FV: Fill Tube Valve

A2 ENE 1/8-1/4 0.242 mi. 1278 ft. | **EL PASO COUNTY SCHOOL DISTRICT #3**
4445 FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, CO 80925 | **SHWF** | **S128391353**
N/A

Site 2 of 2 in cluster A

Relative: Lower
Actual: 5861 ft.

SHWF:

Location ID:	ELP297
Facility ID:	Not reported
Name:	EL PASO COUNTY SCHOOL DISTRICT #3
Address:	4445 FOREIGN TRADE ZONE BLVD
City,State,Zip:	COLORADO SPRINGS, CO 80925
Activity Type:	Generator of Motor Vehicle and Trailer Waste Tires
Contact Organization:	Not reported
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Phone:	Not reported
Activity Status:	Not reported
Facility Status:	Not reported
Commercial Status:	False
Government Facility Status:	N/A
Title:	Not reported
Post Closure Unit:	False

EL PASO COUNTY SCHOOL DISTRICT #3 (Continued) **S128391353**

Post Closure Ended:	False
Closure Units:	False
Clean Closed Units:	False
Latitude:	38.7671580
Longitude:	-104.669258

3
NW
1/2-1
0.677 mi.
3575 ft.

ENT AFB COAL STO AREA **FUDS** **1024898784**
N/A

UNKNOWN, CO

Relative:
Higher

Actual:
6023 ft.

FUDS:

EPA Region:	08
Installation ID:	CO89799F055800
Congressional District Number:	5
Name:	ENT AFB COAL STO AREA
FUDS Number:	B08CO0680
City:	UNKNOWN
State:	CO
County:	EL PASO
Object ID:	3519
USACE Division:	nwd
USACE District:	nwo
Status:	Properties without projects
Current Owner:	Not reported
EMS Map Link:	https://fudsportal.usace.army.mil/ems/inventory/map?id=58767
Eligibility:	Ineligible
Has Projects:	No
NPL Status:	Not on the NPL
Property History:	Not reported
Project Required:	No
Feature Description:	Not reported
Latitude:	38.77305556
Longitude:	-104.69888889

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COLORADO SPINGS	1026437756	SPRINGS AT WATERVIEW	NE OF BRADLEY RD. + GRINNEL ST	80911	FINDS
COLORADO SPRINGS	S123307516	NORWOOD ANNEX; (SITE 2) III	WOODMEN/TEMPLETON, POWERS/AUST		VCP
COLORADO SPRINGS	S123307477	NORWOOD ANNEX; (SITE 2) I	WOODMEN/TEMPLETON, POWERS/AUST		VCP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/06/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/19/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 71

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/03/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 06/21/2022
Number of Days to Update: 6

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/18/2020
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 04/29/2022
Number of Days to Update: 87

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

SHWF: Solid Waste Information System Listing

A listing from the Solid Waste Information System, which is used to help administer the various programs of our solid waste and materials management program. It includes a wide variety of types of facilities and sites, and includes information obtained over several decades and numerous legacy data systems.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 106

Source: Department of Public Health & Environment
Telephone: 303-692-6349
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LAST: Leaking Aboveground Storage Tank Listing

A listing of leaking aboveground storage tank sites. This list is no longer maintained. For current Leaking AST information, please see LTANKS.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27

Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

LTANKS: Petroleum Release Events Listing
Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

Date of Government Version: 05/03/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 2
Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

LUST: Leaking Underground Storage Tank List
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

TRUST: Lust Trust Sites
Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

Date of Government Version: 06/08/2022
Date Data Arrived at EDR: 06/09/2022
Date Made Active in Reports: 06/24/2022
Number of Days to Update: 15

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 06/08/2022
Date Data Arrived at EDR: 06/09/2022
Date Made Active in Reports: 08/17/2022
Number of Days to Update: 69

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

AST: Aboveground Tank List
Aboveground storage tank locations.

Date of Government Version: 06/08/2022
Date Data Arrived at EDR: 06/09/2022
Date Made Active in Reports: 08/17/2022
Number of Days to Update: 69

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Environmental Real Covenants List
Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 07/01/2022
Date Data Arrived at EDR: 07/20/2022
Date Made Active in Reports: 10/03/2022
Number of Days to Update: 75

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report
The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 03/14/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/24/2022
Number of Days to Update: 80

Source: Department of Public Health and Environmental
Telephone: 303-692-3331
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites Listing
Brownfields Sites Listing

Date of Government Version: 07/01/2022
Date Data Arrived at EDR: 07/14/2022
Date Made Active in Reports: 09/29/2022
Number of Days to Update: 77

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/09/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HISTORICAL LANDFILL: Historical Landfill List
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993
Date Data Arrived at EDR: 04/24/1994
Date Made Active in Reports: 05/30/1994
Number of Days to Update: 36

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 09/05/1996
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Registered Recyclers Listing
A listing of registered recycler locations in the state of Colorado.

Date of Government Version: 10/05/2021
Date Data Arrived at EDR: 10/20/2021
Date Made Active in Reports: 01/11/2022
Number of Days to Update: 83

Source: Department of Public Health & Environment
Telephone: 303-692-3337
Last EDR Contact: 08/30/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

DENVER CO HISTORIC FILL: Denver City & County Historic Fill Areas
This dataset denotes the approximate locations of historical fill areas within the City and County of Denver (CCoD) and with within approximately three-quarters of a mile of the CCoD boundaries. The data is of a general nature and obtained from historic and current documents that may not be accurate or precise.

Date of Government Version: 12/17/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/13/2020
Number of Days to Update: 66

Source: City & County of Denver
Telephone: 720-913-5237
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

CDL: Meth Lab Locations

Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 04/14/2022
Date Made Active in Reports: 07/06/2022
Number of Days to Update: 83

Source: Department of Public Health and Environment
Telephone: 303-692-3023
Last EDR Contact: 09/26/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Quarterly

PFAS: PFAS Information Listing

A list of entities that have tested groundwater and have found PFAS chemicals, specifically PFOA and PFOS, levels above the health advisory. Potential sources of these chemicals include military bases, fire stations or training centers, landfills, industrial sites, car racetracks, and ski resorts.

Date of Government Version: 12/08/2020
Date Data Arrived at EDR: 01/05/2021
Date Made Active in Reports: 10/28/2021
Number of Days to Update: 296

Source: Department of Public Health & Environment
Telephone: 303-692-3605
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

AQUEOUS FOAM: Class B Firefighting Foam Contaminating PFAS Listing

Class B foams put out fires caused by flammable liquids like gasoline, oil, and jet fuel. They may contain PFAS chemicals. Anyone using or storing Class B firefighting foam containing these chemicals must register through the Certificate of Registration Program.303-692-38

Date of Government Version: 07/08/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 09/27/2022
Number of Days to Update: 81

Source: Department of Public Health & Environment
Telephone: 303-692-3605
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA 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.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/19/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 11

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

CO ERNS: Spills Database
State reported spills.

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 04/14/2022
Date Made Active in Reports: 07/06/2022
Number of Days to Update: 83

Source: Department of Public Health and Environmental
Telephone: 303-692-2000
Last EDR Contact: 09/26/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

SPILLS 2: Spills
A listing of spills reported to the Oil & Gas Conservation Commission

Date of Government Version: 04/15/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 79

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/06/2013
Number of Days to Update: 34

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 50

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/03/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/12/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/18/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/10/2022
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 69

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/21/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2022
Date Data Arrived at EDR: 07/21/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 71

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/24/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 14

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 08/01/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 59

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 68

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/22/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/25/2022
Date Data Arrived at EDR: 07/01/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/30/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 50

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing

A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 5

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

ASBESTOS: Asbestos Abatement & Demolition Projects
Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 01/09/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 67

Source: Department of Public Health & Environment
Telephone: 303-692-3100
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Semi-Annually

METHANE SITE: Methane Site Investigations - Jefferson County 1980
The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Jefferson County Health Department
Telephone: 303-239-7175
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

METHANE INVESTIGATION: Methane Gas & Swamp Findings
The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

Date of Government Version: 03/15/1979
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Department of Health
Telephone: 303-640-3335
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 08/12/2022
Number of Days to Update: 78

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/27/2022
Date Data Arrived at EDR: 06/28/2022
Date Made Active in Reports: 07/06/2022
Number of Days to Update: 8

Source: Department of Public Health & Environment
Telephone: 303-692-3350
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/27/2022
Date Data Arrived at EDR: 06/28/2022
Date Made Active in Reports: 07/06/2022
Number of Days to Update: 8

Source: Department of Public Health & Environment
Telephone: 303-392-3350
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

LEAD: Lead Abatement Permit Listing
Lead inspection

Date of Government Version: 11/07/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/21/2020
Number of Days to Update: 68

Source: Department of Publich Health & Environment
Telephone: 303-692-2000
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

MINES: Permitted Mines Listing
This dataset represents permitted mines in the State of Colorado

Date of Government Version: 07/10/2022
Date Data Arrived at EDR: 07/11/2022
Date Made Active in Reports: 09/22/2022
Number of Days to Update: 73

Source: Division of Reclamation Mining and safety
Telephone: 303-866-3567
Last EDR Contact: 10/07/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing
A listing of permitted facilities from the Water Quality Control Division.

Date of Government Version: 07/01/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/06/2022
Number of Days to Update: 73

Source: Department of Public Health & Environment
Telephone: 303-692-3611
Last EDR Contact: 07/25/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

UIC: Underground Injection Control
A list of underground injection wells and their locations.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/13/2022
Number of Days to Update: 86

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites
There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. 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.

Date of Government Version: 11/23/2004
Date Data Arrived at EDR: 03/21/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 42

Source: Department of Public Health & Environment
Telephone: 970-248-7164
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Public Health & Environment
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ADAMS COUNTY:

LF ADAMS: Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County

As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

ARAPAHOE COUNTY:

LF ARAPAHOE: A Survey of Landfills in Arapahoe County
A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

BOULDER COUNTY:

LF BOULDER: Old Landfill Sites
Landfill sites in Boulder county.

Date of Government Version: 05/01/1986
Date Data Arrived at EDR: 11/14/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 23

Source: Boulder County Health Department
Telephone: 303-441-1182
Last EDR Contact: 01/30/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DENVER COUNTY:

LF DENVER: Landfills in Denver County
Landfill sites in the city and county of Denver.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 09/06/2017
Number of Days to Update: 75

Source: City and County of Denver
Telephone: 720-913-4839
Last EDR Contact: 06/16/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: No Update Planned

LF DENVER CO METHANE: Investigation of Methane Gas Hazards
The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981
Date Data Arrived at EDR: 01/29/2013
Date Made Active in Reports: 03/08/2013
Number of Days to Update: 38

Source: City and County of Denver Department of Environmental Health
Telephone: 720-865-5522
Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DOUGLAS COUNTY:

LF DOUGLAS: Douglas County Landfill Key
Landfill sites in Douglas county.

Date of Government Version: 06/12/1991
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

PUEBLO COUNTY:

LF PUEBLO: Designated Disposal & Landfill Sites
Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990
Date Data Arrived at EDR: 11/16/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 21

Source: Pueblo City-County Health Department
Telephone: 719-583-4300
Last EDR Contact: 11/13/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRI COUNTY:

LF TRI: Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)
Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WELD COUNTY:

LF WELD: Solid Waste Facilities in Weld County
Solid Waste Facilities in Weld County.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 02/23/2018
Number of Days to Update: 14

Source: Weld County Department of Public Health
Telephone: 970-304-6415
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/08/2022
Date Made Active in Reports: 10/21/2022
Number of Days to Update: 74

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/29/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Listing
Source: Department of Human Services
Telephone: 303-866-5958

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WATERVIEW EAST
SOUTH POWERS BLVD & BRADLEY ROAD
COLORADO SPRINGS, CO 80925

TARGET PROPERTY COORDINATES

Latitude (North):	38.763095 - 38ˆ 45’ 47.14’’
Longitude (West):	104.679749 - 104ˆ 40’ 47.10’’
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	527824.1
UTM Y (Meters):	4290329.0
Elevation:	5989 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14194871 ELSMERE, CO
Version Date:	2019
South Map:	14202057 FOUNTAIN, CO
Version Date:	2019

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ESE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES

Target Property Elevation: 5989 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
08041C0768F	FEMA Q3 Flood data

Additional Panels in search area:	FEMA Source Type
08041C0764F	FEMA Q3 Flood data
08041C0956F	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
ELSMERE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Mesozoic
System:	Cretaceous
Series:	Taylor Group
Code:	uK3 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7157107.2s

Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Waterview East	CLIENT:	Entech Engineering, Inc.
ADDRESS:	South Powers Blvd & Bradley Road Colorado Springs CO 80925	CONTACT:	John Pontaski
		INQUIRY #:	7157107.2s
LAT/LONG:	38.763095 / 104.679749	DATE:	October 24, 2022 1:34 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Nelson

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	fine sandy loam	Not reported	Not reported	Max: 14.11 Min: 0.4233	Max: Min:
2	5 inches	22 inches	fine sandy loam	Not reported	Not reported	Max: 14.11 Min: 0.4233	Max: Min:
3	22 inches	27 inches	weathered bedrock	Not reported	Not reported	Max: 14.11 Min: 0.4233	Max: Min:

Soil Map ID: 2

Soil Component Name: Stoneham

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 8.4 Min: 7.9
2	3 inches	11 inches	sandy clay loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 8.4 Min: 7.9
3	11 inches	59 inches	loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: Blakeland

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	loamy sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 6.1
2	11 inches	59 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 6.1

Soil Map ID: 4

Soil Component Name: Wiley

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	silt loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9
2	3 inches	16 inches	silt loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9
3	16 inches	59 inches	silt loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9

Soil Map ID: 5

Soil Component Name: Fort Collins

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9
2	9 inches	20 inches	clay loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9
3	20 inches	59 inches	loam	Not reported	Not reported	Max: 14.11 Min: 4.233	Max: 9 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CO8000000064224	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	CO8000000508434	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 7157107.2s

County Boundary
Major Roads
Contour Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Oil, gas or related wells

N

SITE NAME:	Waterview East	CLIENT:	Entech Engineering, Inc.
ADDRESS:	South Powers Blvd & Bradley Road Colorado Springs CO 80925	CONTACT:	John Pontaski
		INQUIRY #:	7157107.2s
LAT/LONG:	38.763095 / 104.679749	DATE:	October 24, 2022 1:34 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
1 **East** **1/2 - 1 Mile** **Lower**	**CO WELLS**	**CO8000000064224**

Permit #:	54133-MH	Permit Receipt #:	0054133
CO DWR ID #:	Not Reported	Well Status:	Permit Issued
Well Name:	0	Water Court Case #:	Not Reported
Parcel Size:	0	Well Use:	Monitoring/Sampling
Addtl Well Use:	Not Reported	Special Use:	Not Reported
Addtl Aquifer:	Not Reported	Primary Aquifer:	ALL UNNAMED AQUIFERS
Water District:	10	Division:	2
Mgmt District:	Not Reported	Ground Water Basin:	Not Reported
Irrigation Area:	0	Yrly Appropriation:	0
Issued Date:	2015-08-10	Expiration Date:	Not Reported
Construction Date:	Not Reported	Start Use Date:	Not Reported
Pump Install Date:	Not Reported	Well Plug Date:	Not Reported
Surface Elevation:	0	Well Depth:	0
Top 1st Perf Casing:	0	Base Last Perf Casing:	0
Yield (gal/min):	0	Static Water Depth (ft):	0
Applicant:	WIDEFIELD WATER & SANITATION DISTRICT		
OGCC ID:	Not Reported		
Comments:	Not Reported		
URL:	https://dwr.state.co.us/Tools/WellPermits/0054133		

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2 **NNE** **1/2 - 1 Mile** **Lower**	**CO WELLS**	**CO8000000508434**

Permit #:	3188-F	Permit Receipt #:	9078547
CO DWR ID #:	1005114	Well Status:	Well Constructed
Well Name:	0	Water Court Case #:	Not Reported
Parcel Size:	0	Well Use:	Municipal
Addtl Well Use:	Not Reported	Special Use:	Not Reported
Addtl Aquifer:	Not Reported	Primary Aquifer:	ALL UNNAMED AQUIFERS
Water District:	10	Division:	2
Mgmt District:	Not Reported	Ground Water Basin:	Not Reported
Irrigation Area:	0	Yrly Appropriation:	0
Issued Date:	Not Reported	Expiration Date:	Not Reported
Construction Date:	1961-05-10	Start Use Date:	1961-05-10
Pump Install Date:	Not Reported	Well Plug Date:	Not Reported
Surface Elevation:	0	Well Depth:	20
Top 1st Perf Casing:	0	Base Last Perf Casing:	0
Yield (gal/min):	0	Static Water Depth (ft):	0
Applicant:	STRATMOOR HILLS WTR DIS	OGCC ID:	Not Reported
Comments:	Not Reported		
URL:	https://dwr.state.co.us/Tools/WellPermits/9078547		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for EL PASO County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for EL PASO COUNTY, CO

Number of sites tested: 80

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	3.486 pCi/L	68%	32%	0%
Living Area - 2nd Floor	2.167 pCi/L	100%	0%	0%
Basement	5.340 pCi/L	58%	38%	5%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Colorado GIS Well Database
Source: Office of State Engineer, Division of Water Resources
Telephone: 303-866-3581
The GIS Well database includes all wells that the Division of Water Resources permits.

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations
Source: Department of Natural Resources
Telephone: 303-894-2100

RADON

State Database: CO Radon
Source: Department of Public Health & Environment
Telephone: 303-692-3090
Radon Study in Colorado

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Count: 3 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COLORADO SPINGS	1026437756	SPRINGS AT WATERVIEW	NE OF BRADLEY RD. + GRINNEL ST.	80911	FINDS
COLORADO SPRINGS	S123307516	NORWOOD ANNEX; (SITE 2) III	WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS		VCP
COLORADO SPRINGS	S123307477	NORWOOD ANNEX; (SITE 2) I	WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS		VCP

Site	Database(s)	EDR ID Number EPA ID Number
SPRINGS AT WATERVIEW **NE OF BRADLEY RD. + GRINNEL ST.** **COLORADO SPINGS, CO 80911**	**FINDS**	**1026437756** **110070793509**

FINDS:

Registry ID: 110070793509

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

The FINDS: database may contain additional details for this site. Please contact your EDR Account Executive for more information

---

NORWOOD ANNEX; (SITE 2) III **WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS** **COLORADO SPRINGS, CO**	**VCP**	**S123307516** **N/A**

VCP:

Name:	NORWOOD ANNEX; (SITE 2) III
Address:	WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS
City,State,Zip:	COLORADO SPRINGS, CO
Application Type:	NAD
Actual Review Date:	08/18/2008
Application Status:	APPROVAL
File Number:	070511-1
Project Active:	False
ID:	534
Site Number:	208
Rem Start Due Date:	Not reported
Rem Comp Due Date:	Not reported
Actual Cost:	1,105.00
Rebate:	895.00
Tax Credit:	Not reported
Acreage:	Not reported
Residences:	Not reported
Jobs:	Not reported
Other Issues and Comments:	Not reported
Received Date:	05/11/2007
Review Due Date:	06/25/2007
Public View:	True
Project ID:	300
Extension:	420
Land Use - Zoning:	Not reported
Content Type:	Application
Modified:	07/31/2017
Created:	05/09/2017
Media Sediment:	Not reported
Media Soil:	Not reported
Media Ground Water:	Not reported
Media Surface Water:	Not reported

Site	Database(s)	EDR ID Number EPA ID Number
NORWOOD ANNEX; (SITE 2) I **WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS** **COLORADO SPRINGS, CO**	**VCP**	**S123307477** **N/A**

VCP:

Name:	NORWOOD ANNEX; (SITE 2) I
Address:	WOODMEN/TEMPLETON, POWERS/AUSTIN BLUFFS
City,State,Zip:	COLORADO SPRINGS, CO
Application Type:	VCUP
Actual Review Date:	08/07/2001
Application Status:	APPROVAL
File Number:	010612-1
Project Active:	False
ID:	264
Site Number:	208
Rem Start Due Date:	08/07/2002
Rem Comp Due Date:	08/07/2003
Actual Cost:	2,837.84
Rebate:	Not reported
Tax Credit:	Not reported
Acreage:	40
Residences:	Not reported
Jobs:	Not reported
Other Issues and Comments:	Up Gradient Source
Received Date:	06/12/2001
Review Due Date:	07/27/2001
Public View:	True
Project ID:	300
Extension:	11
Land Use - Zoning:	Not reported
Content Type:	Application
Modified:	07/31/2017
Created:	05/09/2017
Media Sediment:	Not reported
Media Soil:	Not reported
Media Ground Water:	Not reported
Media Surface Water:	Not reported

Waterview East

South Powers Blvd & Bradley Road

Colorado Springs, CO 80925

Inquiry Number: 7157107.5

October 24, 2022

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/24/22

Site Name:	Client Name:
Waterview East	Entech Engineering, Inc.
South Powers Blvd & Bradley F	505 Elkton Drive
Colorado Springs, CO 80925	Colorado Springs, CO 80907
EDR Inquiry # 7157107.5	Contact: John Pontaski

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 44E0-4BD7-B58C

PO # NA

Project 222125

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 44E0-4BD7-B58C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX D
Résumés of Environmental Professionals

Waterview North Property
South Power Boulevard & Bradley Road
Colorado Springs, Colorado

for: CPR Entitlements, LLC

November 7, 2022

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

JOHN Y. PONTASKI, R.E.A.

Environmental Professional, Project Scientist
B.A. - Geography And Environmental Science, University of Colorado

Mr. Pontaski in an Environmental Professional and Project Scientist with over 15 years of experience. Areas of expertise include environmental assessments, soil and groundwater investigations, remediation relating to petroleum and chlorinated solvent contamination and soils geology. Mr. Pontaski has worked on environmental and geotechnical projects throughout California, Colorado, Kansas and Wyoming.

RELEVANT EXPERIENCE

Project Manager experience:

- Conducted over 500 Phase I Environmental Site Assessments utilizing current standards (40 CFR Part 312 and ASTM E1527-13) including Vapor Encroachment Screening (ASTM E2600-10) with several meeting HUD requirements.
- Managed soil and groundwater investigations and sampling projects for petroleum and chlorinated solvent contamination.
- Managed the completion and submittal of several Voluntary Cleanup applications for sites in Colorado – scopes have included environmental assessment and oversight of removal of unregulated materials and contaminated soils. Several included geotechnical oversight to prepare the properties for development.
- Managed the implementation and completion of VCUP remedial recommendations.
- Quarterly leak detection monitoring and reporting program for a natural gas production facility.
- Managed Landfill Consolidation Project including plan preparation/ submittals, meetings and oversite.

Senior Field Technician experience:

- Soil, groundwater and soil vapor investigations for petroleum and solvent contamination.
- Borehole logging, field sample screening and collection in accordance with standard protocols.
- Construction, development and abandonment of monitoring wells and soil vapor points.
- Managed removal and disposal of petroleum-contaminated soil at retail facilities and refineries.
- Worked on field-scale pilot tests and provided oversight for the installation, startup and operations of remediation systems. [Remedial technologies have included soil vapor extraction, air sparging, groundwater pumping and treatment, product recovery, total fluids extraction, oxygen injection, ozone injection, hydrogen peroxide injection and natural attenuation/passive bioremediation].
- Provided oversight, field screening and sampling for UST removal projects at retail petroleum facilities. Experienced with monitoring well construction, and sampling requirements (soil, soil vapor and groundwater) in California, Colorado, Kansas and Wyoming.
- Experienced with the operations and calibration of field equipment.
- Worked on developing work plans, Quality Assurance Project Plans and Sampling and Analysis Plans. Experienced with operation and safety related to different types of exploration technologies (continuous flight and hollow stem auger, air rotary, odex, direct push (GeoProbe), sonic drilling, cone penetration testing (CPT), air knife and limited access drilling).
- Geotechnical experience including drilling, logging, construction inspections/ observations inclinometer installation/ reading.

EDUCATION & PROFESSIONAL TRAINING

B.A.	University of Colorado	Environmental Science
A.A.	Montgomery County Community College	Math and Science
	All Appropriate Inquiries Workshop	

EMPLOYMENT EXPERIENCE

Entech Engineering, Inc. [October 2007 - Present]
Colorado Springs, Colorado
Environmental Professional/Project Scientist

- Project management of Phase I and Phase II Environmental Site Assessments oversite and discharge monitoring projects.
- VCUP application preparation; including investigation, oversight and implementation.
- Responsible for proposal writing, project work plans and cost estimates.

Engineering Technician

- Coordination of geotechnical fieldwork and soil investigation for foundation and pavement designs.
- Responsible for flexible and rigid pavement designs.
- Worked on several pavement rehabilitation projects (including investigation, report preparation and construction management).
- Responsible for excavation observations, pier drilling observations and minor geologic mapping, geologic hazard studies and endangered species studies.
- Responsible for estimates related to soil investigations and materials testing.

SECOR International, Inc. [May 2007 - October 2007]
Thousand Oaks, California
Project Scientist

- Responsible for management of coworkers, laboratories and subcontractors.
- Project management of Phase I and Phase II Environmental Site Assessments.
- Field management of environmental investigations of service stations, drycleaners and refineries.
- Managed installation, development, sampling and abandonment of groundwater monitoring wells and soil vapor points.
- Completed Heath and Safety Plans and investigation reports.

Entech Engineering, Inc. [September 2004 - May 2007]
Colorado Springs, Colorado
Environmental Professional/Project Scientist/ Engineering Technician

- Responsibilities are consistent with current employment tasks.

Drilling Rig Operator/ Logger [April 1997 - November 2000]

- Coordination of fieldwork, utility clearance and soils logging.
- Managed geotechnical-drilling operations for commercial and residential development.
- Responsible for drilling, obtaining and logging soil samples.

Greystone Environmental Consultants
Greenwood Village, Colorado
Senior Field Technician [November 2000 - August 2004]

- Field management and coordination of all phases of environmental assessment, investigation and remediation projects.

REGISTRATIONS/CERTIFICATIONS

Registered Environmental Assessor (REA I-08329)
40-Hour OSHA Health & Safety Certification (29 CFR 1910.120) (Current 8-Hour Refresher)
8-Hour OSHA Supervisor Course (29 CFR 1910.120)
Los Angeles Refinery Safety Overview
OSCA certification
MSHA Mine Site Safety Training
Toxic and Oxygen Deficient Atmospheres, and Respiratory Protection Training
Nuclear Density Gauge Certification

PROFESSIONAL ASSOCIATIONS

Registered Environmental Assessor (State of California)

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE (719) 531-5599
FAX (719) 531-5238

JOSEPH C. GOODE, JR., P. E.

President, Professional Engineer

Mr. Goode is a professional engineer and the owner/ president of Entech Engineering, Inc.. Mr. Goode has over 30 years experience providing engineering, environmental, construction material testing and soil compaction testing services along the Front Range.

EXPERIENCE

- Materials testing/observations for commercial and industrial projects. Responsible for coordinating, testing and review of complete testing and observation to include soils, concrete, steel, asphalt, welding observations, and nondestructive testing verification. Projects include municipal wastewater treatment, water treatment, pipelines, multi-story, commercial office structures and retail centers.

- Geotechnical investigations and construction observations for roadway, drainage improvement and City improvement districts. Projects include pavement design, pipeline projects and roadway improvements. Services include soils investigation, construction recommendations and quality control, including density testing and concrete testing.

- Analysis and design of earth dams and earth structures, embankment heights range from 20 feet to 80 feet. Projects include new water reservoir and stabilization berms for existing structures.

- Groundwater studies. Projects include field instrumentation and in-situ testing and design of dewatering systems for individual building sites and large developments.

- Subsurface investigation for industrial, commercial and residential projects. Projects have included studies for shallow and deep foundations systems, pavement designs and foundations designs for high-rise commercial, light commercial and residential developments. Conditions encountered include soft clays, sands and silts, expansive soils and shallow bedrock.

- Remedial design recommendations for damaged structures. Projects consisted primarily of investigation and design of repair programs for residential and light commercial structures. Remedial programs developed for structures damaged from expansive soils, settlement and water problems. Field monitoring and inspection of design work performed.

- Environmental site assessments for commercial and industrial sites. Projects range from Phase I assessments to development of clean up and stabilization plans.

- Individual sewage treatment systems for residential and commercial developments in rural areas. Projects include the design of disposal systems in high- and low-permeable soils, on steep slopes and in areas of high groundwater. Projects range from individual residential systems to high use commercial systems.

- Building observation and investigation for existing structures. Services include evaluating the integrity of existing structures, recommendations for corrective action, etc. The majority of the work is performed for the real estate industry and lending agencies.

EDUCATION

- M.S./Civil Engineering, Colorado State University, 1982
- B.S./Civil Engineering, Colorado State University, 1980

PROFESSIONAL REGISTRATION

- Registered Professional Engineer, State of Colorado, #23725
- Registered Professional Engineer, State of Idaho, #7680

SHORT COURSES AND SEMINARS

- Biotechnical Slope Protection and Erosion Control
- Drilled Foundation Seminar
- Geotechnical Aspects of Tailings Impoundment Design
- Structural Problems in Colorado Home Building
- Design and Construction of Post-Tensioned Residential and Industrial Slabs-on-Ground
- On-site and Alternative Wastewater Systems
- Auguered Cast-in-Place Pile Design, Construction and Quality Control
- Soil Nailing, Deep Foundation Institute Specialty Seminar

EMPLOYMENT HISTORY

- Entech Engineering, Inc., Colorado Springs, Colorado
- Rocky Mountain Geotechnical, Inc., Colorado Springs, Colorado
- Colorado State University, Fort Collins, Colorado
- Water Waste and Land, Ltd., Fort Collins, Colorado
- Empire Laboratories, Fort Collins, Colorado

PROFESSIONAL SOCIETIES

- American Society of Civil Engineers
- Chi Epsilon
- Tau Beta Pi

PUBLICATIONS

- Goode, Jr., J.C., 1982, “Heave Prediction and Moisture Migration Beneath Slabs on Expansive Soils,” Master’s Thesis, Colorado State University, Fort Collins, Colorado.

- Goode, Jr., J.C., Hamberg, D.J., and Nelson, J.D., 1984, “Mositure Content and Heave Beneath Slabs on Grade,” Proc. of the Fifth International Conference on Expansive Soils, May 1984.

- Goode, Jr., J.C., 1996, “Swelling Soils, Engineering Practice in Colorado Springs/Pueblo,” Proc. for Geologic Hazards and Engineering Practices in Colorado, by Colorado Geological Survey.