

November 20, 2017

Mr. Tom Richardson
14445 Chalet Lane
Elbert, Co., 80106

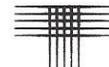
Subject: Geologic Hazards Evaluation
Lot 1 Cimarron South Filing No. 1
6425 East Platte Ave.
El Paso County, Colorado
Project No. CS18858-105

This letter presents the results of our Geologic Hazards Evaluation for about 6.8 acres of developed property south of East Platte Ave. and west of the east fork of Sand Creek in El Paso County, Colorado. Our purpose was to evaluate the property for the occurrence of geologic hazards and assess their potential effect on the development. It is our understanding the property is to be re-plated prompting the need for this evaluation. This report includes descriptions of our interpretation of site geology, our engineering analysis of the potential impact of geologic conditions on development and our opinion of the potential influence of these conditions on site development. We believe the geologic study was completed in general conformance with the requirements of the El Paso County, Co. Engineering Criteria Manual Appendix C, section C.2, revised 7/29/2015 and our proposal dated November 20, 2017 (CTL|T Proposal No. CS-17-0176).

The report was prepared based on conditions interpreted from aerial photographs, field reconnaissance mapping of the site, engineering analysis, review of published geologic reports in our possession, and our experience. Observations made during grading or construction may indicate conditions that require revision or re-evaluation of some of the conclusions presented in this report. The conclusions presented are for the development as described. Revision in the scope of the project could influence our recommendations. If changes occur, we should review the revised development plans for their effect on our conclusions. Evaluation of the property for the presence of potentially hazardous materials (environmental site assessment) is beyond our scope but is a service we can provide. Assessment of the site for the potential for wildfire hazards, corrosive soils, erosion problems, or flooding are beyond the scope of this investigation.

SITE CONDITIONS

The triangular shape property lies south of East Platte Avenue, immediately west of the east fork of Sand Creek. The property itself is comparatively flat laying and appears to drain to the southeast. The creek bed is estimated to be 20 to 30 feet lower in elevation than the site. The property is in an industrial like area containing numerous office/warehouse/storage buildings. The site contains an office/warehouse in the north end and open storage in the southern two-thirds. Peterson Air Force base and Colorado Municipal Airport are located just south and east of the site.



PROPOSED DEVELOPMENT

It is our understanding the property is to be subdivided. No additional construction or site development was planned at the time this report was prepared.

GEOLOGY

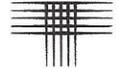
Geology of the site has been mapped by the Colorado Geologic Survey (CGS) (Geologic Mapping of the Elsmere Quadrangle, El Paso County, Colorado, 2002) and Charles Robinson in 1977. They both indicate the site to be underlain by alluvial to colluvial soils of the middle and early Holocene and possibly late Pleistocene ages. Our experience suggests the materials likely consist of silty and clayey sands that are typically 20+ feet thick. There may be some undocumented fill along the east side of the site, adjacent to the creek. The underlying bedrock likely consists of the upper member of the upper Cretaceous age Laramie formation. The bedding is relatively flat laying and probably to the east at less than 10-degrees. Typically, the upper member consists of shale with the lower member consisting mainly of sandstone. The lower member is known to contain coal beds. The sands typically are non-expansive or exhibit low expansion potential. Significant faults were not noted within close proximity of the site on mapping we reviewed.

POTENTIAL GEOLOGIC HAZARDS

Based on our review, we did not identify geologic hazards that we believe preclude development of this property as currently planned. Documents reviewed are summarized in Exhibit A. The more significant potential hazards we identified include the likely occurrence of undocumented fill and the possibility of flooding in the creek to the east of the site. Erosion also impacts the site and erosion at the toe of the slope leading to the creek could result in slope instability next to the creek.

This area, like most of central Colorado, is subject to some degree of seismic activity. Geologic evidence indicates that movement along some Front Range faults has occurred during the last two million years (Quaternary). This includes the Ute Pass and Rampart Range Faults, which are about 10 miles to the west. The frequency and intensity of seismic events in this portion of Colorado is relatively low.

We believe no unusual hazard exists from naturally occurring sources of radioactivity on this site. However, the granular materials noted are often associated with the production of radon gas and concentrations within enclosed structures more than those currently accepted by the EPA can occur. Passive and active mitigation procedures are commonly employed in this region to effectively reduce the buildup of radon gas. The accumulation of radon gas normally occurs in below grade areas which none are planned for this development. If the occurrence of radon is a concern, we recommend structures be tested after they are enclosed and commonly utilized techniques employed to minimize the risk.



While not a geologic hazard, uncontrolled fill is believed to exist along the east side of the site and may exist elsewhere across the site. The performance of structures supported by the fill is expected to be questionable and the structure subject to possible damage. The treatment of uncontrolled fills should be addressed during building specific foundation investigations.

LIMITATIONS

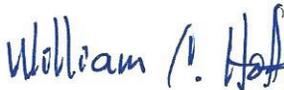
The purpose of this letter was to provide our interpolation of potential geologic hazards that may exist at the site and their impact on the development. Our judgment was developed based upon a review of the cited documents, a field visit, and our experience.

We believe this evaluation was made with the same level of care and expertise used as other geotechnical engineers and geologists practicing under similar conditions. No warrantee, express or implied, is made.

If you have any questions regarding the contents of this letter or the project from a geotechnical or geologic point of view, please call.

Sincerely yours,

CTL I Thompson, Inc.



William C. Hoffmann, Jr.
Senior Principal Engineer



WCH:wch

Via email: TomRichardson51@gmail.com

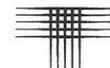


Exhibit A

GEOLOGIC REFERENCES

Charles Robinson & Associates, Inc., 1977, El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use.

City of Colorado Springs, 2016, Zoning Code, Chapter 7, Article 4, Part 5, Geologic Hazard Study and Mitigation.

El Paso County Engineering Criteria Manual, Appendix C, Section C.2, Revision 5, 7/29/2015.

El Paso County Assessor's Office Public Record Property Information, November 20, 2017, www.co.el-paso.co.us/land/schddispp.asp.

Federal Emergency Management Agency, March 17, 1997, Flood Insurance Rate Map Community Panel No. 08041C0754 F.

Hart, S.S., 1974, Potentially Swelling Soil and Rock in the Front Range Urban Corridor, Colorado. Colorado Geological Survey, Environmental Geology 7.

Himmelreich, John and Noe, David, 1999, Map of Areas Susceptible to Differential Heave in Expansive, Steeply Dipping Bedrock, City of Colorado Springs, Co., Map Series 32.

International Building Code (IBC), 2015.

Kirkham, R.M. & Rogers, W.P., 1981, Earthquake Potential in Colorado. Colorado Geological Survey, Bulletin 43.

Nelson-Moore, J.L., Collins, D.B. & Hornbaker, A.L., 1978, Radioactive Mineral Occurrences of Colorado and Bibliography. Colorado Geological Survey, Bulletin No. 40.

Noe, D.C., Jochim, C.L. & Rogers, W.P., 1997, A Guide to Swelling Soils for Colorado Homebuyers and Homeowners. Colorado Geological Survey, Special Publication 43.

Richard F. Madole and Jon P. Thorson, 2002, Geologic Map of the Elsmere Quadrangle, El Paso County, Colorado, Colorado Geological Survey, Open File Map 02-2.

Scott, G.R. & Wobus, R.A., 1973, Reconnaissance Geological Map of Colorado Springs and Vicinity, Colorado, U.S. Geological Survey Miscellaneous Field Studies Map, MF-482.

State of Colorado, Division of Mined Land Reclamation (April 1985). Prepared by Dames and Moore. Colorado Springs Subsidence Investigation

White, J.L. & Wait, T.C. 2003. Map of Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado. Colorado Geological Survey, Map Series 42.