



202501270
January 7, 2026

Phase I Environmental Site Assessment (ASTM E 1527-21)

Vacant Land
Bent Grass Meadows Drive
Peyton, Colorado 80831

Prepared For:
Highmark School Development
3398 Musson Rd NW
Stanton, Michigan 48888

Prepared By:
NV5
4580 Stephen Circle, Suite 300
Canton, Ohio 44718
800-787-8397



Project Summary

Section		Acceptable	O&M Program	Routine Solution	Additional Study
2.1	Site Description	✓			
3.0	User Provided Information	✓			
4.0	Interviews	✓			
5.0	Records Review	✓			
5.3	Historic Use Information of the Property/ Surrounding Properties	✓			
6.2.1	Hazardous Materials/ Petroleum Products	✓			
6.2.2	Drums or Containers	✓			
6.2.3	Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)	✓			
6.2.4	Source of Heating and Cooling	✓			
6.2.5	Indications of Polychlorinated Biphenyls (PCBs)	✓			
6.2.6	Pits, Ponds & Lagoons	✓			
6.2.7	Odors	✓			
6.2.8	Stained Soil or Pavement	✓			
6.2.9	Pools of Liquid	✓			
6.2.10	Stressed Vegetation	✓			
6.2.11	Solid Waste Disposal	✓			
6.2.12	Medical/biological wastes/ X-ray or other radioactive activities	✓			
6.2.13	Drains and Sumps	✓			
6.2.14	Septic Systems	✓			
6.2.15	Storm/Waste Water	✓			
6.2.16	Wells	✓			

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
1.1	DATA GAPS	1
1.2	FINDINGS AND OPINIONS	1
1.3	CONCLUSIONS	1
2.0	PROPERTY INFORMATION	3
2.1	SITE DESCRIPTION	3
2.2	CURRENT USES OF ADJOINING PROPERTIES	4
2.3	PHYSICAL SETTINGS	4
3.0	USER PROVIDED INFORMATION	5
3.1	TITLE RECORDS	5
3.2	ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AULs)	5
4.0	INTERVIEWS	7
5.0	RECORDS REVIEW	8
5.1	FEDERAL AND STATE DATABASE RECORDS SEARCH	8
5.2	ADDITIONAL ENVIRONMENTAL RECORD SOURCES	13
5.3	HISTORIC USE INFORMATION OF THE PROPERTY/ SURROUNDING PROPERTIES	15
6.0	SITE RECONNAISSANCE	19
6.1	METHODOLOGY AND LIMITING CONDITIONS	19
6.2	EXTERIOR AND INTERIOR OBSERVATIONS	19
7.0	SUPPLEMENTAL INFORMATION	22
7.1	PURPOSE	22
7.2	SCOPE OF SERVICES	22
7.3	SIGNIFICANT ASSUMPTIONS	23
7.4	SPECIAL TERMS AND CONDITIONS	23
7.5	USER RELIANCE	25
7.6	DEFINITIONS	25
7.7	LIMITATIONS AND EXCEPTIONS	27
8.0	DEVIATIONS	28
9.0	SIGNATURES AND CERTIFICATION STATEMENT	29
9.1	CERTIFICATION STATEMENT	29
10.0	ADDITIONAL SERVICES	30
11.0	REFERENCES	31

Appendices

Appendix 1 -	Property Photographs
Appendix 2 -	Property Maps and Drawings
Appendix 3 -	Historical Aerial Photographs and Maps
Appendix 4 -	Historical Sanborn Insurance Maps/City Directory Search
Appendix 5 -	Environmental Regulatory Databases
Appendix 6 -	Questionnaires/Provided Information
Appendix 7 -	Municipal/Regulatory Information
Appendix 8 -	Personnel Qualifications

1.0 Executive Summary

NV5 has been retained by Highmark School Development (Client) to conduct a Phase I Environmental Site Assessment (ESA) in conformance with ASTM Practice E 1527-21, Standard Practice for Environmental Site Assessments. The subject property is located at Bent Grass Meadows Drive, El Paso County, Peyton, Colorado 80831. The objective of this assessment is to determine the presence or absence of Recognized Environmental Conditions (RECs), as defined in ASTM E1527-21. There are no exceptions or deletions from the ASTM Practice E 1527-21.

1.1 Data Gaps

NV5 did not identify any significant data gaps, as defined by ASTM, which affected the ability to identify RECs in connection with the property.

Based on the information obtained during this ESA, it is the professional opinion of NV5 that historical data failure, as defined in the ASTM guidelines, has occurred in attempting to document the history of the subject property back to the earlier of 1940 or the first developed usage of the property in five-year increments. However, based on the information obtained, the lack of documentation is not deemed critical and did not affect the ability to identify potential REC(s) associated with the subject property.

The user did not provide a completed questionnaire, which is considered a data gap; however, NV5 did not identify any significant data gaps, as defined by ASTM that affected the ability to identify RECs in connection with the property.

There is no property address to use to request information from the Falcon Fire Protection District, so no FOIA request was made. This is a data gap of minimal significance.

1.2 Findings and Opinions

NV5 did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed, the research conducted, and/or the site reconnaissance completed.

No Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs), as defined by ASTM 1527-21, were found to be associated with the subject property.

1.3 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Bent Grass Meadows Drive, El Paso County, Peyton, Colorado 80831, the subject property. Any exceptions to, or deletions from, this practice are

described in section 7.0 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. No further investigation is recommended at this time.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

2.0 Property Information

2.1 Site Description

Site Location and Use	
Location	Bent Grass Meadows Drive, Peyton, El Paso County, Colorado 80831
Legal Description	See Appendix
Current Use	Vacant land
Parcel Number(s)	5301000038
Total Land Area (acres)	8.98
Ownership Information	Bahr Holdings LLC
Parcel Shape	Rectangular
Latitude/Longitude	38.95078649/-104.61579617
USGS Quad Name	Falcon, CO

Building Information	
Date of Construction	N/A
Ownership Information	Bahr Holdings LLC
Net Rentable Square Feet	N/A square feet
Number of Stories	N/A
Construction Type	N/A
Foundation	N/A
Heating and Cooling Source	N/A
Interior Finishes	N/A
Tenants	Vacant land

2.2 Current Uses of Adjoining Properties

Direction	Current Use
North	Scattered residential
East	Undeveloped
South	Bent Grass Meadows Drive followed by dense residential
West	Dense residential

2.3 Physical Settings

Sources	
Topographic Source(s)	United States Geological Survey (USGS), Falcon, CO Quadrangle 7.5-Minute series topographic map.
Geologic Source(s)	http://mrdata.usgs.gov/geology/state/
Soils Source(s)	USDA Natural Resources Conservation Service Web Soil Survey online database
Other Source(s)	ERIS
Site Characteristics	
Topographic Elevation	6,965 above mean sea level
Topography	Very gentle slope southeast
Site Description	Commercial development/ Vacant Land
On-Site Water Bodies	A stream runs underneath the site from north to south along the east side of the site. There is a depression onsite which appears to seasonally contain water, but was dry during the site walk.
Depth to Groundwater	Not readily available
Groundwater Flow Direction	Assumed southeast
Geology	Eolian deposits, which are sand and silt formed in the Quaternary age
Soils	Columbine gravelly sandy loam, which is well drained with water transmitted freely through the soil and 0 to 3 percent slopes

3.0 User Provided Information

User Provided Information			
Type of Information	User Provided	Issues Identified	Comments
Title Records	No	No	
Environmental Liens or Activity and Use Limitations (AULs)	No	No	
Specialized Knowledge or Experience	No	No	No specialized knowledge in connection with the subject property or facility operations was identified by the user/ Client.
Commonly Known or Reasonably Ascertainable Information	No	No	
Valuation Reduction for Environmental Issues	No	No	NV5 was not provided with an appraisal for the subject property. No environmental issues were identified by the user/Client that could result in property value reduction.
Owner, Property Manager, and Occupant Information	No	No	
Reason for Performing Phase I ESA	No	No	This Phase I ESA is being conducted as part of the commercial real estate due diligence process.

3.1 Title Records

No title records were provided by the Client and detailed title records were not reasonably ascertainable at the El Paso County website.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

During this investigation, the user (Client) did not provide NV5 with any information pertaining to Activity and/or Use Limitations associated with the subject property. Tammy Sweeris, User representative, was provided an ASTM E1527-21 User Questionnaire; however, did not respond upon completion of this report.

Question	Response
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?"	No response
2. "Did a search of recorded land title records (or judicial records where appropriate,) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?"	No response
3. "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 an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?"	No response
4. "Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?"	No response
5. "Are you aware of commonly known or <i>reasonably ascertainable</i> information about the <i>property</i> that would help the <i>environmental professional</i> to identify conditions indicative of releases or threatened releases? For example, • Do you know the past uses of the <i>property</i>? • Do you know of specific chemicals that are present or once were present at the <i>property</i>? • Do you know of spills or other chemical releases that have taken place at the <i>property</i>? • Do you know of any environmental cleanups that have taken place at the <i>property</i>?"	No response
6. "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?"	No response

4.0 Interviews

Interviews		
Title	Contact	Comments
Site Owner	Bahr Holdings LLC	Brian Bahr, Manager of property owner, completed a questionnaire which did not reveal any knowledge of recognized environmental conditions with regards to the subject property or associated buildings.
Site Manager	N/A	N/A
Major Occupant(s)	Vacant Land	N/A
Others	N/A	NV5 did not interview any other individuals associated with the subject property as part of this Phase I ESA, other than with municipal and regulatory personnel, as discussed herein.

5.0 Records Review

5.1 Federal and State Database Records Search

NV5 engaged ERIS to search both federal and state environmental record databases and provide a summary of facilities that are identified on any of the database searched. Some of the federal databases searched and specified search radii, are included in the following table. Definitions for these database can be found [here](#). Additional database information and details can be found in [Appendix 5](#) of this report.

Regulatory Report Summary

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	0	0	0	0	0	NPL	1.0
0	0	0	0	0	0	PROPOSED NPL	1.0
0	-	0	0	0	0	DELETED NPL	0.5
0	-	0	0	0	0	SEMS	0.5
0	-	0	0	0	0	ODI	0.5
0	-	0	0	0	0	SEMS ARCHIVE	0.5
0	-	0	0	0	0	CERCLIS	0.5
0	-	0	0	0	0	IODI	0.5
0	-	0	0	0	0	CERCLIS NFRAP	0.5
0	-	-	-	-	0	CERCLIS LIENS	0.02
0	0	0	0	0	0	RCRA CORRACTS	1.0
0	-	0	0	0	0	RCRA TSD	0.5
0	-	-	0	0	0	RCRA LQG	0.25
0	-	-	0	0	0	RCRA SQG	0.25
0	-	-	0	0	0	RCRA VSQG	0.25
0	-	-	0	0	0	RCRA NON GEN	0.25

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	-	0	0	0	0	RCRA CONTRO LS	0.5
0	-	0	0	0	0	FED ENG	0.5
0	-	0	0	0	0	FED INST	0.5
0	-	0	0	0	0	LUCIS	0.5
0	-	0	0	0	0	NPL IC	0.5
0	-	-	-	-	0	ERNS 1982 TO 1986	0.02
0	-	-	-	-	0	ERNS 1987 TO 1989	0.02
0	-	-	-	-	0	ERNS	0.02
0	-	0	0	0	0	FED BROWNF IELDS	0.5
0	-	-	0	0	0	FEMA UST	0.25
0	-	-	0	0	0	FRP	0.25
0	-	-	0	0	0	DELISTED FRP	0.25
0	-	-	0	0	0	HIST GAS STATIONS	0.25
0	-	-	0	0	0	REFN	0.25
0	-	-	0	0	0	BULK TERMINA L	0.25
0	-	-	-	-	0	SEMS LIEN	0.02
0	0	0	0	0	0	SUPERFU ND ROD	1.0
0	0	0	0	0	0	SHWS	1.0
0	0	0	0	0	0	DELISTED SHWS	1.0
0	-	0	0	0	0	SWF/LF	0.5
0	-	0	0	0	0	HIST LF	0.5

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	-	0	0	0	0	HIST LANDFILLS	0.5
0	-	0	0	0	0	RECYCLING	0.5
0	-	0	0	0	0	LST	0.5
0	-	0	0	0	0	LUST TRUST	0.5
0	-	0	0	0	0	DELISTED LST	0.5
0	-	-	0	0	0	UST	0.25
0	-	-	0	0	0	AST	0.25
0	-	-	0	0	0	TANKS	0.25
0	-	-	0	0	0	DTNK	0.25
0	-	0	0	0	0	AUL	0.5
0	-	0	0	0	0	VCP	0.5
0	-	0	0	0	0	BROWNFIELDS	0.5
0	-	0	0	0	0	COVENANTS	0.5
0	-	0	0	0	0	LANDFILL METHANE	0.5
0	0	0	0	0	0	SUPERFUND NRD	1.0
0	-	0	0	0	0	INDIAN LUST	0.5
0	-	-	0	0	0	INDIAN UST	0.25
0	-	0	0	0	0	DELISTED INDIAN LST	0.5
0	-	-	0	0	0	DELISTED INDIAN UST	0.25
0	-	-	-	-	0	FINDS/FRS	0.02
0	-	-	-	-	0	TRIS	0.02

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	-	0	0	0	0	PFAS NPL	0.5
0	-	0	0	0	0	PFAS FED SITES	0.5
0	-	0	0	0	0	PFAS SSEHRI	0.5
0	-	0	0	0	0	PFAS ERNS	0.5
0	-	0	0	0	0	PFAS NPDES	0.5
0	-	0	0	0	0	PFAS TRI	0.5
0	-	0	0	0	0	PFAS WATER	0.5
0	-	0	0	0	0	PFAS TSCA	0.5
0	-	0	0	0	0	PFAS E-MANIFEST	0.5
0	-	0	0	0	0	PFAS IND	0.5
0	-	-	-	0	0	HMIRS	0.125
0	-	-	-	0	0	NCDL	0.125
0	-	-	-	0	0	TSCA	0.125
0	-	-	-	0	0	HIST TSCA	0.125
0	-	-	-	-	0	FTTS ADMIN	0.02
0	-	-	-	-	0	FTTS INSP	0.02
0	-	-	-	-	0	PRP	0.02
0	-	0	0	0	0	SCRD DRYCLEANER	0.5
0	-	-	-	-	0	ICIS	0.02
0	-	-	0	0	0	FED DRYCLEANERS	0.25
0	-	-	0	0	0	DELISTED FED DRY	0.25
0	0	0	0	0	0	FUDS	1.0

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	0	0	0	0	0	FUDS MRS	1.0
0	0	0	0	0	0	FORMER NIKE	1.0
0	-	-	-	-	0	PIPELINE INCIDENT	0.02
0	-	-	-	-	0	MLTS	0.02
0	-	-	-	-	0	HIST MLTS	0.02
0	-	-	0	0	0	MINES	0.25
0	0	0	0	0	0	SMCRA	1.0
0	0	0	0	0	0	MRDS	1.0
0	0	0	0	0	0	LM SITES	1.0
0	-	-	0	0	0	ALT FUELS	0.25
0	-	-	0	0	0	CONSENT DECREES	0.25
0	-	-	-	-	0	AFS	0.02
0	-	-	0	0	0	SSTS	0.25
0	-	0	0	0	0	PCBT	0.5
0	-	0	0	0	0	PCB	0.5
0	-	-	-	0	0	POWER PLANTS	0.125
0	-	-	-	0	0	HIST RISK	0.125
0	-	-	-	0	0	OSC RESPONSE	0.125
0	-	0	0	0	0	PFAS GHG	0.5
0	-	-	-	0	0	SPILLS	0.125
0	-	-	-	0	0	OG SPILLS	0.125
0	-	-	0	0	0	DRYCLEANERS	0.25
0	-	-	0	0	0	DELISTED DRYCLEANERS	0.25

Total	0.50mi to 1.00mi	0.25mi to 0.50mi	0.12mi to 0.25mi	Within 0.12mi	Target Property	Database	Search Radius
0	-	-	-	0	0	AIR PERMITS	0.125
0	-	0	0	0	0	PFAS	0.5
0	-	-	-	0	0	ASBESTOS	0.125
0	-	-	-	0	0	HAZ GEN	0.125
0	-	-	-	-	0	PDES	0.02
0	-	0	0	0	0	HAZ TSD	0.5
0	0	0	0	0	0	HAZ CORRACT	1.0
0	-	0	0	0	0	UMTRA	0.5

5.1.1 Subject Property Database Records

No database records associated with the subject property were identified.

5.1.2 Surrounding Property Database Records

No database records associated the surrounding properties were identified.

5.1.3 Summary of Database Findings and Recommendations

NV5 did not identify activities at the subject property or at neighboring properties that would indicate a significant potential for RECs, based on the information contained in the databases reviewed. Based on a review of listed regulatory database sites and historical research, no operations were identified on the subject property or on properties located within the study radius which have operations, releases or hazardous materials that would result in a vapor migration/ intrusion concern.

The ERIS Report provided a list of sites for which the exact locations could not be identified. NV5 reviewed the list of “unplottable” sites and zip code listed sites and determined that none of these sites is located within the study radii.

5.2 Additional Environmental Record Sources

NV5 contacted the following local agencies for information regarding any hazardous materials response incidents, chemical emergencies, or notices of environmental violations at the subject property.

5.2.1 State Department

Name of Agency:	Colorado Department of Labor & Employment, Division of Oil & Public Safety
Point of Contact:	https://ops.colorado.gov/petroleum
Agency Phone Number:	303-318-8525
Date of Contact:	January 5, 2026
Method of Communication:	Online
Summary of Communication:	The subject property does not have an assigned address, but Bent Grass Meadows does not appear on the Regulated Storage Tank Facility or Petroleum Releases databases.
A copy of pertinent documents has been included in the Appendix of this report.	

5.2.2 Fire Department

Name of Agency:	Falcon Fire Protection District
Point of Contact:	Falcon Fire Protection District
Agency Phone Number:	719-495-4050
Date of Contact:	N/A
Method of Communication:	
Summary of Communication:	There is no address for the subject property to request information. No request was made. This is a data gap of minimal significance.
A copy of pertinent documents has been included in the Appendix of this report.	

5.2.3 Assessor Department

Name of Agency:	El Paso County Assessor
Point of Contact:	https://assessor.elpasoco.com/
Agency Phone Number:	Online Search
Date of Contact:	December 19, 2025
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by 5301000038 and is currently owned by Bahr Holdings LLC. The property totals approximately 8.98 acres.
A copy of pertinent documents has been included in the Appendix of this report.	

5.2.4 Health Department

Name of Agency:	El Paso County Public Health Department, Environmental Health
Point of Contact:	https://www.elpasocountyhealth.org/
Agency Phone Number:	719-578-3199
Date of Contact:	January 5, 2026
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs on the subject property were on file with the department.
A copy of pertinent documents has been included in the Appendix of this report.	

5.2.5 County Clerk

ASTM E1527-21 does not impose a duty upon the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens. ASTM E1527-21 places such responsibilities upon the User. It is NV5's understanding that the report User will engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property. Per the lenders scope of work, NV5 will not specifically be required to conduct a lien search unless requested. If information related to liens or AULs is discovered during the standard Phase I process by NV5, it will be documented in the Phase I report.

5.3 Historic Use Information of the Property/ Surrounding Properties

NV5 researched several sources of historical information to identify the approximate year of development of the subject property and to determine the past use of the subject property since its initial development. Such sources included, but were not limited to, the research and review of tax assessor records, historical aerial photographs, historical Sanborn Maps, topographic maps, deeds and chain-of-ownership records.

Historical Resource	Pre-1900s	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s
Aerial Photographs					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Historical Resource	Pre-1900s	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s
City Directories											✓	✓	✓	✓
Sanborn Fire Insurance Maps														
Topographic Maps						✓	✓	✓	✓				✓	✓
Other Environmental Reports														

5.3.1 Aerial Photographs

The following table provides a summary of reviewed Aerial Photographs, copies of which can be found in the Appendices of this report.

Year	Subject Property		Adjoining Properties
2023	Undeveloped	North	Scattered residential
		East	Undeveloped
		South	Roadway followed by dense residential
		West	Dense residential

Year	Subject Property		Adjoining Properties
2021, 2019, 2017	Undeveloped	North	Scattered residential
		East	Undeveloped
		South	Roadway followed by dense residential
		West	Undeveloped

Year	Subject Property		Adjoining Properties
2015, 2013, 2011, 2009, 2006	Undeveloped, with depression (sometimes pond) on east side	North	Scattered residential
		East	Undeveloped
		South	Undeveloped, with undeveloped roadway
		West	Undeveloped

Year	Subject Property		Adjoining Properties
2004, 1999	Undeveloped, with depression (sometimes pond) on east side	North	Scattered residential
		East	Undeveloped
		South	Undeveloped
		West	Undeveloped

Year	Subject Property		Adjoining Properties
1991	Undeveloped, with depression (sometimes pond) on east side	North	Undeveloped and ravine
		East	Undeveloped
		South	Undeveloped
		West	Undeveloped

Year	Subject Property		Adjoining Properties
1983, 1972, 1969, 1960, 1955, 1947, 1937	Undeveloped	North	Undeveloped
		East	Undeveloped
		South	Undeveloped
		West	Undeveloped

5.3.2 City Directories

There are no city directory listings on Bent Grass Meadows Drive near or on the subject property in the City Directories searched. The surrounding area is developed as historic residential.

5.3.3 Sanborn Fire Insurance Maps

There was no Sanborn Fire Insurance Map coverage available for the property.

5.3.4 Topographic Maps

The United States Geological Survey (USGS), Falcon, CO and additional nearby Quadrangle 7.5-Minute series Topographic Maps were reviewed for this Phase I ESA. The maps were published by the USGS between 1948 and 2023. No significant features are depicted on the subject property or within close proximity. Furthermore, no potential environmental concerns, such as oil fields or wetlands, were identified at the subject property. Copies of the Topographic Maps provided by ERIS are included in the Appendices.

Year	Subject Property		Adjoining Properties
2023	No structures shown, stream running through property	North	No structures shown, stream and pond
		East	No structures shown
		South	Roadway then no structures shown
		West	No structures shown

2019	No structures shown	North	No structures shown
		East	No structures shown
		South	Roadway then no structures shown
		West	No structures shown

2016, 2013	No structures shown	North	No structures shown
		East	No structures shown
		South	No structures shown
		West	No structures shown

1975, 1961, 1951, 1948	No structures shown, stream through east side	North	No structures shown, pond and stream
		East	No structures shown
		South	No structures shown
		West	No structures shown

5.3.5 Other Environmental Reports

No prior environmental assessments for the subject property were provided to NV5.

6.0 Site Reconnaissance

The following table identifies conditions observed on the subject property at the time of site visit.

Site Reconnaissance	
Feature or Condition	Observed on Subject Property
Hazardous Materials/ Petroleum Products	No
Drums or Containers	No
Underground Storage Tanks (UST's)	No
Aboveground Storage Tanks (AST's)	No
Source of Heating and Cooling	No
Indications of Polychlorinated Biphenyls (PCBs)	No
Pits, Ponds & Lagoons	No
Odors	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Solid Waste Disposal	No
Medical/biological wastes/ X-ray or other radioactive activities	No
Pools of Liquid	No
Drains and Sumps	No
Septic Systems	No
Storm/Waste Water	Yes
Wells	No

6.1 Methodology and Limiting Conditions

On January 3, 2026, NV5's, Elizabeth Van Camp, performed a walking inspection of the subject property. NV5 inspected the subject property and sites located within the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-21. NV5 was accompanied by N/A, N/A. The weather conditions were clear and breezy at the time of the site inspection. Access was provided to all exterior areas of the property and a representative sample of the interior areas. Limiting conditions are discussed in [Section 7.7, Limitations and Exceptions](#), of this report.

6.2 Exterior and Interior Observations

6.2.1 Hazardous Materials/ Petroleum Products

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property.

6.2.2 Drums or Containers

There were no current indications of drums or containers located on the subject property.

6.2.3 Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)

NV5 did not observe any apparent evidence of existing or former USTs/ ASTs.

6.2.4 Source of Heating and Cooling

No heating and cooling systems or domestic hot water equipment are present on the property.

6.2.5 Indications of Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA).

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. No pole-mounted or pad-mounted transformers were observed on or near the subject property.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during the site reconnaissance.

6.2.6 Pits, Ponds & Lagoons

No evidence of pits, ponds and/or lagoons in connection with waste treatment or waste disposal was noted on the subject property.

6.2.7 Odors

No significant odors were noted on the subject property.

6.2.8 Stained Soil or Pavement

No evidence of significantly stained soil or pavement was noted on the subject property.

6.2.9 Pools of Liquid

No unidentified pools of liquid were noted on the subject property.

6.2.10 Stressed Vegetation

No evidence of stressed vegetation anticipated to be caused by contamination was noted on the subject property.

6.2.11 Solid Waste Disposal

No evidence of illegal dumping of solid waste was observed during the site reconnaissance. Minimal amounts of trash were present that appeared to have blown into the site.

6.2.12 Medical/biological wastes/ X-ray or other radioactive activities

No medical or biological wastes were observed. No x-ray or other radioactive activities were observed or reported.

6.2.13 Drains and Sumps

No drains or sumps were noted on the subject property. In addition, no oil-water separators or oil clarifiers were observed or reported.

6.2.14 Septic Systems

No septic systems are present on the subject property.

6.2.15 Storm/Waste Water

Storm water is allowed to percolate naturally into the ground. There is a depression near the center of the property that appears to retain storm water seasonally. Another depression is located near the southwest corner of the site, with rocks piled along a short section of the south side, apparently for erosion protection. No concerns were observed or reported.

6.2.16 Wells

No evidence of wells (dry wells, monitoring wells, water wells, irrigation wells, injection wells or abandoned wells) was noted on the subject property.

7.0 Supplemental Information

7.1 Purpose

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized environmental conditions at the subject property. The term recognized environmental condition means (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.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

7.2 Scope of Services

This assessment was performed in general accordance with the scope of services outlined in the American Society for Testing and Materials (ASTM) E 1527-21, Standard Practice for Environmental Site Assessments. There are no exceptions or deletions from the ASTM Practice E 1527-21. The services performed by NV5 for this Phase I Environmental Site Assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by firms similar to NV5 which are currently providing similar services. The scope of this assessment includes the following:

Records Review - Review of records (environmental database, local and state records, historical records, etc.)

Site Reconnaissance - A visit and inspection of the subject property

Interviews - Interviews conducted with present and past owners (if feasible), operators and occupants of the subject property; and with local and/or state government officials

Report Preparation - the evaluation of information and the preparation of the report including the findings, conclusions and recommendations, if any, for additional investigation(s)

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if warranted.

7.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. NV5 believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, NV5 cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the Client with information relating to the subject property.

7.4 Special Terms and Conditions

Authorization to perform this assessment was given by the Client on December 17, 2025 Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by Tammy Sweeris of Highmark School Development.

The following is a list of terminology that is used throughout this report and therefore should be defined:

Actual Knowledge: The knowledge actually possessed by an individual who is a real person, rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice", as defined in CERCLA, 42 U.S.C 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Business Environmental Risk: A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the E 1527-21 practice. Considerations of business environmental risk may involve addressing one or more non-scope considerations.

Controlled Recognized Environmental Condition: A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

Data Failure: A failure to achieve the historical research objectives of ASTM 1527-21 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by ASTM E1527-21 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM E1527-21, including, but not limited to, site reconnaissance (for example, an inability to conduct the subject property visit) and interviews (for example, an inability to interview the key subject property manager, regulatory officials, etc.).

Due Diligence: The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a property transaction.

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E 1527-21 practice.

Hazardous Substance: A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition: A previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

Migrate/ Migration: Refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally, the fee owner of record of the subject property.

Practically Reviewable: Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Conditions: 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.

Subject Property: The property that is the subject of the environmental site assessment described in this practice.

User: The party seeking to use Practice E 1527-21 to perform an environmental site assessment of the subject property.

7.5 User Reliance

This report is for the use and benefit of, and may be relied upon by Highmark School Development and any of its affiliates, and third parties authorized by Highmark School Development and NV5, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

7.6 Definitions

NPL, Delisted NPL, SEMs and SEMS Archive

The National Priority List (NPL) is the USEPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Delisted NPL is the database of delisted Superfund sites. The Superfund Enterprise Management System (SEMS) List 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 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.

RCRA Facilities

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Information System as defined by the Resource Conservation Act (RCRA). Facilities that treat, store or dispose of hazardous waste are listed in the RCRA TSD database. Facilities that generate hazardous wastes are listed in the RCRA Generators (RCRA GEN) database. This database includes

facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste, referred to as large-quantity generators, and those that generate less than 1,000 kg/month of non-acutely hazardous waste, referred to as small-quantity generators. RCRA facilities which have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (RCRA COR) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA Viol). These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous material.

ERNS Incidents and Spills 1990 Sites

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the USEPA, U.S. Coast Guard, the National Response Center and the Department of Transportation, since 1986.

FINDS & TRIS Database sites

The Facility Index System (FINDS) report is a computerized inventory of all facilities that are regulated or tracked by the USEPA. These facilities are assigned an identification number that serves as a cross-reference for other databases in the USEPA's program system. The Toxic Inventory Information System (TRIS) report contains information concerning the industrial release and/or transfer of toxic chemicals, as reportable under Title III of the Superfund Amendments and Re-authorization Act of 1986 (SARA Title III). Inclusion on this database is required for facilities which release reportable amounts of chemicals into the environment.

State/Tribal Sites

State/Tribal Sites 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 or NPL) are identified along with sites where cleanup will be paid for by potentially responsible parties.

State/Tribal SWF/LF Facilities

The State/Tribal Solid Waste Landfill Database (SWF/LF) is a collection of known regulated and unregulated solid waste landfills, incinerators, or transfer stations.

State/Tribal UST & LUST Sites

The Leaking Underground Storage Tank (LUST) database is a listing of confirmed or suspected releases from underground storage tanks that have been reported to the state. The state Underground Storage Tank (UST) database is an inventory of all regulated USTs.

Federal IC, EC and Brownfield Sites

Federal Institutional Controls (IC) and Engineering Controls (EC) are Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. The EPA Brownfield Management System (BMS) is a database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

State/Tribal IC/EC, VCP or Brownfields Sites

State/Tribal Brownfields is a listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination."

State/Tribal VCP is a listing of all sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites are noted as having institutional (IC) or engineering (EC) controls placed on them.

7.7 Limitations and Exceptions

This report has been prepared for the exclusive use of Client, and should not be reproduced or disseminated without the written approval of NV5 and the Client. NV5 has retained a copy of this report. No additions or deletions are permitted without the express written consent of NV5. Use of this report in whole or in part by parties other than the Client is prohibited.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available concerning the subject property that was not included in this report, it should be made available to NV5 so that the conclusions and/or recommendations can be re-examined and modified, if applicable. Further non-intrusive and intrusive investigations and assessment methods are available that could further characterize the subject property's soil and ground water conditions.

The Site Plan is a sketch of the subject property, which identifies observations of characteristics of the subject property, of significance, at the time of the inspection of the subject property. These plans are not drawn to scale and should not be relied upon as an engineering plan.

NV5's interviews are limited by the quality and completeness of answers provided to the proposed questions during the interview(s). The extent of historical research performed by NV5 is limited to availability, cost, and timeliness of utilizing various resources such as aerial photographs, historical Sanborn Maps, Land Evidence Records (deeds pertaining to historical subject property ownership), and local directories, all of which may indicate the historical utilization of the subject property. It should be noted that while the chain-of-ownership research and information provided should be accurate, it should in no way be construed as an actual Title search and should not be utilized or relied upon for any legal purposes.

Events occurring on the subject property after January 3, 2026, the date of the inspection, are beyond the scope of this report. NV5 makes no expressed or implied representations or warranties regarding any changes in condition of the premises after this date.

8.0 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-21 were performed as part of this Phase I ESA.

9.0 Signatures and Certification Statement

9.1 Certification Statement



Elizabeth Van Camp
Project Manager

January 7, 2026

Date



Scott Lloyd
Reviewer

January 7, 2026

Date

EP certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.



Elizabeth Van Camp
Project Manager

January 7, 2026

Date

AAI Certification:

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



Elizabeth Van Camp
Project Manager

January 7, 2026

Date

10.0 Additional Services

No additional services were requested by the Client and are therefore not provided as part of this Phase I ESA report.

11.0 References

- Colorado Department of Labor & Employment, Division of Oil & Public Safety- 303-318-8525
- El Paso County Public Health Department, Environmental Health- 719-578-3199
- Falcon Fire Protection District- 719-495-4050
- Environmental Risk Information Services- 1-866-517-5204

APPENDIX 1 - PROPERTY PHOTOGRAPHS

Appendix 1

Property Photographs



Subject property



North side of property

Appendix 1

Property Photographs



East side of property



South side of property

Appendix 1

Property Photographs



West side of property



Subject property from the east

Appendix 1

Property Photographs



Subject property from the south



Subject property from the southeast

Appendix 1

Property Photographs



Subject property from the west



Vegetation onsite

Appendix 1

Property Photographs



Vegetation



Seasonal pond in property

Appendix 1

Property Photographs



Seasonal pond



Sandy area and animal tracks

Appendix 1

Property Photographs



Rocks for storm water drainage on south side of site



Rocks for storm water drainage and erosion control

Appendix 1

Property Photographs



North adjacent property



East adjacent property

Appendix 1

Property Photographs

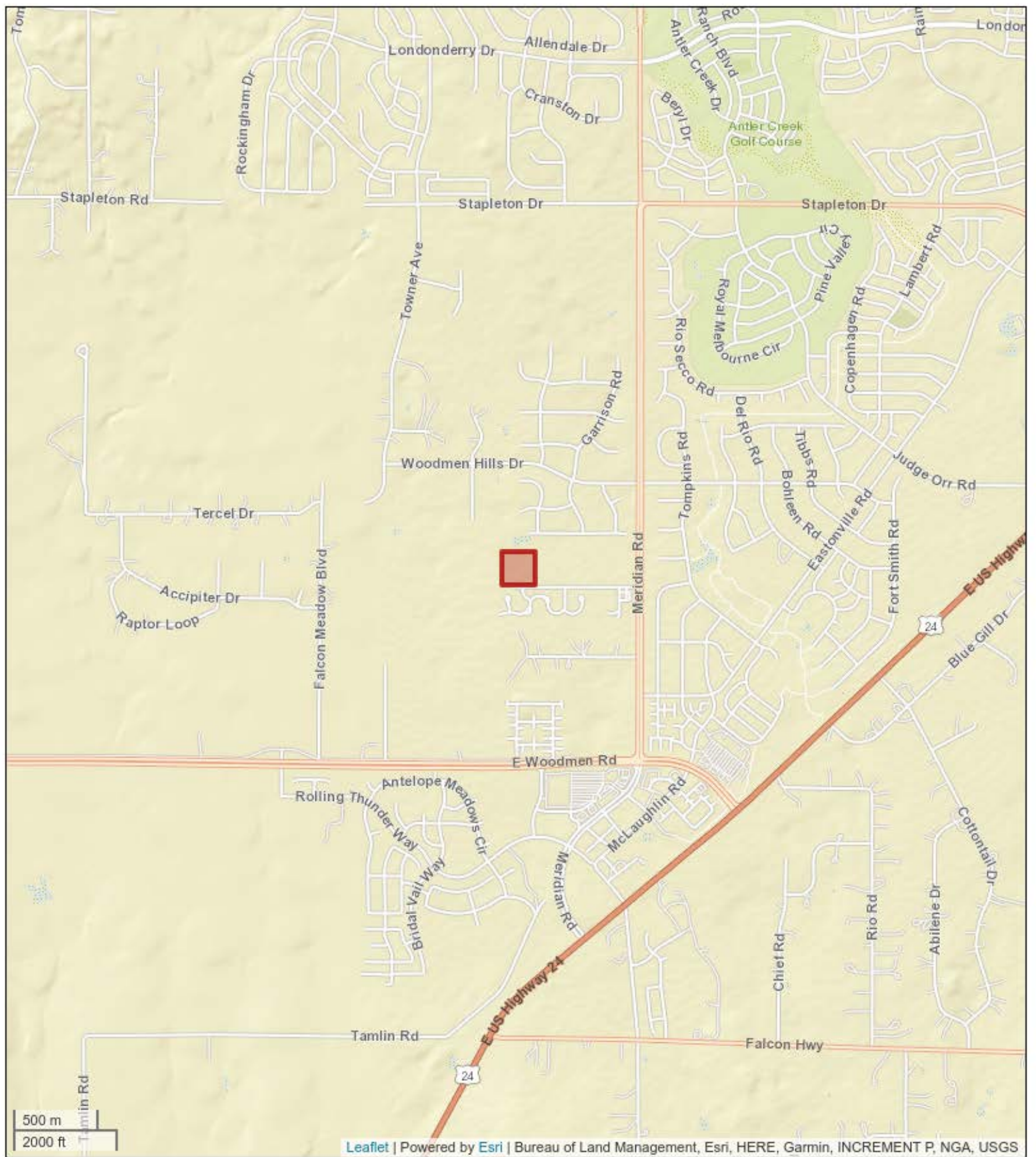


South adjacent property



West adjacent property

APPENDIX 2 - PROPERTY MAPS AND DRAWINGS



Property Map

Vacant Land
Bent Grass Meadows Drive
Peyton, Colorado 80831
El Paso County
NV5 Project No. 202501270

NV5





Aerial Map

Vacant Land

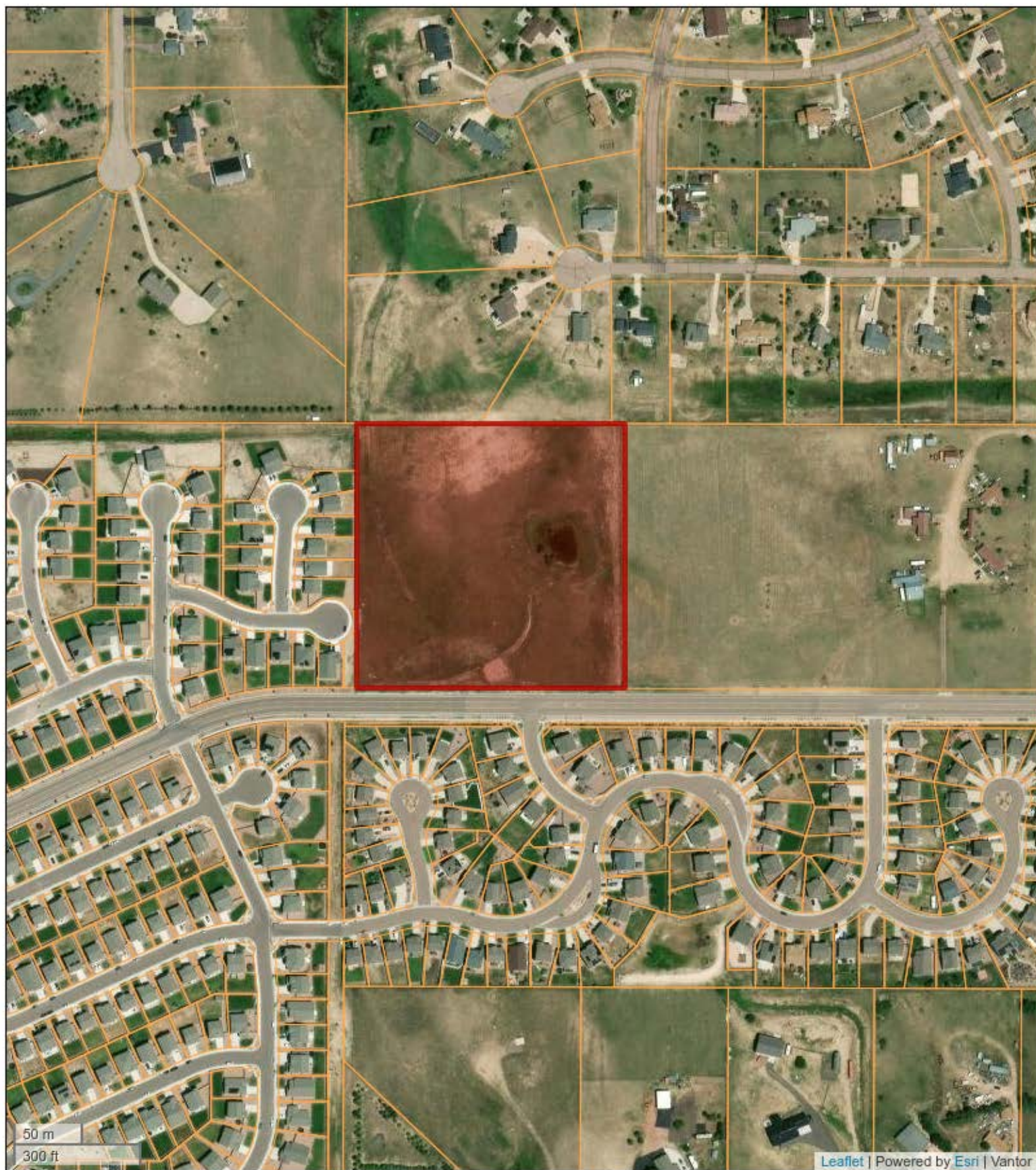
Bent Grass Meadows Drive

Peyton, Colorado 80831

El Paso County

NV5 Project No. 202501270

NV5



Parcel Map
Vacant Land
Bent Grass Meadows Drive
Peyton, Colorado 80831
El Paso County
NV5 Project No. 202501270

N|V|5



Site Plan

Vacant Land

Bent Grass Meadows Drive

Peyton, Colorado 80831

El Paso County

NV5 Project No. 202501270

NV5



El Paso County - Colorado

5301000038
BENT GRASS MEADOWS DR

Total Market Value
\$277,370

OVERVIEW

Owner:	BAHR HOLDINGS LLC
Mailing Address:	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO 80920-1013
Location:	BENT GRASS MEADOWS DR
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: COM AT NE COR OF SD SEC 1'S S2NE4, TH S 00<00'06" W 621.14 FT TO A PT ON N LN OF THE S 40.0 FT OF THE N2S2NE4, TH N 89<52'03" W 1979.60 FT FOR POB, TH CONT N 89<52'03" W 660.97 FT, N 00<08'14" E 619.52 FT, S 89<54'10" E 659.50 FT, S 00<00'06" W 619.92 FT TO POB, EX THAT PT PLATTED TO BENT GRASS RESIDENTIAL FIL NO 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$277,370	\$74,890	\$74,890
Improvement	\$0	\$0	\$0
Total	\$277,370	\$74,890	\$74,890

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT LAND, 5.0 TO 9.99	27.00	27.00	8.98 Acres	\$277,370

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
No items to display			

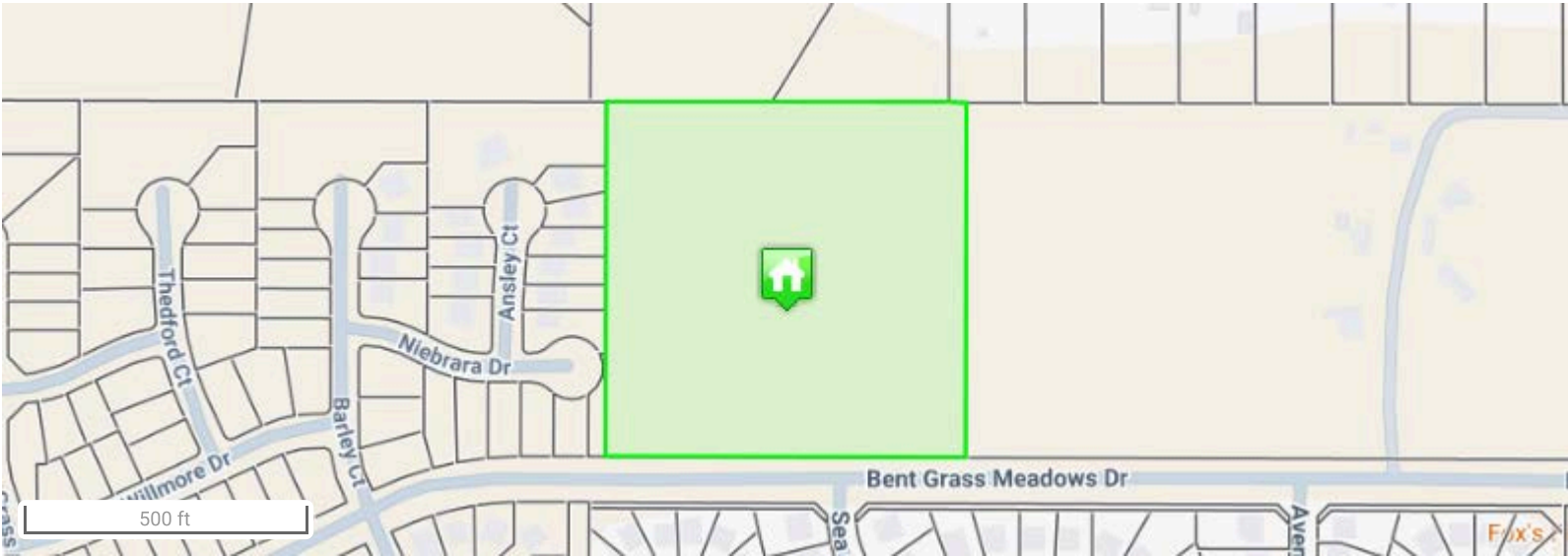
TAX ENTITY AND LEVY INFORMATION

[County Treasurer Tax Information](#)

Tax Area Code: **SKF** Levy Year: **2025** Non-School Levy: **72.584** School Levy: **45.649**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
EL PASO COUNTY SCHOOL DISTRICT #49	45.649	REBEKAH BROOKS	(719)495-1145
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
FALCON FIRE PROTECTION DISTRICT	14.886	TRENT HARWIG	(719)495-4050
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT	1.082	TRACY DORAN	(719)510-0780
WOODMEN HILLS METRO DISTRICT	0.000	CARTER BULLION	(719)495-2500
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706
WOODMEN ROAD METRO DISTRICT	0.000	WSDM MANAGERS	(719)447-1777
BENT GRASS METRO DISTRICT	46.491	WSDM MANAGERS	(719)447-1777

MAP SHEET



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.



TOPOGRAPHIC MAPS

Project Property:	Vacant Parcel
	Bent Grass Meadows Drive Falcon CO 80831
Project No:	202501270
Requested By:	NV5 Bock and Clark
Order No:	25121900620
Date Completed:	December 20, 2025

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2023	7.5
2019	7.5
2016	7.5
2013	7.5
1975	7.5
1961	7.5
1948	7.5
1951	15
1948	15

Topographic Map Symbolology for the maps may be available in the following documents:

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

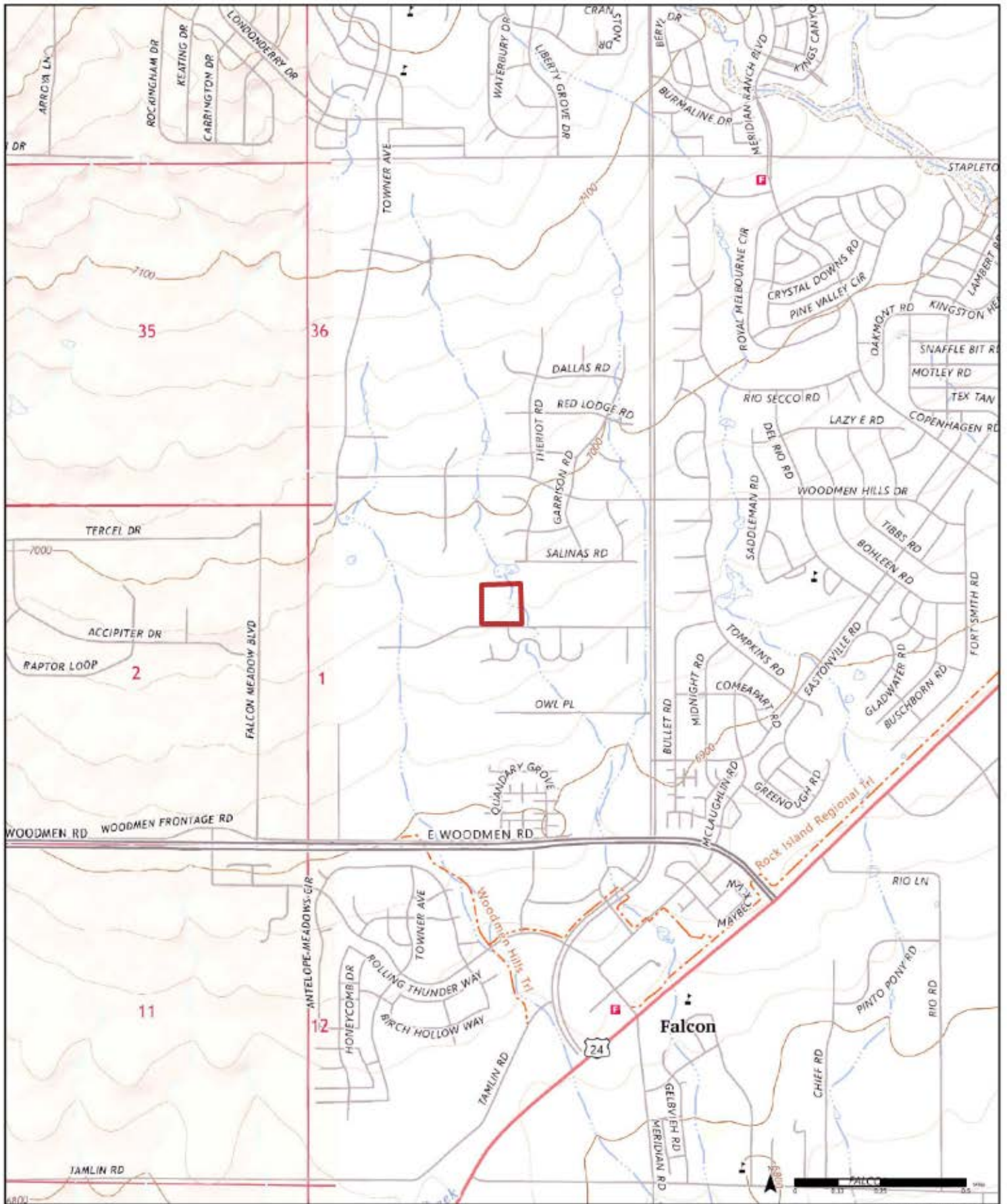
Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com



2023

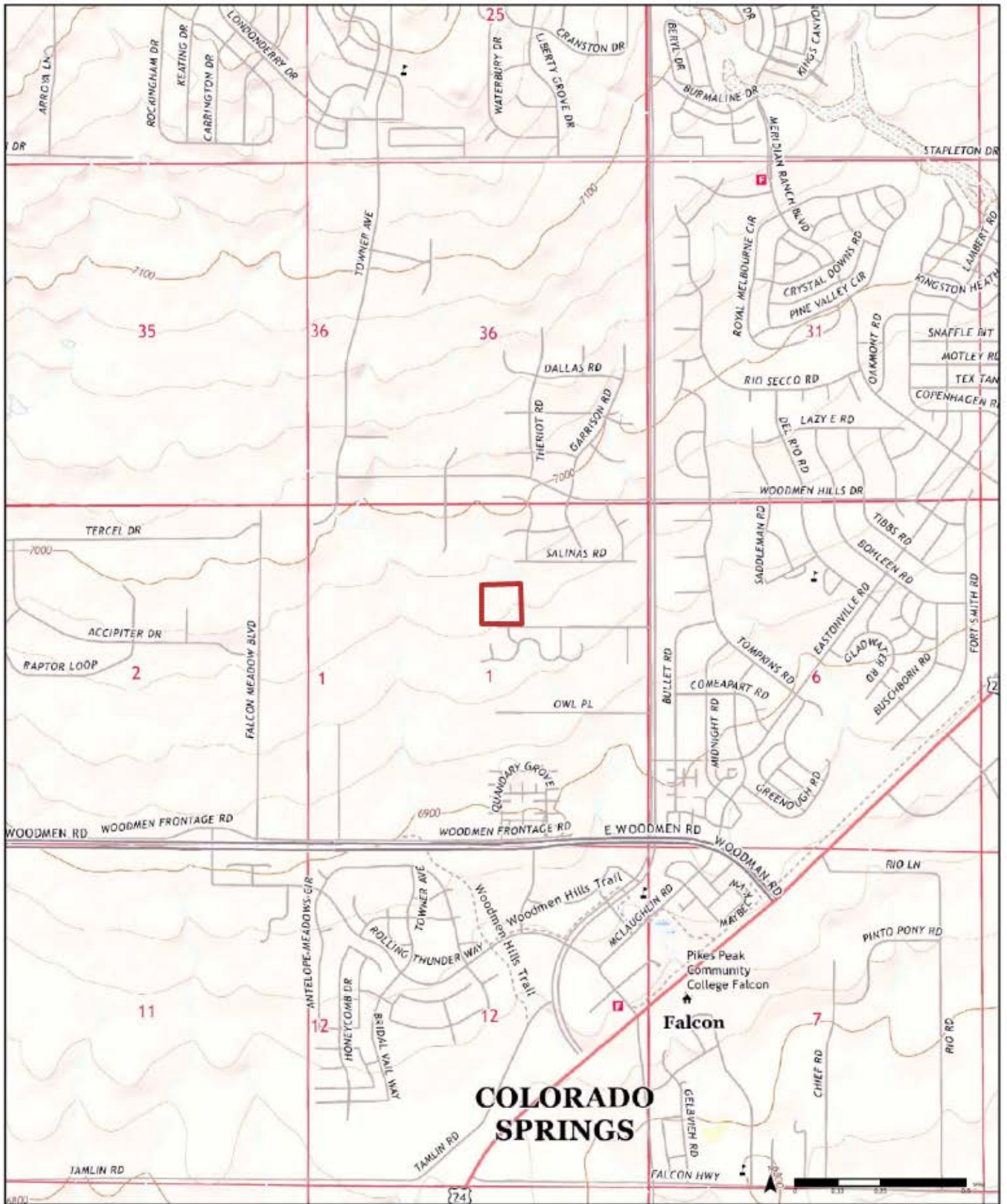
Order No. 25121900620



Available Quadrangle(s): Falcon, CO
Falcon NW, CO

Source: USGS 7.5 Minute Topographic Map





2019

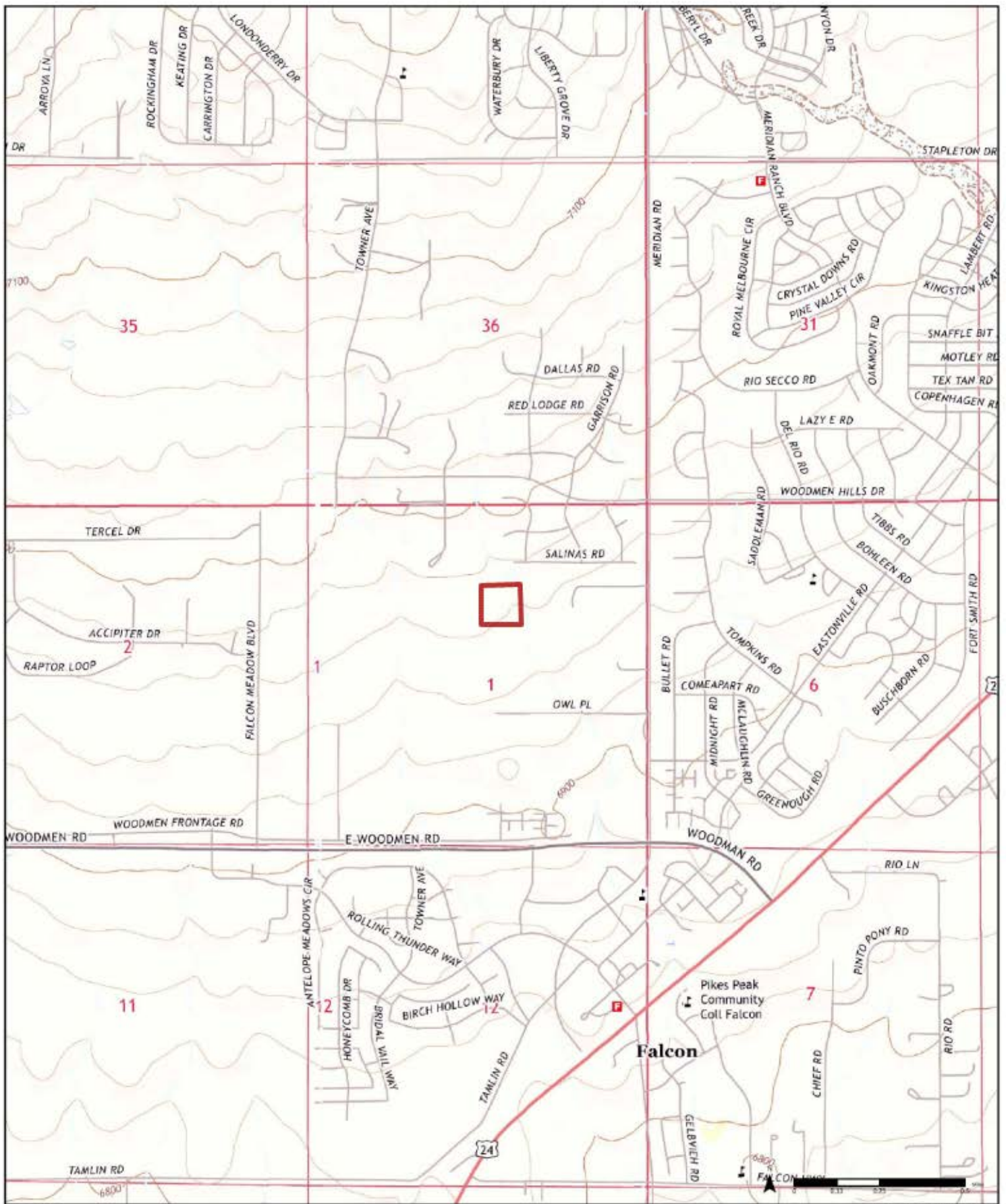
Order No. 25121900620



Available Quadrangle(s): Falcon, CO
Falcon NW, CO

Source: USGS 7.5 Minute Topographic Map





2016

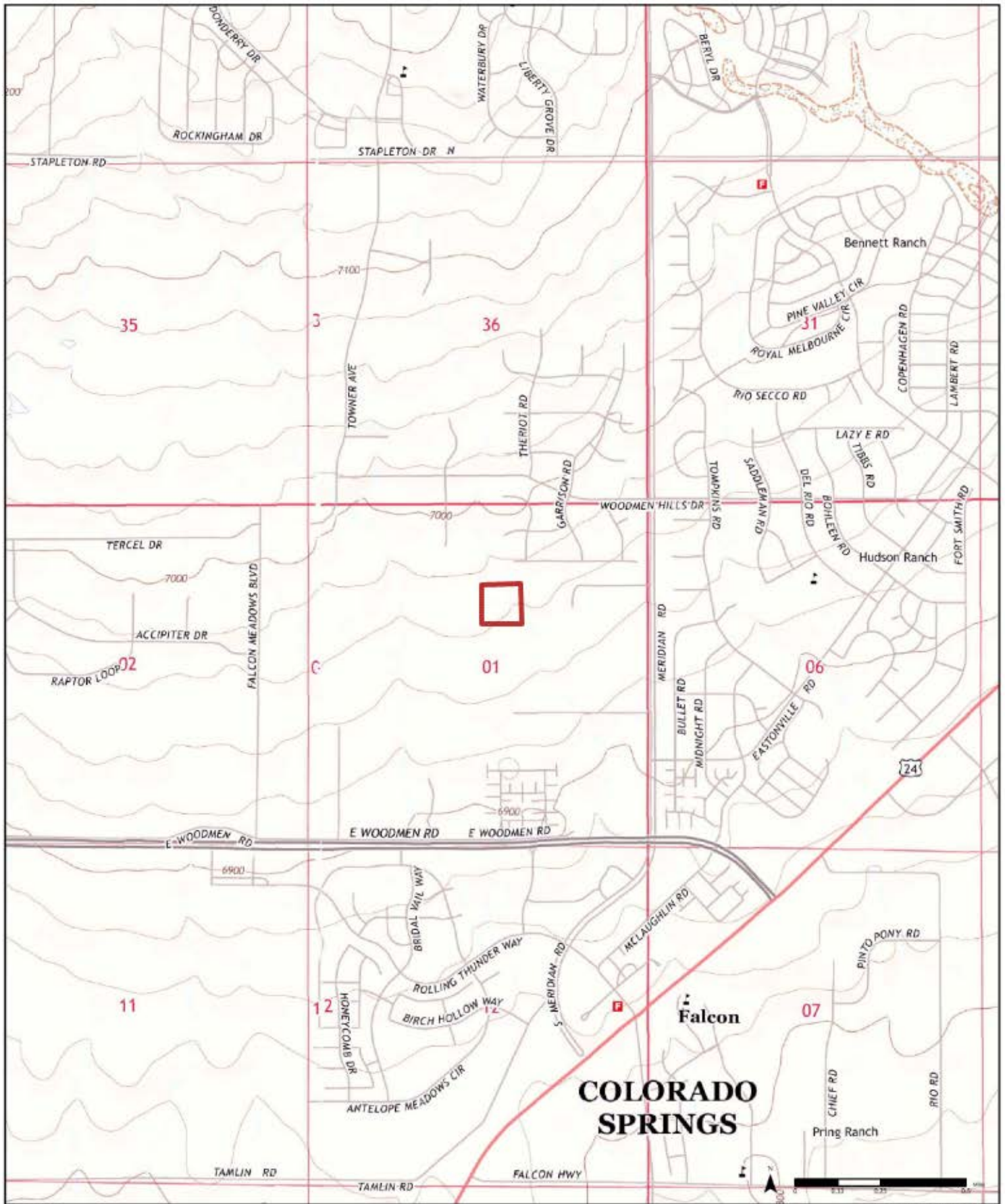
Order No. 25121900620



Available Quadrangle(s): Falcon, CO
Falcon NW, CO

Source: USGS 7.5 Minute Topographic Map





2013

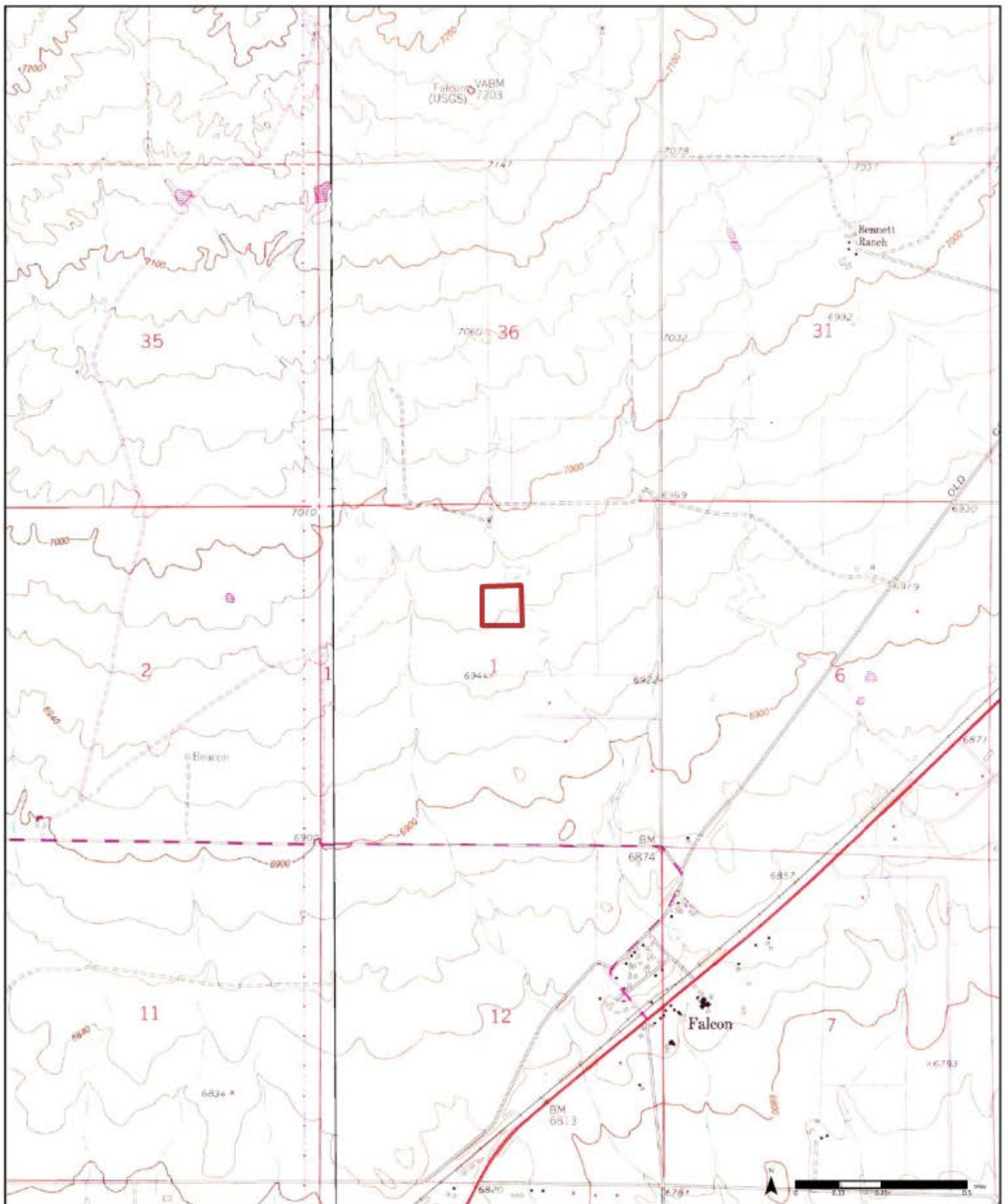
Order No. 25121900620



Available Quadrangle(s): Falcon, CO
Falcon NW, CO

Source: USGS 7.5 Minute Topographic Map





1975

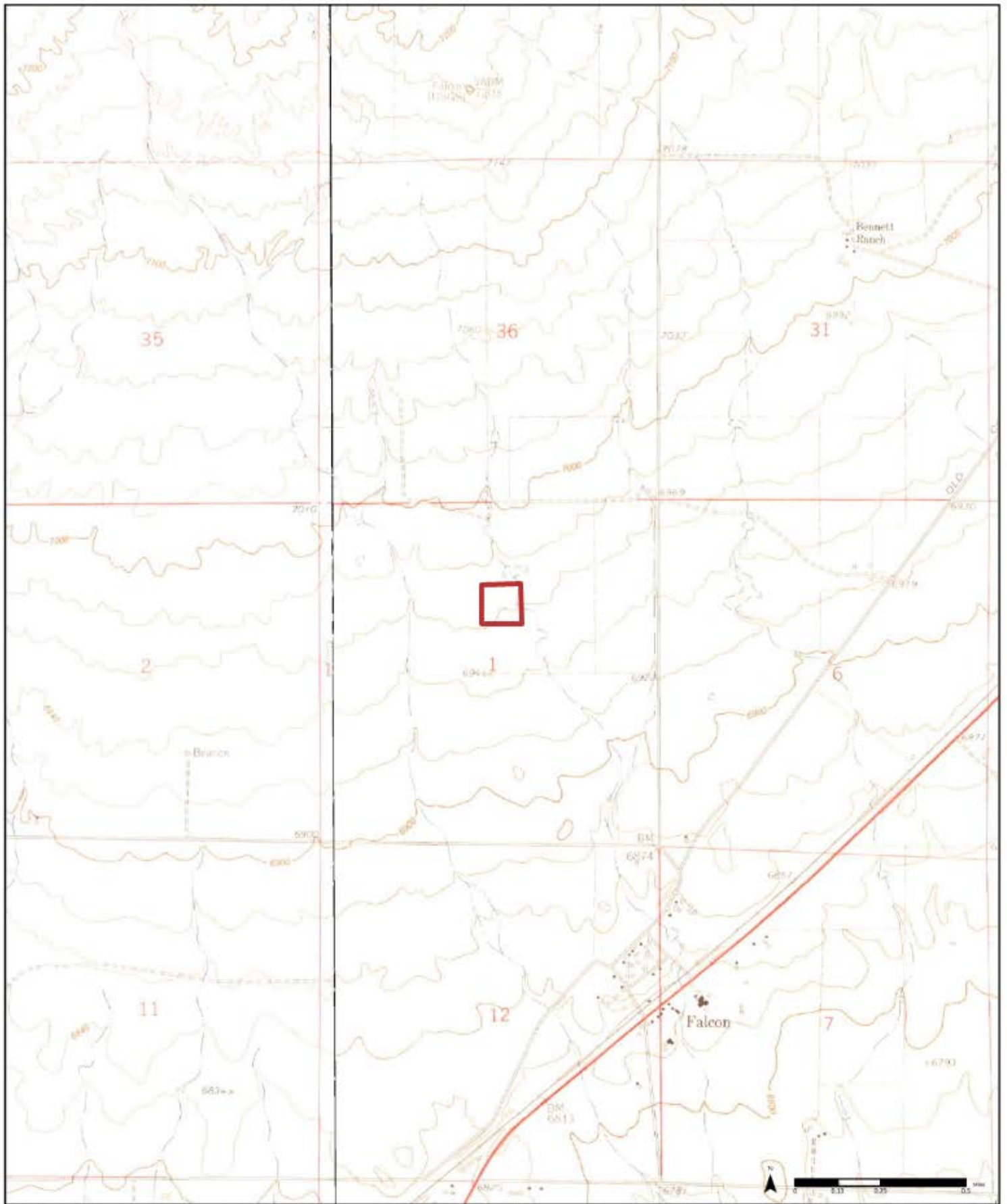
(1-1975) Aerial Photo Year: 1975
Photo Revision Year: 1975

(2-1975) Aerial Photo Year: 1975
Photo Revision Year: 1975

Order No. 25121900620



Available Quadrangle(s): Falcon, CO (2-1975)
Falcon NW, CO (1-1975)



1961

(1-1961)
Aerial Photo Year: 1960

(1-1961)
Aerial Photo Year: 1960

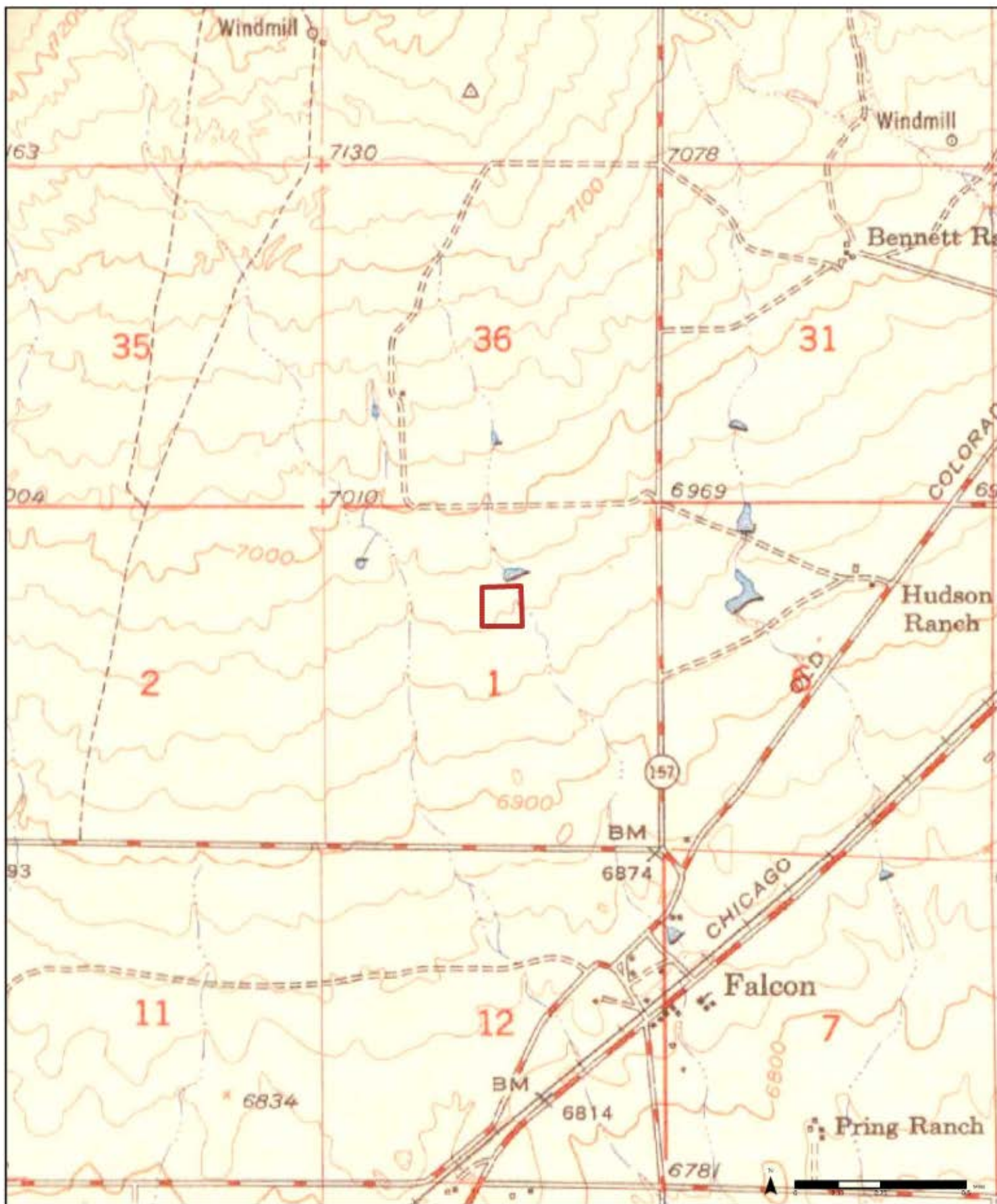
Order No. 25121900620



Available Quadrangle(s): Falcon, CO₍₂₋₁₉₆₁₎
Falcon NW, CO₍₁₋₁₉₆₁₎

Source: USGS 7.5 Minute Topographic Map





1951

(7-1951)
Aerial Photo Year: 1947

Order No. 25121900620

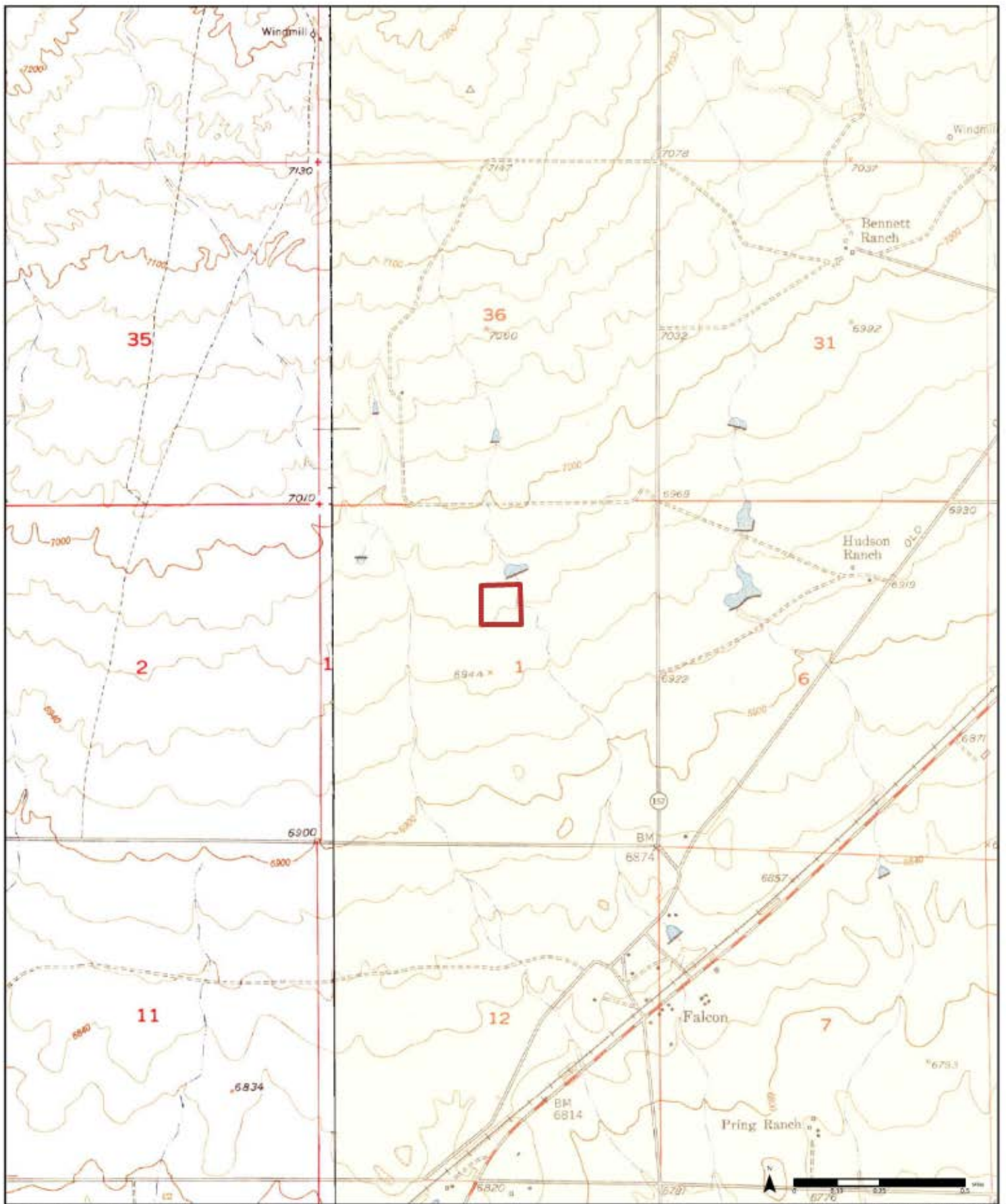


Available Quadrangle(s): Falcon, CO (1-1951)

Falcon

Source: USGS 15 Minute Topographic Map





1948

(1-1948) Aerial Photo Year: 1947 (1-1948) Aerial Photo Year: 1947

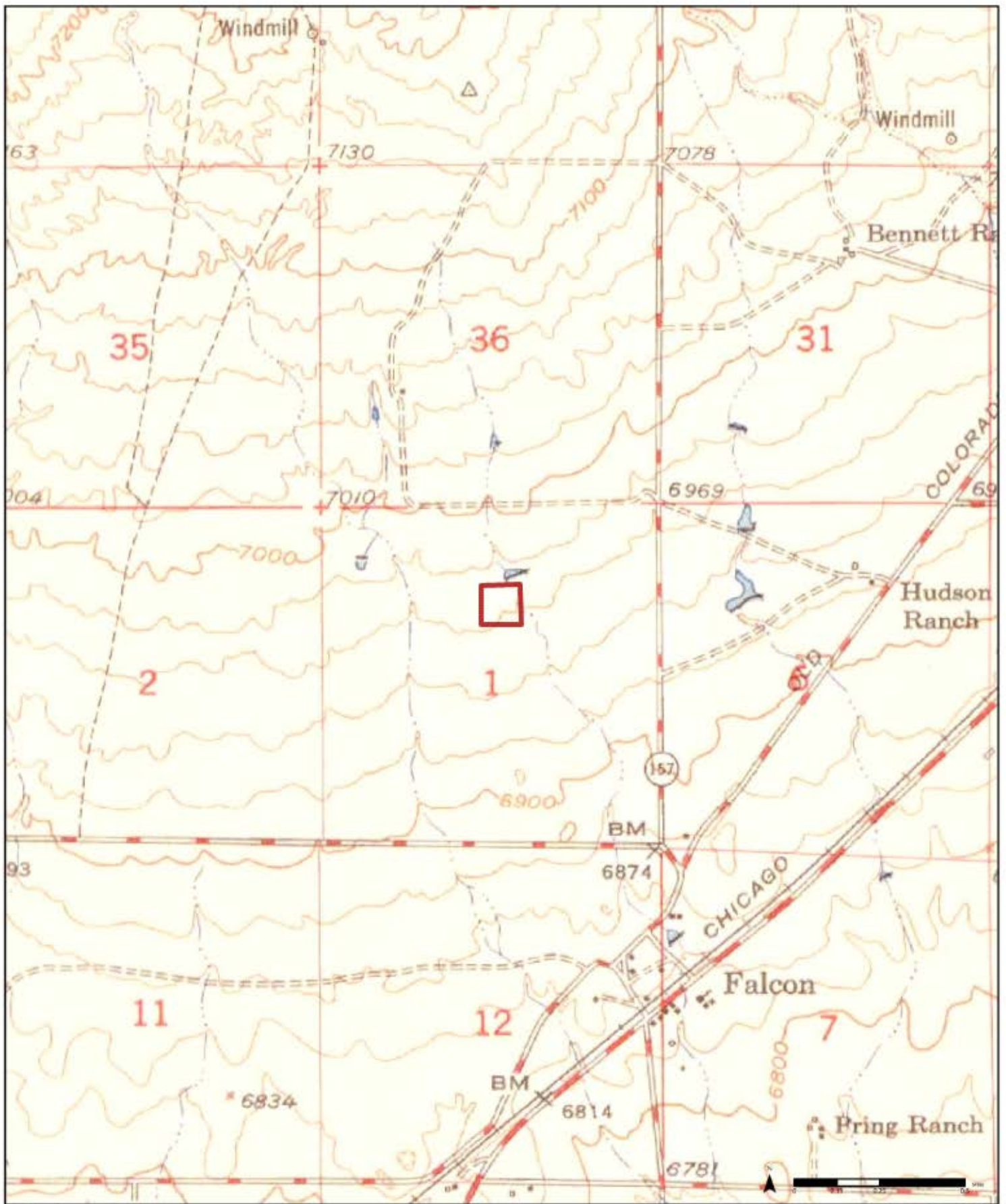
Order No. 25121900620



Available Quadrangle(s): Falcon, CO (2-1948)
Falcon NW, CO (1-1948)

Source: USGS 7.5 Minute Topographic Map





1948

Aerial Photo Year: 1947

Order No. 25121900620



Available Quadrangle(s): Falcon, CO (1-1948)

Falcon

Source: USGS 15 Minute Topographic Map



APPENDIX 3 - HISTORICAL AERIAL PHOTOGRAPHS AND MAPS



HISTORICAL AERIALS

Project Property: Vacant Parcel
Bent Grass Meadows Drive
Falcon CO 80831

Project No: 202501270

Requested By: NV5 Bock and Clark

Order No: 25121900620

Date Completed: December 24, 2025

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2023	United States Department of Agriculture	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2011	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2004	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1991	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1972	United States Air Force	1" = 500'	Best Copy Available
1969	United States Geological Survey	1" = 500'	
1960	United States Geological Survey	1" = 500'	
1955	Agricultural Stabilization & Conserv. Service	1" = 500'	
1947	United States Geological Survey	1" = 500'	
1937	Agricultural Stabilization & Conserv. Service	1" = 500'	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com



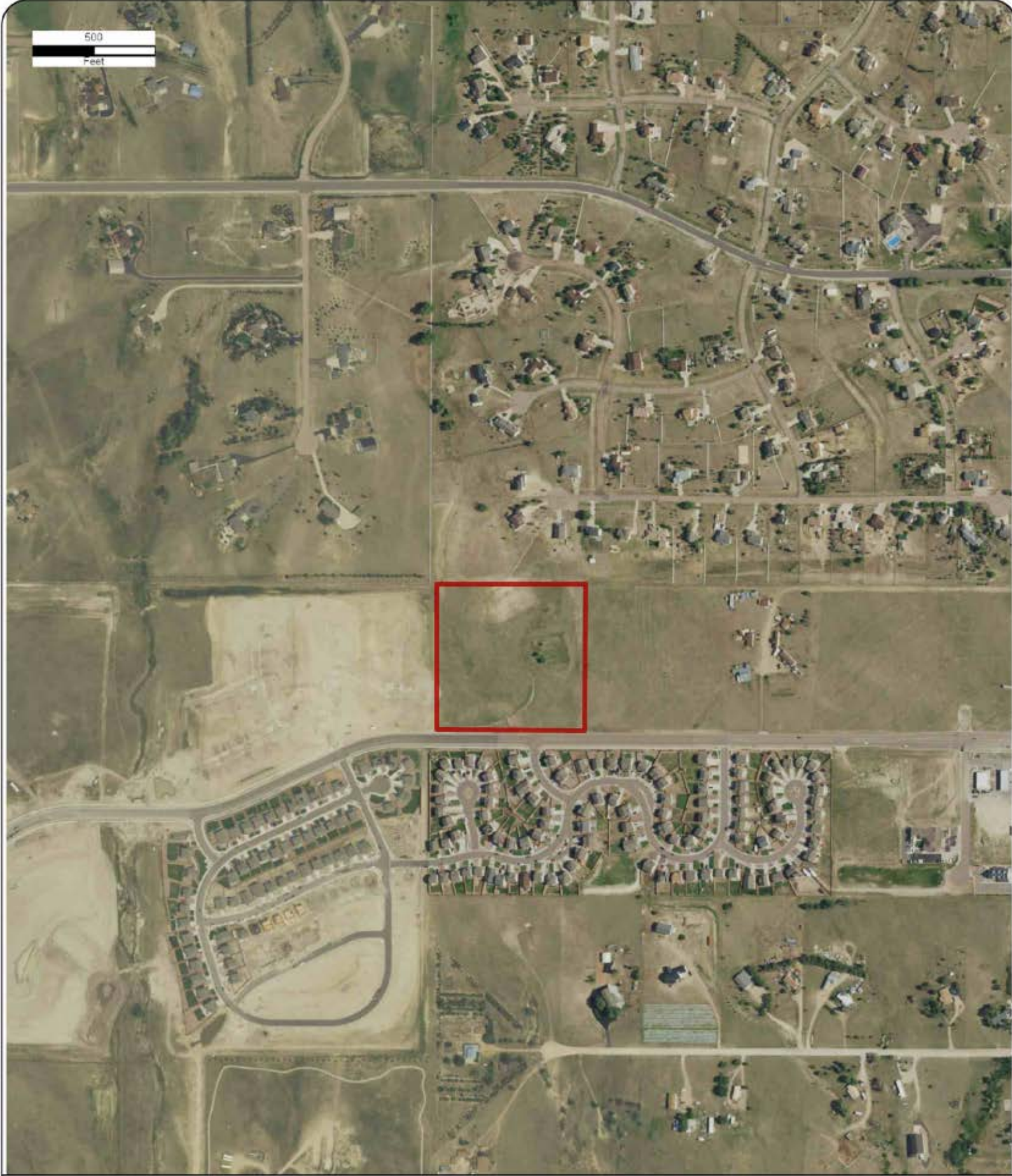
500
Feet

Year: 2023
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





500
Feet

Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





500
Feet

Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



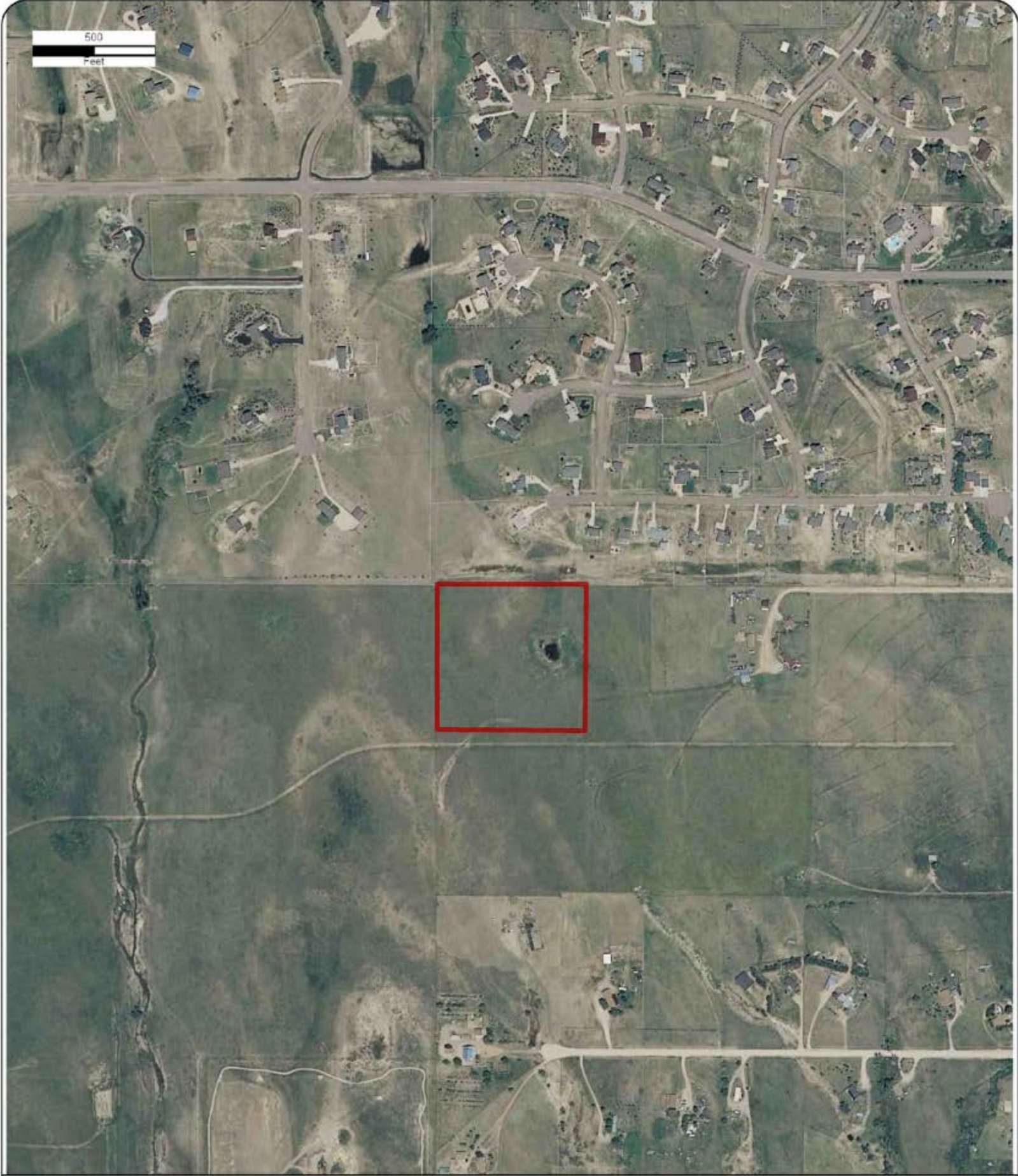


Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





500
Feet

Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



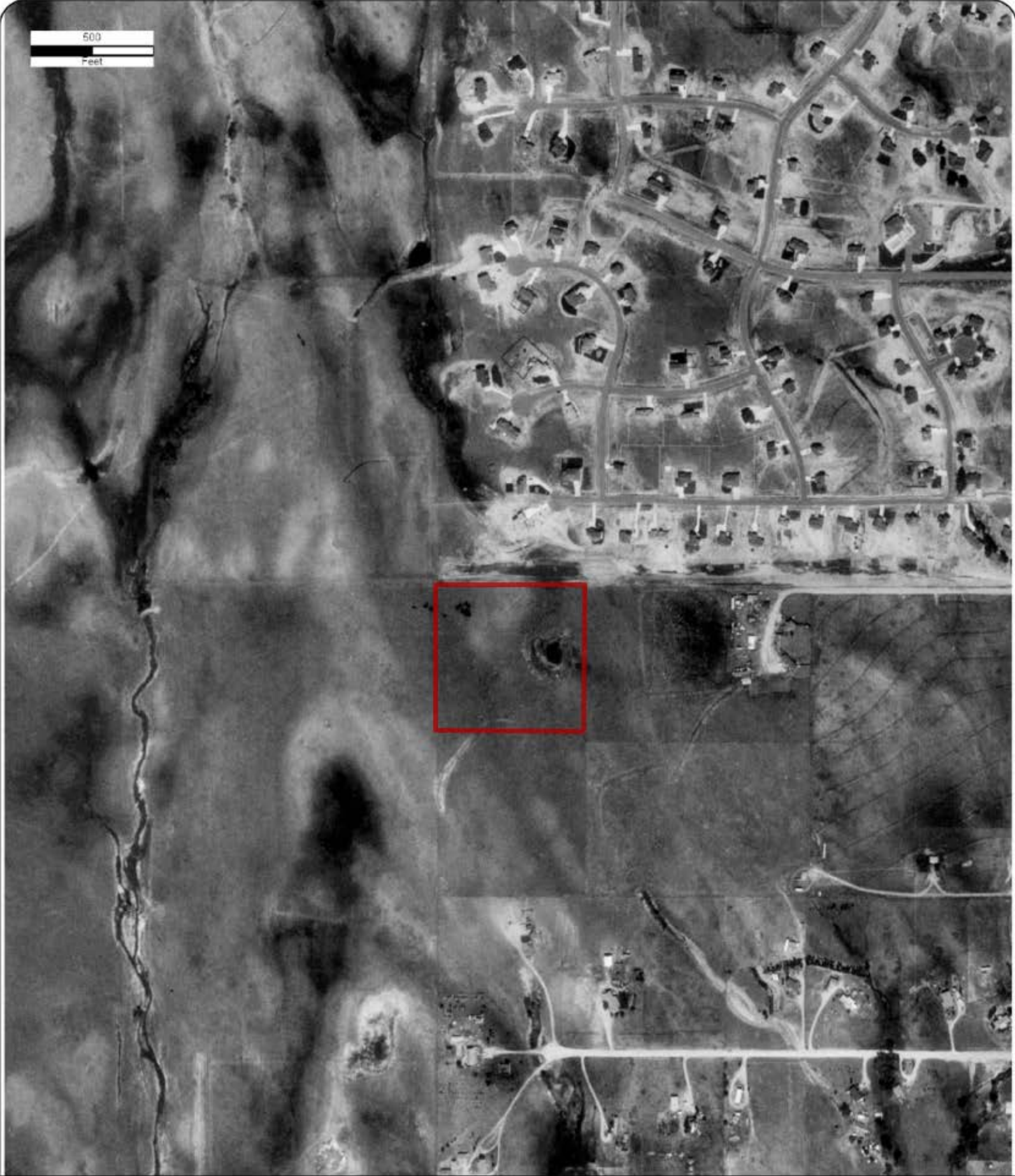
Year: 2004
Source: USDA
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet

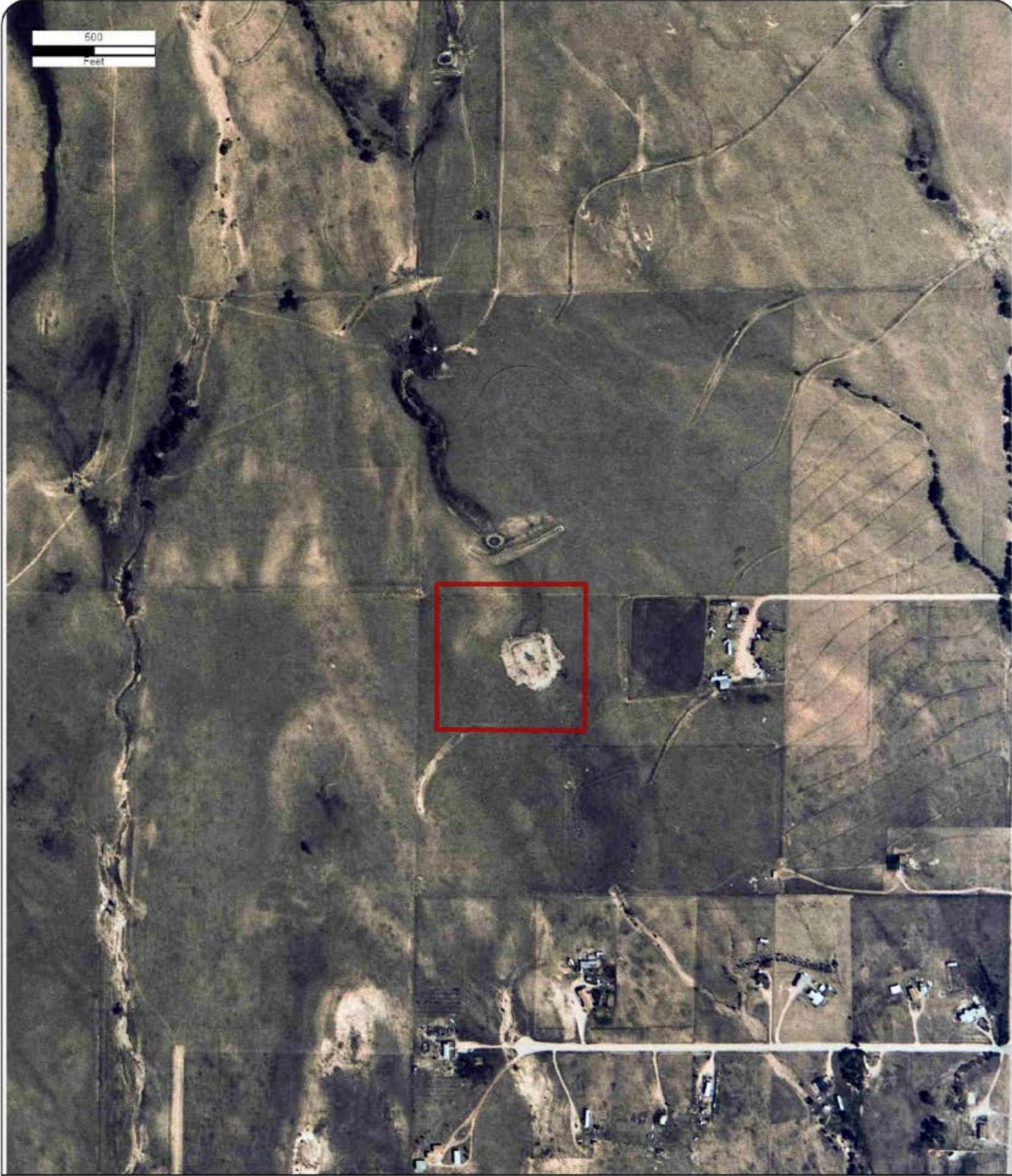


Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620





500
Feet

Year: 1991
Source: USGS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



Year: 1983
Source: USGS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



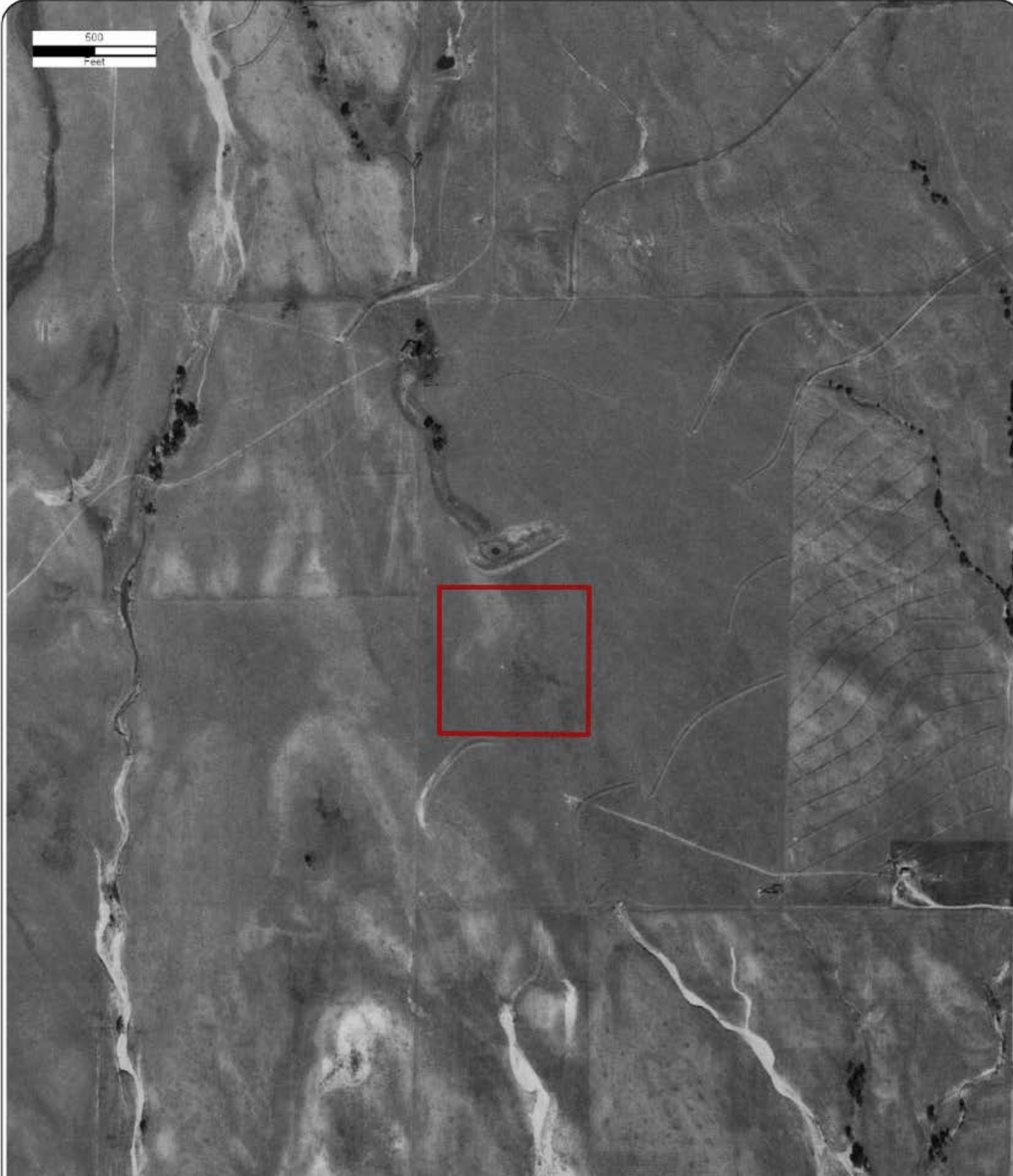
Year: 1972
Source: USAF
Scale: 1" = 500'
Comment: Best Copy Available

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



Year: 1969
Source: USGS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500

Feet

2 62



Year: 1960
Source: USGS
Scale: 1" = 500'
Comment:

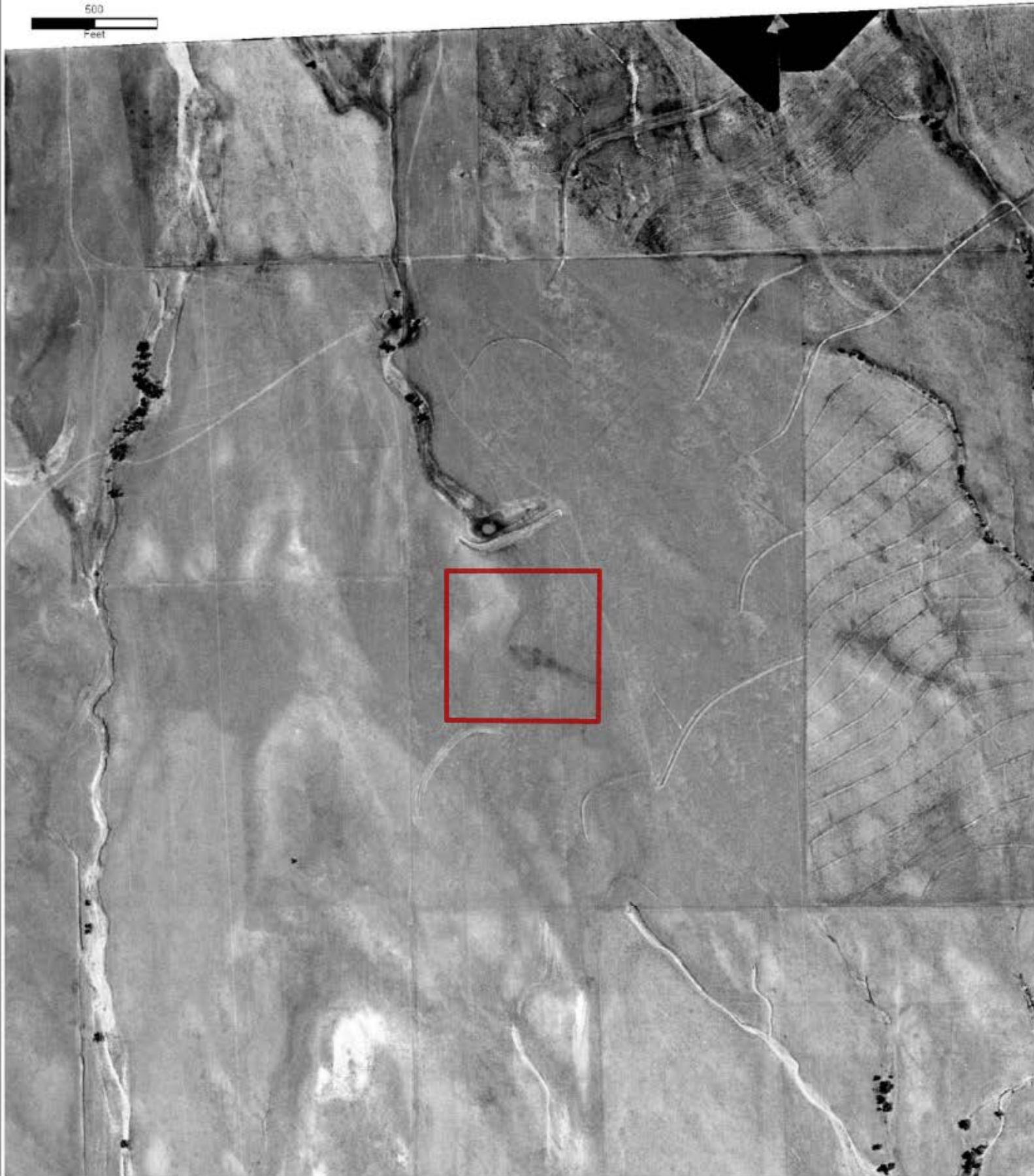
Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500

Feet



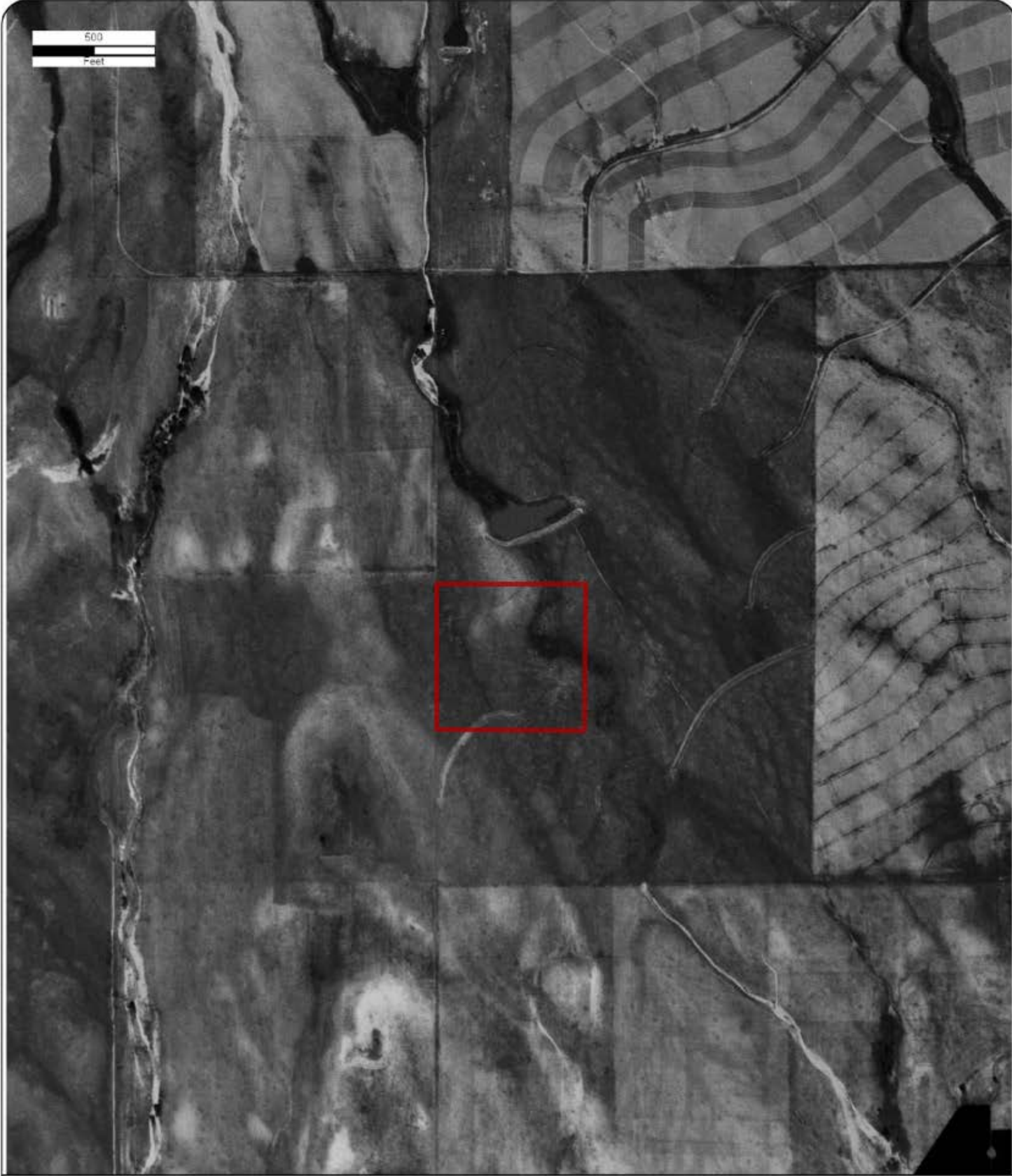
Year: 1955
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



Year: 1947
Source: USGS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



500
Feet



Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Bent Grass Meadows Drive, Falcon, CO
Approx Center: -104.61579617,38.95078649

Order No: 25121900620



APPENDIX 4 - HISTORICAL SANBORN INSURANCE MAPS/CITY DIRECTORY SEARCH



FIRE INSURANCE MAPS

Project Property: Vacant Parcel
Bent Grass Meadows Drive Falcon CO 80831
Project No: 202501270
Requested By: NV5 Bock and Clark
Order No: 25121900620
Date Completed: December 20, 2025

Please note that no information was found for your site or adjacent properties.



CITY DIRECTORY

Project Property: *Vacant Parcel
Bent Grass Meadows Drive
Falcon, CO 80831*

Project No: *202501270*

Requested By: *NV5 Bock and Clark*

Order No: *25121900620*

Date Completed: *December 24, 2025*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

December 24, 2025
RE: CITY DIRECTORY RESEARCH
Bent Grass Meadows Drive
Falcon, CO 80831

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

All of Bent Grass Meadows Dr
7500-8500 of Meridian Rd

Search Notes:

Search Results Summary

Date	Source	Comment
2024	DIGITAL BUSINESS DIRECTORY	
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1990-91	US WEST	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

7630FALCON STORAGE LLC...RECREATIONAL VEHICLES-STORAGE

7630U-HAUL NEIGHBORHOOD DEALER...TRUCK RENTING & LEASING

7850ARLA WILMORE...RESIDENTIAL

7850BENJAMIN WILMORE...RESIDENTIAL

80907-ELEVEN...CONVENIENCE STORES

8090CONOCO...SERVICE STATIONS-GASOLINE & OIL

7630FALCON STORAGE LLC...RECREATIONAL VEHICLES-STORAGE

7630FALCON STORAGE LLC...STORAGE-HOUSEHOLD & COMMERCIAL

7630U HAUL NEIGHBORHOOD DEALER...TRUCK RENTING & LEASING

7661POSTAL ANNEX...BUSINESS SERVICE CENTERS

7750JUSTIN GARDNER...RESIDENTIAL

7850ARLA WILMORE...RESIDENTIAL

7850BENJAMIN WILMORE...RESIDENTIAL

7850ROBERT WILMORE...RESIDENTIAL

80907 ELEVEN...CONVENIENCE STORES

8090CONOCO...SERVICE STATIONS-GASOLINE & OIL

7630FALCON STORAGE LLC...STORAGE-HOUSEHOLD & COMMERCIAL

7630FALCON STORAGE LLC...RECREATIONAL VEHICLES-STORAGE

7661POSTAL ANNEX...BUSINESS SERVICE CENTERS

7750JUSTIN GARDNER...RESIDENTIAL

7850ARLA WILMORE...RESIDENTIAL

7850BENJAMIN WILMORE...RESIDENTIAL

80907-ELEVEN...CONVENIENCE STORES

8090CONOCO...SERVICE STATIONS-GASOLINE & OIL

7630

FALCON STORAGE LLC...RECREATIONAL VEHICLES-STORAGE

7661

POSTAL ANNEX...BUSINESS SERVICE CENTERS

7735

WOODMAN HILLS METRO DIST...GOVERNMENT OFFICES-CITY, VILLAGE & TWP

7750

JUSTIN GARDNER...RESIDENTIAL

7850

ARLA WILMORE...RESIDENTIAL

7850

ARLETTA WILMORE...RESIDENTIAL

7850

BENJAMIN WILMORE...RESIDENTIAL

7850

DEWITT WILMORE...RESIDENTIAL

7850

ROBERT WILMORE...RESIDENTIAL

8090

7-ELEVEN...CONVENIENCE STORES

7630

FALCON STORAGE LLC...RECREATIONAL VEHICLES-STORAGE

7850

ARLA WILMORE...RESIDENTIAL

7850

ARLETTA WILMORE...RESIDENTIAL

7850

BENJAMIN WILMORE...RESIDENTIAL

7850

DALE WILMORE...RESIDENTIAL

7850

DEWITT WILMORE...RESIDENTIAL

7630

FALCON STORAGE LLC...WAREHOUSING SELF STOR

7830

JOHN LENDENMANN...RESIDENTIAL

7850

ARLETTA & DEWITT A WILMORE...RESIDENTIAL

7850

BEN C WILMORE...RESIDENTIAL

7850

DEWITT WILMORE...RESIDENTIAL

NO LISTING FOUND

7735WOODMAN HILLS METRO DIST...LEGISLATIVE BODIES, LEVEL OF GOVERNMENT

7830JOHN LENDENMANN...RESIDENTIAL

7850ARLETTA A & DEWLT E WILMORE...RESIDENTIAL

7850BEN C WILMORE...RESIDENTIAL

7850DEWITT WILMORE...RESIDENTIAL

NO LISTING FOUND

7830	JOHN LENDENMANN...RESIDENTIAL
7850	ARLETTA A & D WILMORE...RESIDENTIAL
7850	BEN C WILMORE...RESIDENTIAL
7850	DEWITT WILMORE...RESIDENTIAL

NO LISTING FOUND

NO LISTING FOUND

STREET NOT LISTED

STREET NOT LISTED

APPENDIX 5 - ENVIRONMENTAL REGULATORY DATABASES



DATABASE REPORT

Project Property:	<i>Vacant Parcel Bent Grass Meadows Drive Falcon CO 80831</i>
Project No:	<i>202501270</i>
Report Type:	<i>Database Report</i>
Order No:	<i>25121900620</i>
Requested by:	<i>NV5 Bock and Clark</i>
Date Completed:	<i>December 20, 2025</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	8
Executive Summary: Site Report Summary - Surrounding Properties.....	9
Executive Summary: Summary by Data Source.....	10
Map.....	11
Aerial.....	14
Topographic Map.....	15
Detail Report.....	16
Unplottable Summary.....	17
Unplottable Report.....	18
Appendix: Database Descriptions.....	19
Definitions.....	35

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Vacant Parcel
Bent Grass Meadows Drive Falcon CO 80831*

Project No: *202501270*

Coordinates:

Latitude:	<i>38.95078649</i>
Longitude:	<i>-104.61579617</i>
UTM Northing:	<i>4,311,385.50</i>
UTM Easting:	<i>533,291.97</i>
UTM Zone:	<i>UTM Zone 13S</i>

Elevation: *6,965 FT*

Order Information:

Order No: *25121900620*

Date Requested: *December 19, 2025*

Requested by: *NV5 Bock and Clark*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (with Project Boundaries)</i>
City Directory Search	<i>Smart CD Search</i>
ERIS Xplorer	<i>ERIS Xplorer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>Physical Setting Report (PSR)</i>
Topographic Map	<i>Topographic Maps</i>
Vapor Screening Tool	<i>Vapor Screening Tool</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

State

COVENANTS	Y	0.5	0	0	0	0	-	0
SUPERFUND NRD	Y	1	0	0	0	0	0	0
LANDFILL METHANE	Y	0.5	0	0	0	0	-	0
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HIST LF	Y	0.5	0	0	0	0	-	0
HIST LANDFILLS	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
LUST TRUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANKS	Y	0.25	0	0	0	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

No County databases were selected to be included in the search.

Additional Environmental Records

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
HIST RISK	Y	0.125	0	0	-	-	-	0

State

SPILLS	Y	0.125	0	0	-	-	-	0
OG SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
AIR PERMITS	Y	0.125	0	0	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
ASBESTOS	Y	0.125	0	0	-	-	-	0
HAZ GEN	Y	0.125	0	0	-	-	-	0
PDES	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HAZ CORRACT	Y	1	0	0	0	0	0	0
UMTRA	Y	0.5	0	0	0	0	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Total:	0	0	0	0	0	0	0
---------------	---	---	---	---	---	---	---

*PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

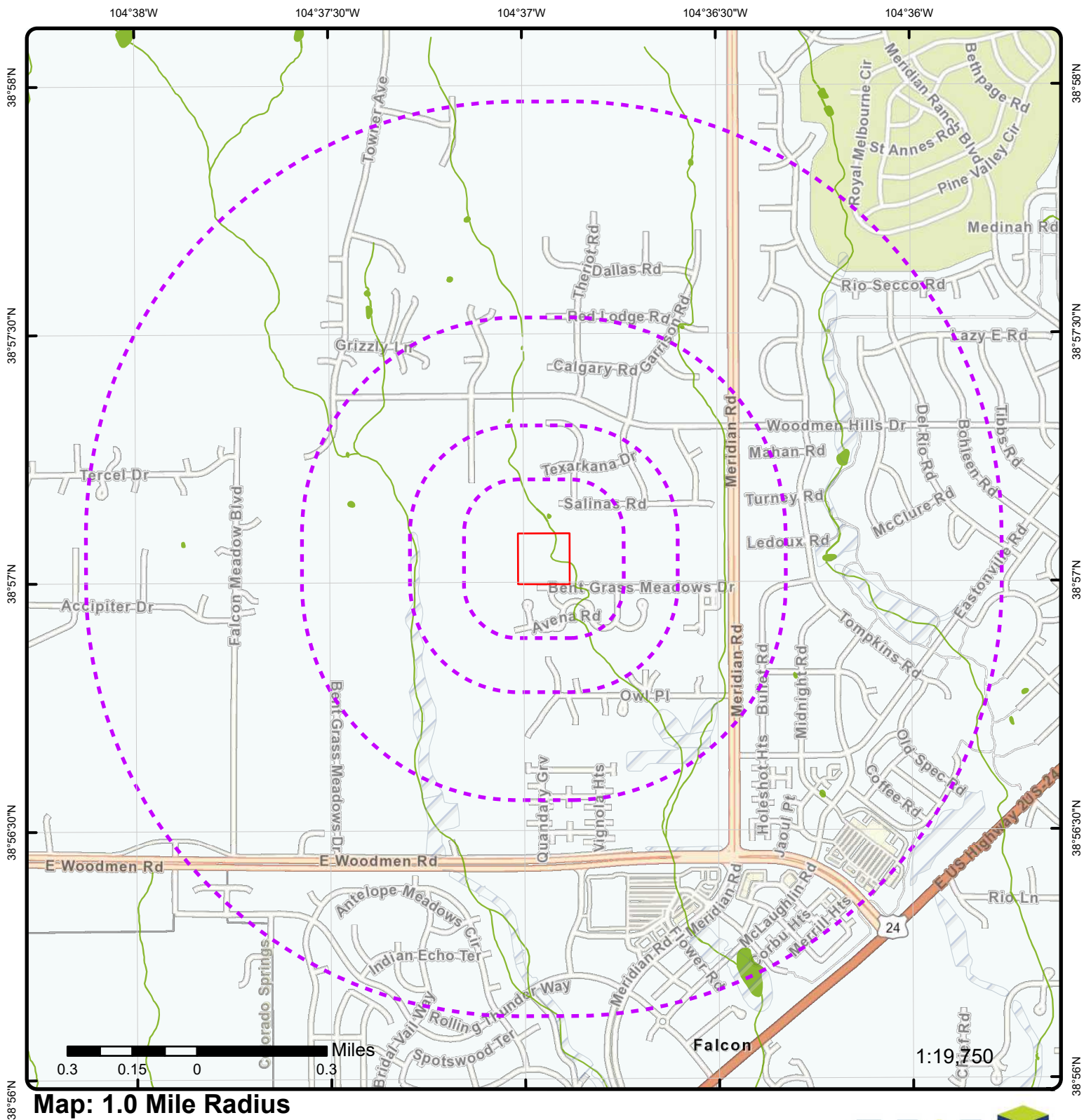
Executive Summary: Site Report Summary - Surrounding Properties

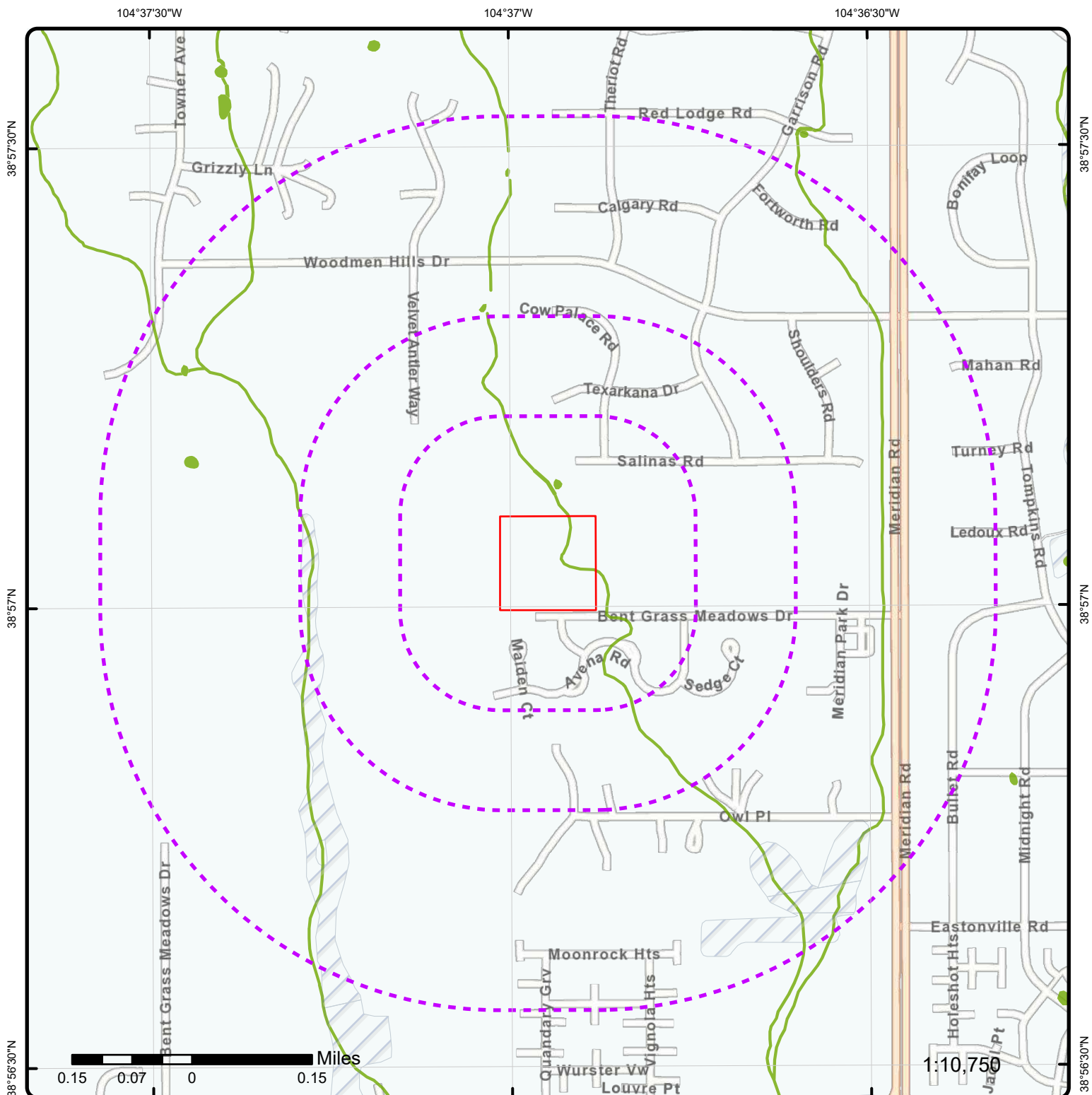
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.





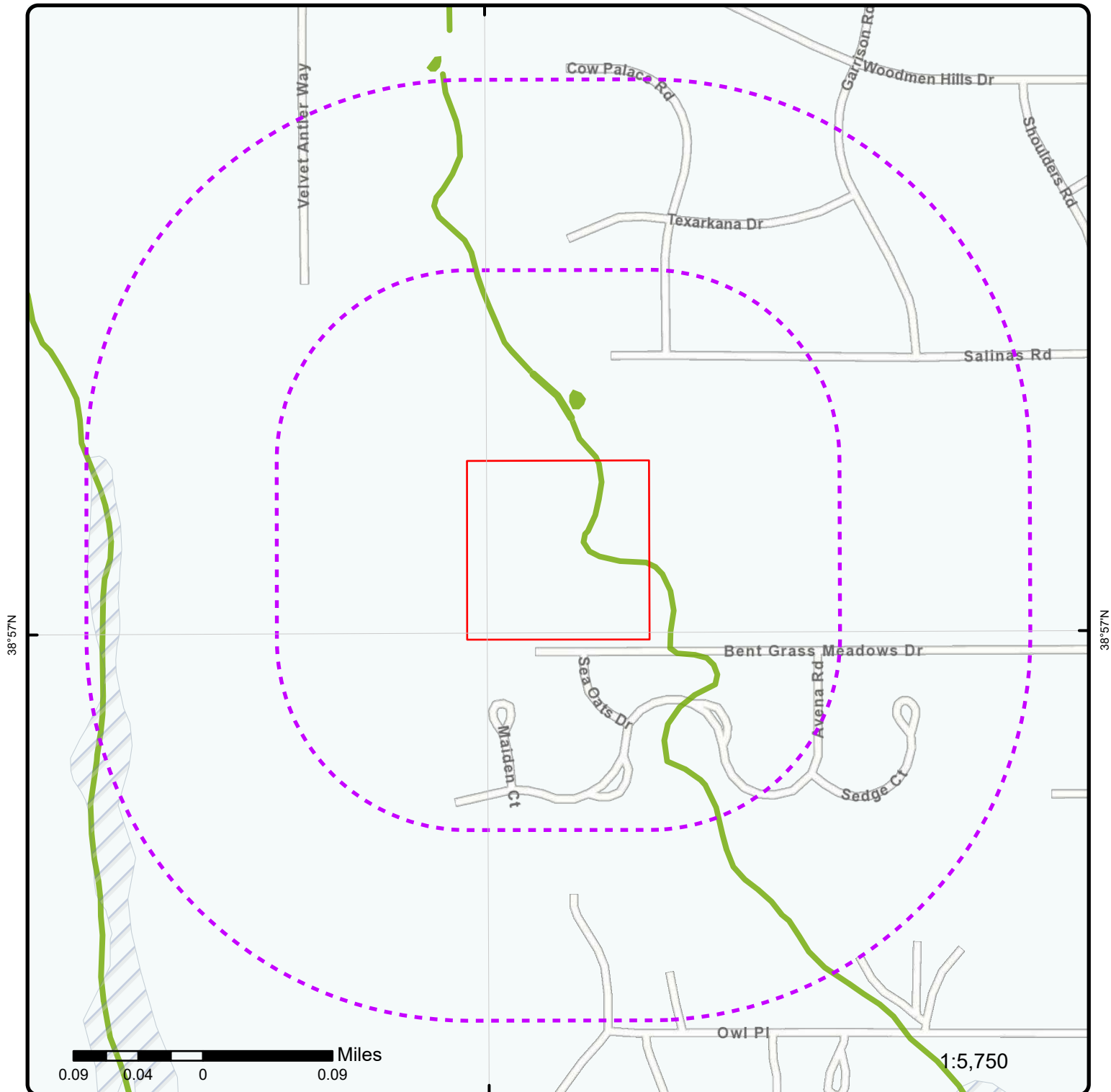
Map: 0.5 Mile Radius

Order Number: 25121900620

Address: Bent Grass Meadows Drive, Falcon, CO



- | | | | | |
|---|--|---|--|---|
| Project Property | Buffer Outline | Freeways; Highways | State | FWS Special Designation Areas |
| ▲ Sites with Higher Elevation | ▲ Sites with Same Elevation | Traffic Circle; Ramp | Country | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| ▼ Sites with Lower Elevation | ○ Sites with Unknown Elevation | Major & Minor Arterial | National Wetland | |
| Areas with Higher Elevation | Areas with Same Elevation | Traffic Circle; Ramp | Indian Reserve Land | |
| Areas with Lower Elevation | Areas with Unknown Elevation | Local Road | 100 Year Flood Zone | |
| | | Rail | 500 Year Flood Zone | |



Map: 0.25 Mile Radius

Order Number: 25121900620

Address: Bent Grass Meadows Drive, Falcon, CO



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

104°37'30"W

104°37'W

104°36'30"W

38°57'30"N

38°57'30"N

38°57'N

38°57'N

38°56'30"N

38°56'30"N



Aerial

Year: 2023

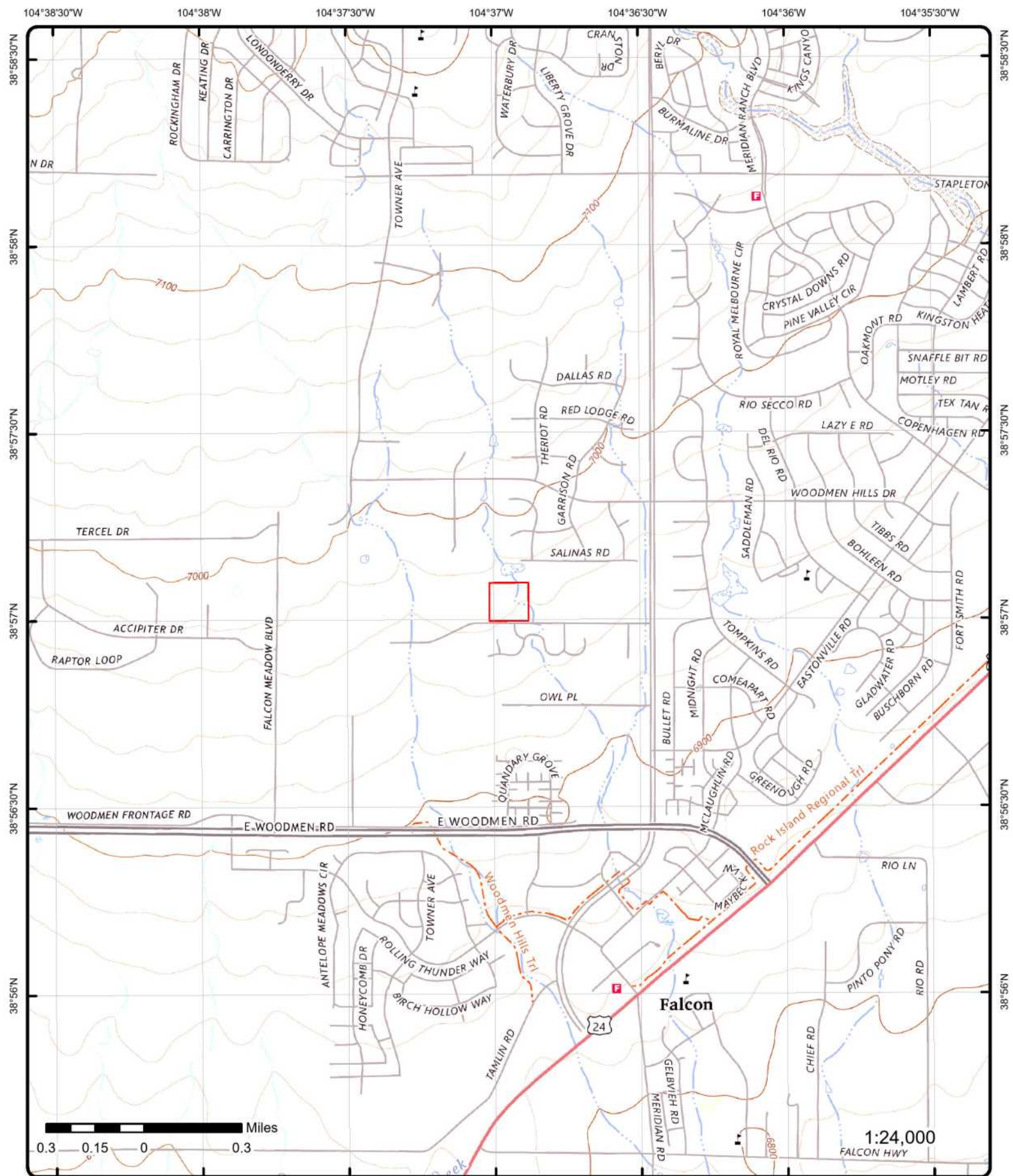
Order Number: 25121900620

Address: Bent Grass Meadows Drive, Falcon, CO



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Year: 2023

Order Number: 25121900620

Address: Bent Grass Meadows Drive, CO

Quadrangle(s): Falcon CO, Falcon NW CO

Source: USGS Topographic Map



© ERIS Information Inc.

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
----------------	------------------------------	------------------	-----------------------------	---------------------------	-------------	-----------

No records found in the selected databases for the project property or surrounding properties.

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
----	---------------------------	---------	------	-----	---------

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

Deleted NPL:

DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). 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. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 6, 2025

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)', 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Aug 27, 2025

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file. This data may also include applicable sites represented as polygons sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Not on the NPL (N)', 'Removed from Proposed (R)', and/or 'Pre-Proposal Site (S)'. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Aug 27, 2025

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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 this site on the National Priorities List (NPL). This 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 a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Sep 1, 2025

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Sep 1, 2025

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Sep 1, 2025

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Sep 1, 2025

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Sep 1, 2025

Federal Engineering Controls-ECs:

FED ENG

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Sep 29, 2025

Federal Institutional Controls- ICs:

FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Sep 29, 2025

Land Use Controls Information System:

LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites:

NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Sep 6, 2025

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Sep 7, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 8, 2025

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. The list includes FRP facilities sourced from the EPA FOIA office and from previously available Homeland Infrastructure Foundation-Level Data (HIFLD) file/s. Disclaimer: Per the EPA FOIA Office, the verification process for current requested FRP data is undergoing review and revision, and any similar reporting will be made public in Fiscal Year 2026. For this reason, the latest available FOIA file may be incomplete.

Government Publication Date: Jun 1, 2025

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jun 1, 2025

Historical Gas Stations:

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals:

BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 5, 2025

LIEN on Property:

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Aug 27, 2025

Superfund Decision Documents:

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Oct 30, 2025

State

Environmental Covenants and Use Restrictions:

COVENANTS

Boundaries of environmental covenant/environmental use restriction sites made available by the Colorado Department of Public Health & Environment (CDPHE). CDPHE has the authority to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site isn't cleaned up completely.

Government Publication Date: Jan 2, 2025

Superfund National Priorities List and Natural Resource Damages sites:

SUPERFUND NRD

Boundaries of Superfund National Priorities List sites and Natural Resource Damages sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Nov 12, 2025

Methane Gas Study Sites:

LANDFILL METHANE

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

Government Publication Date: Jan 2, 1981

Superfund Sites:

SHWS

A list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA). This list includes active CDPHE-led sites, active EPA-led sites, CDPHE-led removal actions, deleted sites, proposed sites, Natural Resource Damages Program sites, and completed Natural Resource restorations.

Government Publication Date: Dec 8, 2025

Delisted Superfund Sites:

DELISTED SHWS

Sites which once appeared on - but have since been removed from - the list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA).

Government Publication Date: Dec 8, 2025

Solid Waste Facilities and Landfills:

SWF/LF

The Colorado Department of Public Health and Environment (CDPHE) regulates the management and disposal of solid waste, landfill facilities, waste tire registrants, and waste tire haulers. Solid waste and landfills data is provided by the CDPHE's Hazardous Materials and Waste Management Division's Solid Waste Report and the Environmental Sites Search Map Application. Waste tire data is made available by the CDPHE.

Government Publication Date: May 2, 2025

Historical Solid Waste (Closed or Abandoned Landfills):

HIST LF

In the early 1980s the Hazardous Materials Waste Management Division of the Colorado Department of Public Health and Environment (CDPHE) conducted a survey of staff members and local agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. The information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980s.

Government Publication Date: 1984

Tri-County Historic Landfills:

HIST LANDFILLS

The Tri-County Health Department (TCHD) formally dissolved in December of 2022, leaving Adams, Arapahoe and Douglas counties to operate their own public health departments starting in 2023. This list of historical TCHD landfills for Adams, Arapahoe and Douglas counties is currently made available by the Arapahoe County Environmental Health Department. Former versions of this historical database were provided directly from TCHD.

Government Publication Date: Jan 19, 2023

Registered Recycling Facilities:

RECYCLING

This list of registered recycling facilities in Colorado is maintained by the Colorado Department of Public Health & Environment (CDPHE). This list includes primarily processing facilities for recyclable materials, such as material recovery facilities, industrial recycling operations, and recyclable material end user sites. Collection centers/drop-off locations are not included unless the site is also processing recyclable materials (separating, sorting, dismantling, grinding, baling, etc.).

Government Publication Date: Oct 15, 2025

Leaking Storage Tanks:

LST

This list of leaking storage tank (LST) locations is made available by the Colorado Department of Labor & Employment (CDLE), Division of Oil & Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on tank facilities. The list also includes LSTs which have applied for reimbursement from the Petroleum Storage Tank Fund. LST data is compiled from applicable FOIA files, COSTIS files, and OPS datasets from the Colorado Information Marketplace. Classified military tanks are excluded from this data.

Government Publication Date: Sep 2, 2025

LUST Trust Sites:

LUST TRUST

The Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE) manages a Petroleum Storage Tank Fund (The Fund) that receives and processes applications for reimbursement of costs related to assessment and cleanup of petroleum contaminated sites. Classified military tanks are excluded from this data.

Government Publication Date: Jul 31, 2025

Delisted Leaking Storage Tanks:

DELISTED LST

This database contains a list of leaking storage tank sites and their Funds for reimbursement of costs related to assessment and cleanup that were removed from the Colorado Department of Labor and Employment (CDLE) database.

Government Publication Date: Sep 3, 2025

Underground Storage Tanks:

UST

This list of underground storage tank (UST) facilities is made available by the Colorado Department of Labor & Employment (CDLE), Division of Oil & Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on tank facilities. UST data is compiled from applicable FOIA files, COSTIS files, and OPS datasets from the Colorado Information Marketplace. Classified military tanks are excluded from this data.

Government Publication Date: Sep 2, 2025

Aboveground Storage Tanks:

AST

This list of aboveground storage tank (AST) facilities is made available by the Colorado Department of Labor & Employment (CDLE), Division of Oil & Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on tank facilities. AST data is compiled from applicable FOIA files, COSTIS files, and OPS datasets from the Colorado Information Marketplace. Classified military tanks are excluded from this data.

Government Publication Date: Sep 2, 2025

Storage Tank Information System (COSTIS):

TANKS

This storage tank listing is provided by the Colorado Department of Labor & Employment (CDLE), Division of Oil & Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on these facilities. This tank data includes facilities with liquefied petroleum gas, liquefied natural gas, and compressed natural gas tanks which are not classified as either underground storage tanks or aboveground storage tanks. Data is compiled from applicable FOIA files, COSTIS files, and OPS datasets from the Colorado Information Marketplace. Classified military tanks are excluded from this data.

Government Publication Date: Sep 2, 2025

Delisted Storage Tanks:

DTNK

This database contains a list of closed storage tank sites that were removed from the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) Tank Information System.

Government Publication Date: Sep 3, 2025

Environmental Covenants and Environmental Use Restrictions List:

AUL

The Colorado Department of Public Health and Environment (CDPHE) maintains a list of sites that have environmental covenants and use restrictions in place. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site is not cleaned up completely.

Government Publication Date: Apr 23, 2025

Voluntary Cleanup and Redevelopment Program Sites:

VCP

The Voluntary Cleanup and Redevelopment Program (VCUP) of the Colorado Department of Public Health and Environment (CDPHE) was created in 1994 with the objective to facilitate the redevelopment and transfer of contaminated properties. This VCUP site listing includes applicable active and inactive sites from the CDPHE Voluntary Cleanup Open Records data file and map layer.

Government Publication Date: Dec 9, 2025

Brownfield Sites:

[BROWNFIELDS](#)

A list of Brownfields Program sites from the Hazardous Materials and Waste Management Division and the Colorado Environmental Records Search Interactive Map made available by the Colorado Department of Public Health and Environment (CDPHE). Sites which go untouched because of their real or perceived contamination can be rehabilitated using the CDPHE Brownfields Program.

Government Publication Date: Oct 1, 2025

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 22, 2025

Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 22, 2025

Delisted Tribal Leaking Storage Tanks:

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 22, 2025

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 22, 2025

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data:

[PFAS GHG](#)

The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO₂e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: Oct 7, 2025

On-Scene Coordinator Response Sites:

[OSC RESPONSE](#)

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Oct 10, 2025

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 26, 2025

Federal Agency Locations with Known or Suspected PFAS Detections:

[PFAS FED SITES](#)

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: May 30, 2025

SSEHRI PFAS Contamination Sites:

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Aug 1, 2025

National Response Center PFAS Spills:

[PFAS ERNS](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Dec 1, 2025

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data:

PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jul 21, 2025

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest:

PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

PFAS Industry Sectors:

PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Sep 1, 2025

Hazardous Materials Information Reporting System:

HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 28, 2025

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data 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.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act:

TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Sep 29, 2025

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: May 3, 2025

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jul 19, 2025

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites which once appeared on - and have since been removed from - the list of drycleaner facilities included in Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jul 19, 2025

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:[PIPELINE INCIDENT](#)

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

Material Licensing Tracking System (MLTS):[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:[MINES](#)

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

Surface Mining Control and Reclamation Act Sites:[SMCRA](#)

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data 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. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Oct 30, 2025

Mineral Resource Data System:[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). The intent of the site location is to provide a general reference point to the site on a national scale. The coordinates of each site point can be the location of a site monument, the centroid of the site boundary, or a general location of the site. This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Nov 6, 2025

Alternative Fueling Stations:[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 1, 2025

Superfunds Consent Decrees:[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System:[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:[SSTS](#)

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 26, 2025

Polychlorinated Biphenyl (PCB) Transformers:[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants:[POWER PLANTS](#)

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk:[HIST RISK](#)

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

State

Spills:

[SPILLS](#)

A list of hazardous material spills and releases (including Meth Labs) that were reported to the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Apr 8, 2022

Oil and Gas Spills:

[OG SPILLS](#)

This list of spills is made available by the Colorado Energy and Carbon Management Commission (ECMC) Department of Natural Resources, formerly known as the Colorado Oil and Gas Conservation Commission (COGCC). Per the ECMC, this data has been subject to a series of rigorous quality assurance procedures. However, the ECMC is not able to guarantee the accuracy, completeness or quality of all data and information provided herein. The information may require further research, and associated information may need to be investigated. This data includes spills since April 2014, due to the COGCC changing the spill reporting form, Form 19, significantly thereby changing the process at that time.

Government Publication Date: Sep 4, 2025

Dry Cleaning Facilities:

[DRYCLEANERS](#)

A list of open and closed dry cleaners provided by the Colorado Department of Public Health and Environment (CDPHE) Hazardous Waste Compliance Assurance Unit and Stationary Sources Program.

Government Publication Date: Aug 21, 2025

Delisted Dry Cleaning Facilities:

[DELISTED DRYCLEANERS](#)

List of sites removed from the drycleaners database made available by the Department of Public Health & Environment.

Government Publication Date: Aug 21, 2025

Air Pollution Control Division Permitted Facilities:

[AIR PERMITS](#)

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions and maintains an inventory of air pollution emissions throughout the state.

Government Publication Date: Feb 13, 2023

Per- and Polyfluoroalkyl Substances (PFAS):

[PFAS](#)

A list of facilities that reported storing or using AFFF or Class B firefighting foam, other PFAS chemicals, have reported PFAS passthrough, or have detectable limits of PFAS in their discharge.

Government Publication Date: Dec 8, 2020

Asbestos Abatement and Demolition Projects:

[ASBESTOS](#)

A list of Asbestos Abatement and Demolition Projects made available by the Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division.

Government Publication Date: Dec 28, 2017

Hazardous Waste Sites- Generator:

[HAZ GEN](#)

A list of hazardous waste generators. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Permitted Facilities Listing:

[PDES](#)

A list of permitted facilities tracked by the Water Quality Control Division of the Colorado Department of Public Health & Environment (CDPHE). This list is the state version of the National Pollution Discharge Elimination System (NPDES).

Government Publication Date: Oct 2, 2025

Hazardous Waste Sites- Treatment, Storage & Disposal:

[HAZ TSD](#)

A list of facilities that treat, store, dispose, or recycle hazardous waste on-site. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Hazardous Waste Sites- Corrective Action:

[HAZ CORRACT](#)

A list of hazardous waste generators with corrective actions. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Uranium Mill Tailings Sites:

[UMTRA](#)

This list of former uranium mill sites in Colorado, with cleanup authorized by the Uranium Mill Tailings Remedial Action (UMTRA) program, was provided by the Colorado Department of Public Health and Environment. Because much of the cleanup is complete, the focus has shifted to primarily "Post-UMTRA issues," or the discovery of new uranium mill tailings material by private citizens, utility companies or local governments.

Government Publication Date: Jan 5, 2023

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

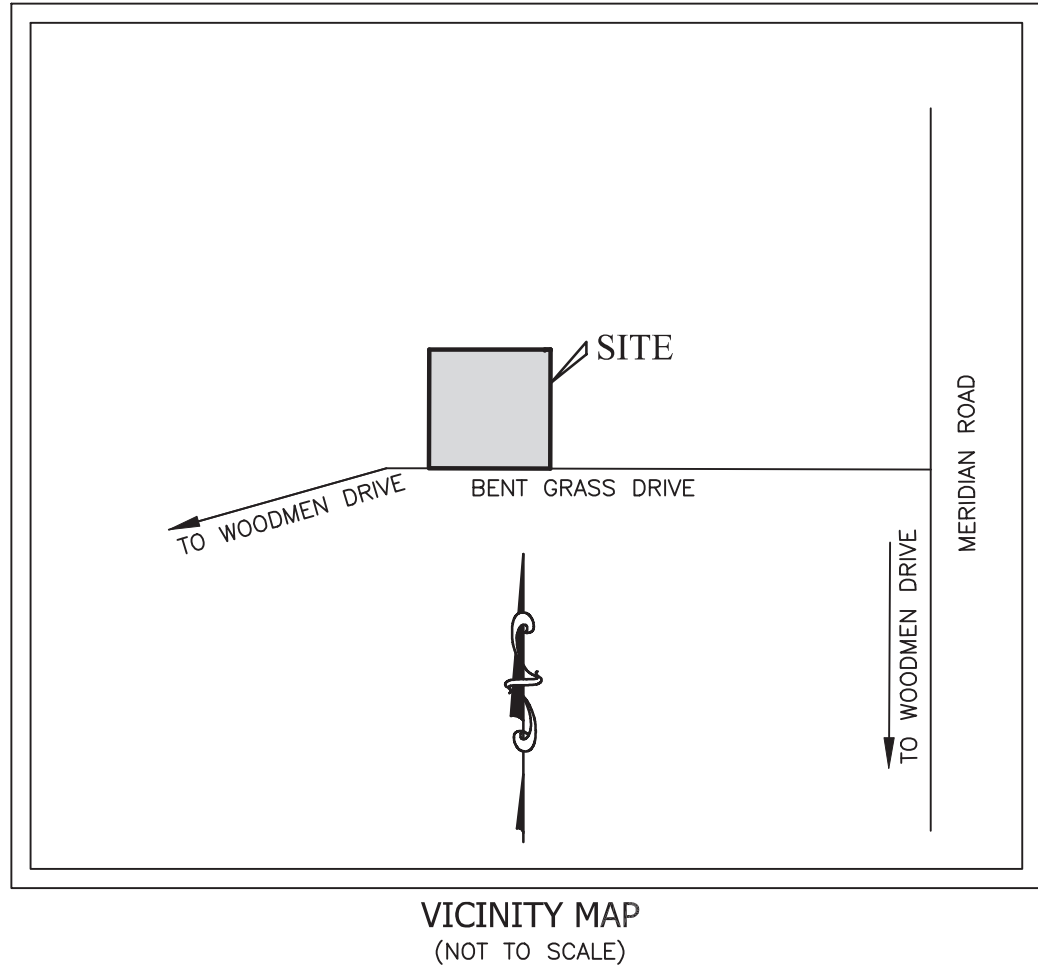
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX 6 - QUESTIONNAIRES/PROVIDED INFORMATION

ALTA/NSPS LAND TITLE SURVEY
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



SCHEDULE B-2 EXCEPTIONS

Schedule B--2 exception items not shown hereon are not survey related matters and therefore cannot be plotted hereon.

9. Reservations contained in the Patent from The United States of America, recorded on March 2, 1892 in Book 143 at Page 4.
Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. (Blanket in nature.)
10. Terms, conditions, provisions, agreements, easements and obligations contained in the Grant of Right of Way granted to the Mountain View Electric Association, Inc. recorded on September 9, 1964, in Book 2033 at Page 442. (The documents are illegible.)
11. An undivided one half interest in all oil, gas and other minerals as reserved in Deed recorded September 24, 1964 in Book 2036 at Page 333, and any and all assignments thereof or interests therein. (It is not on, and based on the description contained in the record document, does not affect, the surveyed property.)
12. Terms, conditions, provisions, agreements, easements and obligations contained in the Grant of Right of Way granted to the Mountain View Electric Association, Inc. recorded on May 1, 1970, in Book 2341 at Page 981. (Description calls for a 20' strip of land along the fence on East side of property (S2 of NE4 Section 1 Township 13 South Range 65 West), (Its location is shown.)
13. Any taxes or assessments by reason of the inclusion of the Land in the Upper Black Squirrel Creek Ground Water Management District, recorded December 11, 1979, in Book 3260 at Page 701. (Blanket in nature.)
14. Any taxes or assessments by reason of the inclusion of the Land in the Falcon Fire Protection District, recorded December 2, 1980, in Book 3380 at Page 670 and in Book 3380 at Page 675, and recorded February 17, 1981 in Book 3404 at Page 582 and in Book 3404 at Page 587, and recorded December 11, 2020 at Reception No. 220202917. (Blanket in nature.)
15. Terms, conditions, provisions, agreements, easements and obligations contained in the Grant of Right of Way granted to the Mountain View Electric Association, Inc. recorded on December 21, 1981, in Book 3514 at Page 441. (Blanket in nature.)
16. Terms, conditions, provisions, agreements, easements and obligations contained in the Grant of Right of Way granted to the Mountain View Electric Association, Inc. recorded on January 11, 1982, in Book 3520 at Page 639. (While conducting fieldwork, no existing poles observed.)
17. Lack of access to and from public road, highway, or street. (While conducting fieldwork, potential access to Grass Meadows Drive is apparent in nature, as graphically depicted in this ALTA/NSPS Land Title Survey.)
18. Terms, conditions, provisions, agreements and obligations contained in the Rezoning Resolution No. 07--134 recorded on May 30, 2007, at Reception No. 207072587. (Blanket in nature.)
19. Terms, conditions, provisions, agreements and obligations contained in the Bent Grass Overall PUD Development Plan recorded on June 4, 2007, at Reception No. 207074523. Bent Grass Phase One Site Specific PUD Development Plan recorded June 4, 2007 at Reception No. 207074524. Bent Grass Planned Unit Development Plan Amendment recorded July 30, 2014 at Reception No. 214068054. (Blanket in nature.)
20. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 07--388 to Approve the Title 32 Bent Grass Metropolitan District recorded on September 25, 2007, at Reception No. 207124524. (Blanket in nature.)
21. Any taxes or assessments by reason of the inclusion of the Land in the Bent Grass Metropolitan District, recorded November 29, 2007, at Reception No. 207152168.
El Paso County Special District Annual Report and Disclosure Form recorded August 7, 2013 at Reception No. 213101580. (Blanket in nature.)
22. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, recorded on December 27, 2011, at Reception No. 211128377, and any and all assignments thereof or interests therein. (Blanket in nature.)
23. Terms, conditions, provisions, agreements, easements and obligations contained in the Easement Deed recorded on June 12, 2014, at Reception No. 214050681. (Its location is shown.)
24. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 14--260 to Approve the Preliminary Plan Request for Bent Grass Residential recorded on July 23, 2014, at Reception No. 214065375. (Blanket in nature.)
25. Terms, conditions, provisions, agreements and obligations contained in the Rezoning Resolution No. 14--259 recorded on July 23, 2014, at Reception No. 214065376. (Blanket in nature.)
26. Any taxes or assessments by reason of the inclusion of the Land in the Woodmen Hills Metropolitan District, recorded December 15, 2020, at Reception No. 220204931. (Description in document matches Record description of subject parcel, its location is shown)

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18--4--508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on October 03, 2025.
5. The overall subject parcel contains a calculated gross area of 391,129 square feet (8.98 acres) of land, more or less.
6. This survey does not constitute a title search by Apex Land Surveying and Mapping LLC to determine ownership or easements of record. For information regarding easements, rights--of-way and title of record, Apex Land Surveying and Mapping LLC relied upon Title Commitment NCSC001536--ES, with an effective date of July 16, 2025 as provided by Fidelity National Title Insurance Company.
7. Bearings are based on THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 1" ORANGE PLASTIC CAP MARKED "PLS 38141". RECOVERED 0.6' BELOW GRADE, AND IS ASSUMED TO BEAR N 00°08'14" E A MEASURED DISTANCE OF 619.52 FEET.
8. Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping LLC does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
9. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0553G, effective date December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flooding).
10. There were 0 regular parking spaces and 0 handicap parking space visible at the time of survey.
11. Elevations are based on the Project Benchmark identified as JK0239 Elevation=6902.3'(NAVD88). Per data published by the National Geodetic Survey.
12. Quit Claim Deed (AKA Tract F) by reception number 222079014 appears to be an expection to the record deed provided in said Title Commitment NCSC001536--ES, with an effective date of July 16, 2025 as provided by Fidelity National Title Insurance Company. Said Quit Claim Deed Parcel conveyed in 2022 appears to be a part of Bent Grass Residential Filing NO.2 per Reception NO. 220714559.
13. No posted address observed in the process of conducting the fieldwork. Address as listed on Title Commitment: Parcel No. 5301000038 located on Bent Grass Meadows Dr., Peyton, Colorado 80831.
14. Unless otherwise shown, no substantial features observed in the process of conducting the fieldwork.
15. No plans and/or reports were provided by client at the time of this survey.
16. No zoning report or letter was provided to the surveyor by the client or the client's designated representative at the time of this survey.
17. No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
18. No Proposed changes in street right of way lines have been made available to surveyor at the time of this survey. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

LEGAL DESCRIPTION

A parcel of land being a portion of the South One-Half of the Northeast One-Quarter (S 1/2 NE 1/4) of Section 1, Township 13 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:
Commencing at the Northeast corner of said Sections 1's S 1/2 NE 1/4 (all bearings in this description are relative to the East line of said S 1/2 NE 1/4, which bears S 00 Degrees 00 Minutes 06 Seconds W "assumed"); Thence S 00 Degrees 00 Minutes 06 Seconds W along said S 1/2 NE 1/4's East line, 621.14 feet to a point on the North line of the South Forty (40) feet of the North One-Half of said S 1/2 NE 1/4; Thence N 89 Degrees 52 Minutes 03 Seconds W along said North line, 1979.60 feet to the Point of Beginning of the parcel herein described; Thence continue N 89 Degrees 52 Minutes 03 Seconds W along said North line, 660.97 feet to a point on the West line of said S 1/2 NE 1/4; Thence N 00 Degrees 08 Minutes 14 Seconds E along said S 1/2 NE 1/4's West line, 619.52 feet to the Northwest corner of said S 1/2 NE 1/4; Thence S 89 Degrees 54 Minutes 10 Seconds E along the North line of said S 1/2 NE 1/4, 659.50 feet; Thence S 00 Degrees 00 Minutes 06 Seconds W, 619.92 feet to the Point of Beginning.

(Per Title Commitment NCSC001536--ES, with an effective date of July 16, 2025 as provided by Fidelity National Title Insurance Company.)

SURVEYOR'S CERTIFICATION

- To:
- 1.) Highmark Land, LLC
- 2.) [TBD] Project Development, LLC, a Utah limited liability company (to be provided from Highmark)
- 3.) [TBD] Lender Company Entity (to be provided from Highmark)
- 4.) [TBD] Lender Project Entity (to be provided from Highmark)
- 5.) [TBD] School Corporation (to be provided from Highmark)
- 6.) [TBD] School Entity (to be provided from Highmark)
- 7.) [TBD] Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(a), 13, 16, 17 and 18 from Table A thereof.

The undersigned further certifies that this plat is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.

The field work was completed on: October 03, 2025
Date of Plat or Map: October 10, 2025

DRAFT

Danny Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC

DEPOSITING CERTIFICATION

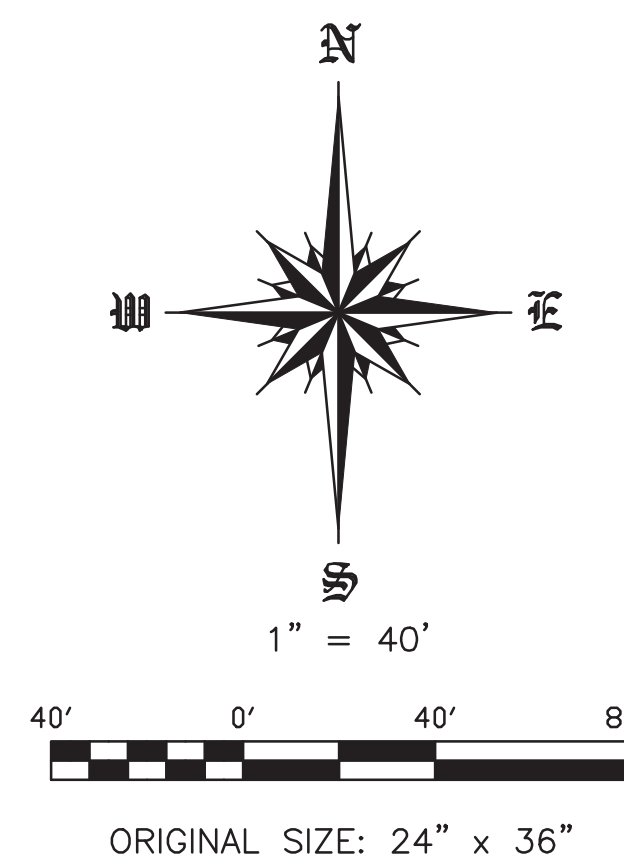
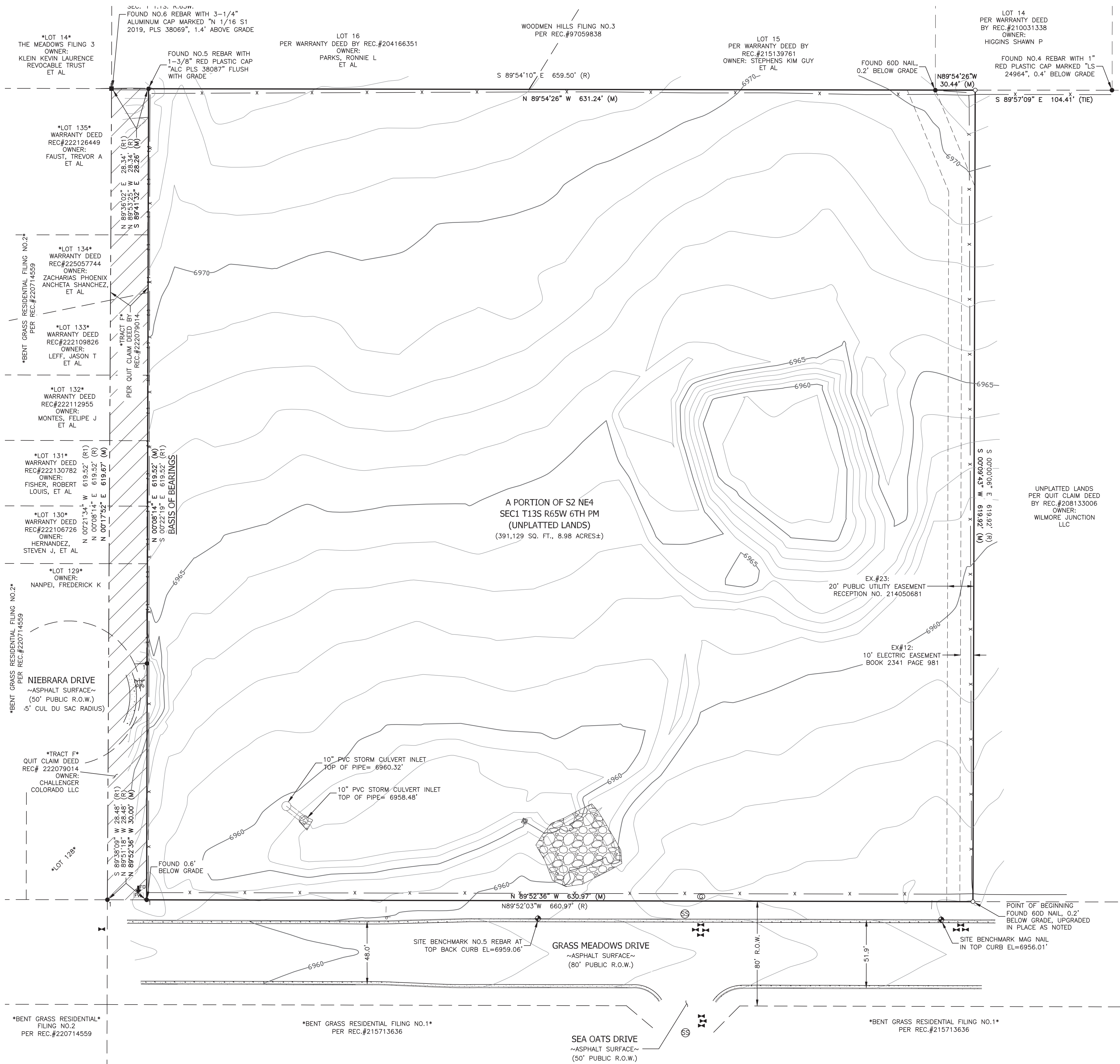
Deposited this _____ day of _____, A.D.
20__ at _____ o'clock ____M. in Book _____ of Land
Survey Plats, at Page(s) _____,
Deposit Number _____ of the records of the Clerk and
Recorder's Office of El Paso County, Colorado.

By: Deputy

DATE: October 10, 2025 REVISIONS				APEX LAND SURVEYING AND MAPPING LLC	
No.	Remarks	Date	By		
				5855 Lehman Drive, Suite 102 Colorado Springs, CO 80918 Phone: 719-318-0377 E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com	
Field: TJM		Drawn: TJM/DDR	Checked: DDR	PROJECT No.: 25075 SHEET 1 OF 1	

ORIGINAL SIZE 24" x 36"

ALTA/NSPS LAND TITLE SURVEY
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



- LEGEND**
- PLSS MONUMENT FOUND AS NOTED
 - MONUMENT FOUND AS NOTED
 - FOUND NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141" FLUSH UNLESS OTHERWISE NOTED
 - SET NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759 FLUSH WITH GRADE
 - ⊕ SITE BENCHMARK SET AS NOTED ELEVATIONS NAVD88 SEE NOTE 11
 - (R) RECORD VALUE
 - (R1) RECORD VALUE PER QUIT CLAIM DEED (AKA TRACT F) BY RECEPTION # 222079014. SEE SURVEYORS NOTE #12
 - (M) MEASURED VALUE
 - (C) CALCULATED VALUE
 - ± NOT A PART
 - ± MORE OR LESS
 - R.O.W. RIGHT OF WAY
 - ▨ EXCEPTED PARCEL AREA (*TRACT F*) SEE SURVEYORS NOTE #13
 - STORM STAND PIPE
 - STORM CULVERT INLET
 - UNDERGROUND FIBER OPTIC SIGN
 - FIBER OPTIC VAULT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - STREET SIGN
 - GAS TEST STATION
 - (-) WOODEN FENCE
 - x BARBED-WIRE FENCE
 - ▨ RIP RAP/GRAVEL

DRAFT

Danny Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC

DEPOSITING CERTIFICATION

Deposited this _____ day of _____, A.D.
20__ at _____ o'clock _____ M. in Book _____ of Land
Survey Plats, at Page(s) _____
Deposit Number _____ of the records of the Clerk and
Recorder's Office of El Paso County, Colorado.

By: Deputy

DATE: October 10, 2025 REVISIONS				APEX LAND SURVEYING AND MAPPING LLC	
No.	Remarks	Date	By	5855 Lehman Drive, Suite 102 Colorado Springs, CO 80918 Phone: 719-318-0377 E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com	APEX
Field: TJM	Drawn: TJM/DDR	Checked: DDR		PROJECT No.: 25075	SHEET 1 OF 1

Exhibit B
KEY SITE MANAGER/OWNER/OCCUPANT QUESTIONNAIRE

Name of Person: Brian Bahr

Relationship to the Subject Site: Manager of property owner, Bahr Holdings LLC

Relationship of Employer to the Subject Site (if Applicable): _____

How Long Affiliated with the Subject Site: 20 or more years

Date: 7/15/2025

1. Site Address or Distance and Direction from Main Intersection: Site is west of Meridian on Bent Grass

City: _____ State: _____ County: _____

Zip: _____

2. Property Size: 8.98 acres Current Site Uses: Vacant land

3. Are you aware of any Environmental Clean-up Liens against the property that are filed or recorded under federal tribal, state or local law? Yes/No

If Yes, Please Detail No

4. Are you aware of any Activity and Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes/No

If Yes, Please Detail No

5. Do you have any specialized knowledge or experiences 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 an adjoining property so that you would have specialized knowledge of the chemicals and processes used in that type of business?

Yes/No

If Yes, Please Detail I have been involved in the development of the overall community since 20+ years ago; however, I don't have knowledge of any chemicals or processes being used.

6. 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? Yes/No Yes
Already Own Site

If Yes, Please Detail Yes this is fair market value and in line with a 3rd party appraisal completed in 2025.

7. 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,

- a. Do you know the past uses of the property? Yes/No Yes - agricultural
- b. Do you know the specific chemicals that are present or were once present at the property? Yes/No No
- c. Do you know of spills or other chemical releases that have taken place at the property? Yes/No No
- d. Do you know of any environmental clean-ups that have taken place at the property? Yes/No No

If Yes to any of the above, Please Detail Past use was agricultural and grazing for cattle

8. Based upon your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination on the property? Yes/No

If Yes, Please Detail None

9. Buildings On-site:

List Buildings	Year Built	Dates of significant remodeling	Size (square feet)	Current Use(s)
1. N/A				
2.				
3.				
4.				
5.				
6.				
7.				
8.				

Have any buildings/structures been demolished/removed from the site? Yes/No Not that I'm aware of

If Yes, Please Detail _____

Will future site uses include renovations or new construction? Yes/No

If Yes, Please Detail New construction will be needed

10. Check "X" all utilities on-site

- | | |
|---|--|
| ☐ Septic system | ☒ Sanitary sewer lines |
| ☒ Water lines | ☐ Storm sewer lines |
| ☐ Propane tank(s) No. | ☒ Electric |
| ☒ Natural Gas | ☐ List others: |

11. Source(s) for site water supplies. Denote drinking water with "D", process/industrial water with a "P".

- | | |
|--|---|
| ☐ Private Well | ☐ Rural Water Supply |
| ☒ Public Water | ☐ River Intake |
| | ☐ Other: _____ |

12. Provide below information for current occupants/tenants (attach sheet for additional occupants/tenants): **If the site is vacant, check here ☐ and define period of vacancy:**

Occupant/Tenant Name (attach list if additional tenants)	Occupancy Period	Name of Owner or Manager	Phone No. of Contact	Description of Operations
1. N/A				
2.				
3.				
4.				
5.				

13. Please indicate below to indicate which of the following surface water features are present on the property:

- ☐ None ☐ Streams/Creeks/Lakes/Ponds

- ☐ Wetlands ☐ Lagoons, Pits, Settling Basins, Waste Treatment Basins

Unknown

If wetlands are suspected or present, has a wetlands delineation been conducted? Yes ☐ No ☐ Unknown ☐

14. Have there been accidental spills, fires leaks or improper releases of petroleum products, solvents, or chemicals on the subject property? Yes ☐ No ☒ Unknown ☐

15. Have you noticed any strong or noxious odors on the property? Yes ☐ No ☒ Unknown ☐
16. Are underground tanks currently or have formerly been located on the property? Yes ☐ No ☒ Unknown ☐
17. Are aboveground tanks currently or have formerly been located on the property? Yes ☐ No ☒ Unknown ☐
18. Are active or closed wells located on property? Yes ☐ No ☒ Unknown ☐
19. Are there transformers or other electrical equipment on the property? Yes ☐ No ☐ Unknown ☒
20. Are you aware of any pipelines that cross the property? Yes ☐ No ☒ Unknown ☐
21. Please indicate applicable operations conducted on-site or conducted at adjacent properties:

OPERATIONS	ON-SITE		ADJACENT PROPERTIES	
	CURRENTLY	IN PAST	CURRENTLY	IN PAST
Confined feeding operations/feed lots	☐	☐	☐	☐
Industrial/manufacturing applications	☐	☐	☐	☐
Tank storage of chemicals/petroleum products	☐	☐	☐	☐
Drums or container storage of chemicals or petroleum products	☐	☐	☐	☐
Herbicide/Pesticide Application	☐	☐	☐	☐
Warehousing or Transportation operations	☐	☐	☐	☐
Grain storage	☐	☐	☐	☐
Oil exploration	☐	☐	☐	☐
Vehicle/motor repair or gas station	☐	☐	☐	☐
Commercial printing operations	☐	☐	☐	☐
Commercial painting operations	☐	☐	☐	☐
Dry cleaning	☐	☐	☐	☐
Photograph/film developing	☐	☐	☐	☐
Suspected or known drug lab use	☐	☐	☐	☐
Junkyard or landfill	☐	☐	☐	☐
Waste Treatment/Storage/Disposal/Recycling	☐	☐	☐	☐
Medical-related office or health care facility	☐	☐	☐	☐

Do not know!

22. Have any previous environmental investigations (site assessments, asbestos sampling, etc.) been conducted on the property? Yes ☒ No ☐ Unknown ☐

If yes, please indicate if you have any of the following documents (Please attach complete copies of any documents checked) or define location where they can be obtained.

Likely was required prior to previous development though not in my possession.

- ☐ Environmental Site Assessment, Evaluation or Audit Reports
- ☐ Sampling Reports (asbestos, lead-paint, soil, water, mold, etc.)
- ☐ Underground/Aboveground Storage Tank Registration Info and Closure Reports
- ☐ Material Safety Data Sheets (MSDS)
- ☐ Community Right-to-Know Plan
- ☐ Geotechnical Reports
- ☐ Hazardous Waste Generator Notices or Reports
- ☐ Any Environmental-related Permits
- ☐ Government Agency Environmental Correspondence
- ☐ Safety Plans/Prevention Plans

23. Has there been a water leak or flooding of a portion of the building in the past?

Yes ☐ No ☐ Unknown ☐ N/A

If yes, please define source of problem and all measures taken to evaluate for mold and any remedial actions; list all dates of such events and actions:

24. Define all current waste disposal practices for any hazardous materials, chemical products, petroleum products and medical wastes, or other regulated material (include vendor name if pick-up is by a licensed vendor):

N/A

25. Define all past known waste disposal practices for any hazardous materials, chemical products, petroleum products, medical wastes, or other regulated material (include vendor name if pick-up is by a licensed vendor and define all discharges to sewers, surface water and land):

N/A or Unknown

26. Describe all known tenant complaints related to environmental issues: ☒ None Known

27. Define all past on-site uses/general operations back to time site was first developed if known: ☒ Unknown

Over past 20+ years
Date of original development of site _____ ☐ Unknown

Were you the original developer of the site? Yes ☐ No ☐

28. Are you aware of any removal or replacement of soil on the property or any import of foreign soil/material/debris involving the property? Yes ☒ No ☐

If Yes, Please Detail Only during the ordinary course of site grading and community development

28. Add additional applicable comments: No known environmental issues

APPENDIX 7 - MUNICIPAL/REGULATORY INFORMATION

MJB

ESA

202501270

Vacant Land
Bent Grass Meadows Drive, Peyton, CO
(El Paso County)

Project Number

Site Address

El Paso County Parcel #: 5301000038

No address for records request.

FIRE DEPARTMENT INTERVIEW

Falcon Fire Protection District

719-495-4050

Fire Prevention or Department Name

Name, Title and Phone Number

1. Are there any records of Underground Storage Tanks (UST's)/releases for the property?
2. Are there records of hazmat incidents at the subject property?

STATE UNDERGROUND STORAGE TANK AGENCY

Colorado Department of Labor & Employment,
Division of Oil & Public Safety

303-318-8525

Department Name

Name, Title and Phone Number

On-line tank databases: <https://ops.colorado.gov/petroleum>

NEW COSTIS – IA Web Portal: <https://socgov18.force.com/s/>

Petroleum Release Events Search: <https://data.colorado.gov/Environment/Petroleum-Release-Events-in-Colorado-Oil-Public-Sa/iimu-7683>

Regulated Storage Tank Facilities: <https://data.colorado.gov/Energy/Regulated-Storage-Tank-Facilities-in-Colorado-Oil-/iazk-c8xj>

Petroleum Release GIS Map:

<https://experience.arcgis.com/experience/2f3b9fd3d13f4d7299599e9f73f24538/page/Home%2FMap-Page/>

File Review Request: <https://ops.colorado.gov/Petroleum/DataDocuments>

1. Are there any records of Underground Storage Tanks (UST's) for the property?
1/5/26 - The subject property has no address # assigned but saved the Regulated Storage Tank Facility and Petroleum Releases database to the file.

HEALTH DEPARTMENT

El Paso County Public Health Department,
Environmental Health

719-578-3199

Department Name

Name, Title and Phone Number

<https://www.elpasocountyhealth.org/>

Most of the files we have pertain to landfills. Other land use documents and documents related to hazardous materials and spills may be available at: Colorado Department of Public Health and Environment, El Paso County Development Services, El Paso County Sheriff's Office (Fire Marshall), Municipal Fire, Planning, Land Use and Police Departments.

Best Regards,

Christine Juarez, Program Assistant

Environmental Health Division El Paso County Public Health

1675 W. Garden of the Gods Rd., Colorado Springs, CO 80907

Office (719) 578-3108

www.elpasocountyhealth.org

Can view inspections online (previous 36 months) for food establishments, body art facilities, child care, & pools: <https://inspections.myhealthdepartment.com/epcph>

1. Are there any health code violations associated with the subject property? N/A

El Paso County - Colorado

5301000038
BENT GRASS MEADOWS DR

Total Market Value
\$277,370

OVERVIEW

Owner:	BAHR HOLDINGS LLC
Mailing Address:	8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO 80920-1013
Location:	BENT GRASS MEADOWS DR
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2NE4 SEC 1-13-65 DESC AS FOLS: COM AT NE COR OF SD SEC 1'S S2NE4, TH S 00<00'06" W 621.14 FT TO A PT ON N LN OF THE S 40.0 FT OF THE N2S2NE4, TH N 89<52'03" W 1979.60 FT FOR POB, TH CONT N 89<52'03" W 660.97 FT, N 00<08'14" E 619.52 FT, S 89<54'10" E 659.50 FT, S 00<00'06" W 619.92 FT TO POB, EX THAT PT PLATTED TO BENT GRASS RESIDENTIAL FIL NO 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$277,370	\$74,890	\$74,890
Improvement	\$0	\$0	\$0
Total	\$277,370	\$74,890	\$74,890

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT LAND, 5.0 TO 9.99	27.00	27.00	8.98 Acres	\$277,370

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
No items to display			

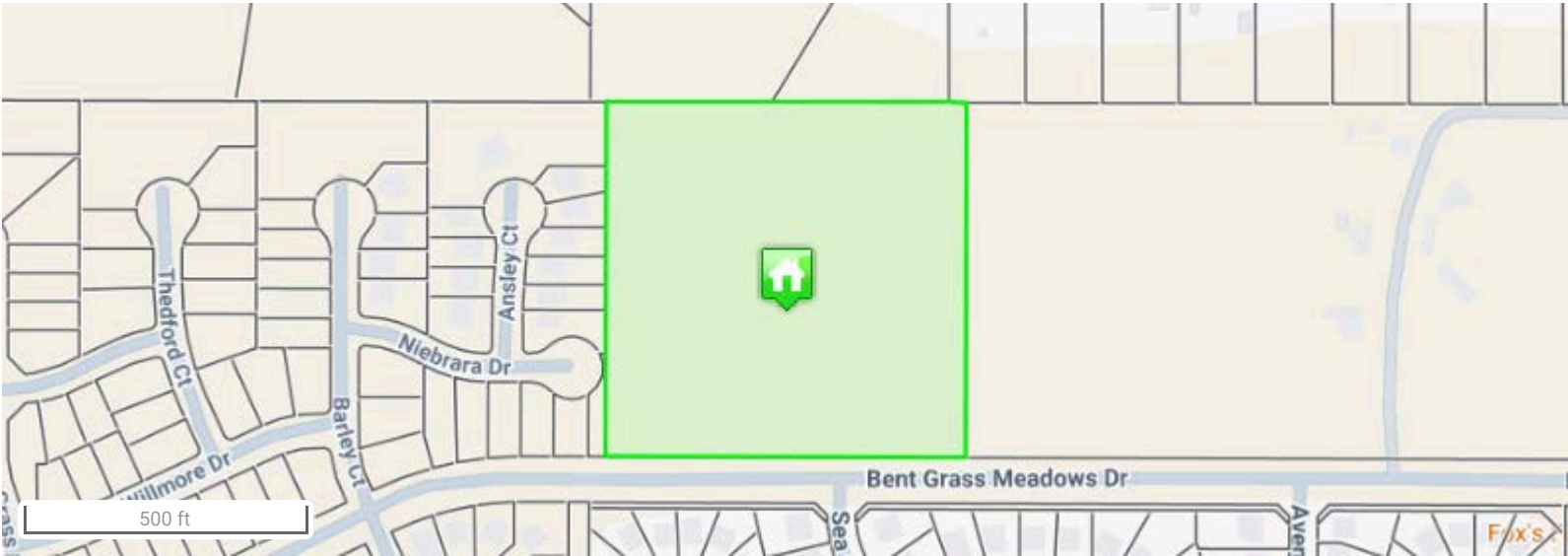
TAX ENTITY AND LEVY INFORMATION

[County Treasurer Tax Information](#)

Tax Area Code: **SKF** Levy Year: **2025** Non-School Levy: **72.584** School Levy: **45.649**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
EL PASO COUNTY SCHOOL DISTRICT #49	45.649	REBEKAH BROOKS	(719)495-1145
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
FALCON FIRE PROTECTION DISTRICT	14.886	TRENT HARWIG	(719)495-4050
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT	1.082	TRACY DORAN	(719)510-0780
WOODMEN HILLS METRO DISTRICT	0.000	CARTER BULLION	(719)495-2500
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706
WOODMEN ROAD METRO DISTRICT	0.000	WSDM MANAGERS	(719)447-1777
BENT GRASS METRO DISTRICT	46.491	WSDM MANAGERS	(719)447-1777

MAP SHEET



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.

APPENDIX 8 - PERSONNEL QUALIFICATIONS

Elizabeth Van Camp

Bock & Clark Corporation, an NV5 Company

EDUCATION

Colorado State University, Bachelor of Science, Mechanical Engineering

PROFESSIONAL TRAINING/CERTIFICATIONS

- ASTM 1527-13 Phase I ESA Training - 2018
- Colorado Asbestos Inspector
- Colorado Lead-Based Paint Inspector/Risk Assessor

EMPLOYMENT HISTORY

NV5 (June 2021 – Present)

- Coordination and completion of Phase I Environmental Assessments and Property Condition Assessments of a variety of property types, including residential, commercial, office, and retail facilities

Intertek-PSI (August 2009-June 2021)

- Coordination and completion of Phase I Environmental Assessments and Property Condition Assessments on a variety of property types including multi-family housing, commercial, industrial, medical, and automotive facilities
- Coordination and completion of asbestos inspections for renovation and demolition
- Managed personnel, budget, and project schedule
- Perform lead-based paint surveys for maintenance, renovation, and demolition
- Performed mold and indoor air quality surveys
- Managed asbestos survey, abatement and demolition of 800,000 SF hospital
- Performed construction materials testing for soils, asphalt, and concrete in both field and laboratory settings

Scott Lloyd

Project Manager at NV5 Real Estate Transaction Services

Profile

Mr. Lloyd has fourteen (14) years' experience in the real estate due diligence field. Mr. Lloyd has successfully completed a number of Phase I Environmental Site Assessments and Property Condition Assessments and has managed over a thousand single-and multi-site due diligence projects throughout the United States for a broad range of property types including office, retail, multi-family, hospitality, healthcare, industrial and agricultural properties. Currently Mr. Lloyd acts as the team's project reviewer for Phase I Environmental Site Assessments and Property Condition Assessments prior to client delivery.

Education

Kent State University- Bachelor of Arts (2010)

Career Summary

(2009-present) Project Manager at NV5 Bock and Clark Corporation, an NV5 Company (Akron, OH)

- o Review, verify data and report findings prior to client delivery
 - o Reconnaissance of the subject property; including Retail Shopping Centers, Office, Industrial, Multi-family, Hospitality (Hotel), Self-Storage, Manufactured Housing (Mobile Home Parks), Hospitals and Assisted Living facilities
 - o Identification of Physical Deficiencies in building systems
 - o Recommending Repair and Maintenance Work
 - o Providing costs estimates for deferred maintenance and life safety issues
 - o Providing opinion off costs that are recommended for the first one to two years of the term
 - o Reviewing federal, state, and local government records
 - o Determining applicable regulations and making recommendations
 - o Client and government agency consultation
 - o Soil and groundwater sampling
 - o Reviewing historical records and regulatory databases
 - o Apply "All Appropriate Inquiry" and ASTM E 1527-13 Standards
 - o cursory evaluation of non-ASTM considerations such as asbestos, radon, and lead paint
 - o Manage projects from start to finish including scheduling, coordinating, and monitoring progress through all phases on projects
 - o Proficiency with a variety of computer software applications, including MS Word, MS Excel, and MS Outlook
 - o Quire Report Writing software
 - o Schedule and travel to various project locations to complete site reconnaissance
- Professional Courses and Designations

Professional Courses and Designations

ASTM 1527-13 Phase I ESA Certification

ASTM 2018-15 PCA Certification

InterNACHI- Commercial Property Inspection Certificate (January 2022)

ASTM 2018 Property Condition Assessment- Principles and Practice Common Ground University

Environmental Due Diligence- Principles and Practice- Common Ground University