PHASE I
ENVIRONMENTAL SITE ASSESSMENT
FOR
MARTIN PROPERTY
BOULDER COUNTY, COLORADO

Prepared for:

Boulder County Land Use Department
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2045 13th Street
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Attention: Abigail Shannon

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1 SUMMARY

EME Solutions, Inc. (EME) performed a Phase I Environmental Site Assessment (ESA) for one Subject Property in Boulder County, Colorado. The Martin Property is located at 109 County Road 69, Lyons, Colorado 80540 and consists of approximately 8.8 acres. The Subject Property is located in Section 19, Township 3 North, Range 70 West of the 6th P.M., in Boulder County, Colorado. The Subject Property is located just south of the Lyons city boundary.

The Subject Property is accessed from unpaved roads. The main house and garage on the Martin Property were extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. Current uses are residential but uninhabited. There are no other improvements on the Subject Property.

The Subject Property was first used for residential use in 1929. Prior to this time, the use for this Property was a fruit orchard.

The vicinity is floodplain surrounded by mountains and low density residential.

There were no oil and gas well permits and no registered petroleum storage tanks on the Subject Property.

The Subject Property was previously serviced by utility company electricity and refuse collection. The Subject Property had a water well that failed some years ago (the owner hauled water while living on the Subject Property). There were two septic systems on the Subject Property. Significant quantities of hazardous materials or petroleum products are not used or stored on the Subject Property.

Asbestos, lead-based paint, and mold services were not included as part of this Scope of Work.

A thorough property inspection, a review of regulatory agency records, a review of local historical resources, and interviews with interested parties and enforcement officials has not revealed any “recognized environmental conditions” on the Subject Property.

2 INTRODUCTION

2.1 PURPOSE

EME Solutions, Inc. (EME) performed a Phase I Environmental Site Assessment (ESA) for one Subject Property in Boulder County, Colorado. The Martin Property is located at 109 County Road 69, Lyons, Colorado 80540 and consists of approximately 8.8 acres. The Subject Property is located in Section 19, Township 3 North, Range 70 West of the 6th P.M., in Boulder County, Colorado. The Subject Property is located just south of the Lyons city boundary.

The Phase I ESA was conducted for the Client in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527–13, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*. This standard describes the protocol for site assessment practices that satisfy the due diligence responsibilities of participants in a commercial real estate transaction. This Phase I ESA also conforms to the Boulder County Specifications for RFP # 6324-15 (see Appendix E).

The objective of a Phase I ESA is to identify "recognized environmental conditions" associated with a property that may be assumed in a real estate transaction. ASTM defines "recognized environmental conditions" as "*the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.*" The term "recognized environmental condition" includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" (ASTM Designation: E 1527-13, §1.1.1).

2.2 DETAILED SCOPE OF SERVICES

EME conducted the ESA in conformance with the scope and limitations of ASTM Standard E 1527–13. Conformance with ASTM Standard E 1527-13 provides compliance with US Environmental Protection Agency's (EPA's) "All Appropriate Inquiry" Final Rule, 40 CFR Part 312.

The Scope of Work for this assessment includes the following components:

- Records review
- Site reconnaissance
- Interviews
- Report

It also conforms to the Boulder County Specifications for RFP # 6324-15. These Specifications are presented in Appendix E. No services with respect to asbestos, lead-based paint, or mold are provided with this Scope of Work.

2.3 SIGNIFICANT ASSUMPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Subject Property conducted by EME personnel, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Subject Property and surrounding properties. All conclusions represent the professional opinions of the EME personnel involved with the project; the results of this report should not be considered a legal interpretation of existing environmental regulations. EME assumes no responsibility or liability for errors in the public data utilized, statements from sources outside of EME, or developments resulting from situations outside the scope of this project.

2.4 LIMITATIONS AND CONDITIONS

EME performed these services in a manner consistent with the level of care and expertise exercised by members of the environmental assessment profession and in accordance with the ASTM standard for Phase I ESA which is "intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability," also known as "landowner liability protections" or "LLPs."

It is EME's experience that environmental liabilities may be incurred that are in addition to those associated with CERCLA. EME's assessment is limited strictly to identifying "recognized environmental conditions" associated with the Subject Property and identified within the scope of work. EME's assessment does not evaluate regulatory compliance issues. EME did not assess the Subject Property for the presence of asbestos, lead-based paint, or radon gas, or evaluate the off-site disposal of wastes. These can present environmental liabilities to a property owner but are generally considered "non-scope" items in the ASTM scope of work for Phase I ESA. In addition, they were not requested by the Client. By not commenting on the presence of these materials or the conduct of these practices, EME does not confirm the absence of such materials or the propriety of the practices. Except as specifically noted, sampling of soils, groundwater, and surface water was not within the scope of work for this project. In addition, the site inspection did not attempt to identify the presence of environmental contamination in areas that cannot be visually inspected. This includes subsurface soils; groundwater; and areas on the property that are inaccessible due to geographic or vegetation impediments or weather interferences.

EME's services have been performed and reports and documents prepared in accordance with generally and currently recognized or adopted principles and practices for consultants performing similar services. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED.

2.5 SPECIAL TERMS AND CONDITIONS

The Scope of Work for this environmental assessment conforms in content and format with the requirements for Phase I Environmental Site Assessments as presented in ASTM Designation: E 1527-13. It also conforms to the Boulder County Specifications for RFP # 6324-15. See Appendix E.

2.6 USER RELIANCE

This Phase I Environmental Site Assessment is provided for the benefit of the County of Boulder, a body corporate and politic, and its Successors and/or Assigns. No other party may rely upon the information in this report without assignment of reliance by EME.

3 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Martin Property is located at 109 County Road 69, Lyons, Colorado 80540 and consists of approximately 8.8 acres. The Subject Property is located in Section 19, Township 3 North, Range 70 West of the 6th P.M., in Boulder County, Colorado. The Subject Property is located just south of the Lyons city boundary.

The legal description is presented in the title commitment in Appendix B.

See Figure 1, Site Location Map, Figure 2, Site Topographic Map, and Figure 3, Site Aerial Photograph. Subject Property photographs are presented in Appendix A.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is in the foothills in an area with low-density residential development just south of the Lyons city border. Surface water in the vicinity flows to South St. Vrain Creek, which flows across the Subject Property.

3.3 CURRENT USE OF THE SUBJECT PROPERTY

The Subject Property is accessed from unpaved roads. The main house and garage on the Martin Property were extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. Current uses are residential but uninhabited. The vicinity is low-density residential development.

3.4 DESCRIPTION OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

The Subject Property is accessed from unpaved roads. The main house on the Martin Property was extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. Current uses are residential but uninhabited. There are no other improvements on the Subject Property.

3.5 CURRENT USES OF THE ADJACENT PROPERTIES

The vicinity is flood plain with surrounding mountains with low-density residential development. Adjacent properties are low-density residential.

4 USER PROVIDED INFORMATION

The “user” is defined by ASTM Designation: E 1527-13 (Section 3.3.42) as the party seeking to use Practice E 1527 to perform an environmental site assessment of the property. A user may include, without limitation, a purchaser of property, an owner of a property, a lender, or a property manager. The “user” for this environmental site assessment is Boulder County Land Use Department. Boulder County Land Use Department is the prospective purchaser

of the Subject Property. EME interviewed Ms. Abigail Shannon, Senior Planner, Boulder County Land Use Department by written questionnaire.

4.1 TITLE RECORDS

Title searches only provide a list of current and former owners, easements and other encumbrances of the Subject Property and normally do not indicate its historic use. A title commitment was provided by Boulder County Land Use Department; the information in the title commitment is consistent with the historic uses of the Subject Property.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Ms. Abigail Shannon, Boulder County Land Use Department, stated that, to the best of her knowledge, she was unaware of any environmental liens or activity and use limitations in effect for the Subject Property.

4.3 SPECIALIZED KNOWLEDGE

Ms. Abigail Shannon, Boulder County Land Use Department, stated that, to the best of her knowledge, she had no specialized knowledge about the Subject Property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Ms. Abigail Shannon, Boulder County Land Use Department, stated that, to the best of her knowledge, she was not aware of any commonly known or reasonably ascertainable information about the Subject Property that would help identify conditions indicative of releases or threatened releases.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Ms. Abigail Shannon, Boulder County Land Use Department, stated that, to the best of her knowledge, there is no valuation reduction for environmental or other reasons.

4.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

Ms. Abigail Shannon, Boulder County Land Use Department, provided contact information for the property owners. The owner is the estate of James Allen Martin (deceased). EME interviewed Crystal Martin, the daughter of James Allen Martin, who acts as owner's representative.

4.7 REASON FOR PERFORMING PHASE I ENVIRONMENTAL ASSESSMENT

Boulder County Land Use Department is the prospective purchaser of the Subject Property. This Phase I Environmental Assessment has been performed for the benefit of Boulder County Land Use Department, to ensure that "all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial and customary practice" as defined in CERCLA, 42 USC 9601 (35) (B), that will give the purchaser in a commercial real estate transaction the innocent landowner defense to CERCLA liability (42 USC 9601 (A) and (B) and 9607 (b) (3)), assuming compliance with other elements of the defense.

4.8 OTHER USER PROVIDED INFORMATION

Boulder County Land Use Department provided a title commitment for the Subject Property. This document did not provide any information about the Subject Property that may indicate the presence of a recognized environmental condition. Excerpts from the title commitment are provided in Appendix B, Historical Research Documentation.

5 ENVIRONMENTAL RECORDS REVIEW

5.1 PHYSICAL SETTING SOURCES

Physical setting sources include topographic maps and geologic maps and reports. See the references section for a listing of these sources.

5.1.1 General Topographic Setting

The Subject Property is located on the United States Geological Survey (USGS) Lyons, Colorado 7.5-Minute Quadrangle map. The topographic map indicates that the Subject Property is located in flood plain with surrounding mountains. Surface water in the vicinity flows to South St. Vrain Creek, which flows across the Subject Property from west to east.

The Martin Property consists of one parcel approximately 8.8 acres in size that measures approximately 1000 feet in the east-west direction and approximately 415 feet in the north-south direction. The Subject Property ranges in elevation from approximately 5,350 feet above mean sea level (amsl) at the western edge and approximately 5,330 feet amsl at the eastern edge. South St. Vrain Creek runs through the Subject Property. There are two houses on the Subject Property. The main house and garage on the Martin Property were extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. The Subject Property is a combination of meadow and forested.

5.1.2 Regional Physiographic Setting

The Subject Property is located in the Front Range of the Rocky Mountains. It is situated about 21 miles east of the Continental Divide and just south of the Lyons city limits. The area is characterized by steep mountains formed by tectonic uplift and incised valleys (Braddock et. al. 1988).

5.1.3 Site Geology

The surficial geology at the Subject Property is characterized as Holocene alluvium. Soils are characterized as Niwot soils, which are loamy soils over sandy and gravelly alluvium (Braddock et. al. 1988, NRCS 2016, site visit).

5.1.4 Surface Water

Surface water in the vicinity flows to South St. Vrain Creek, which crosses the Subject Property.

5.1.5 Groundwater

Depth to groundwater is unknown, but would be expected to be approximately 20 feet below ground surface (bgs) based on engineering judgment. The direction of shallow groundwater

flow usually follows surface topography. Based on the surface topography, groundwater flow in the vicinity of the Subject Property is expected to be from the west to east. Sites west of the Subject Property are expected to be upgradient from the Subject Property. Sites to the east are expected to be downgradient.

5.2 STANDARD ENVIRONMENTAL RECORD SOURCES

GeoSearch was utilized to conduct a database search of environmental records. The GeoSearch search radius meets or exceeds the government records search requirements of the ASTM standard for Phase I ESAs. The GeoSearch report is provided as Appendix C. The GeoSearch Summary Table is provided as Table 1 and summarizes the databases searched and the number of sites identified within the GeoSearch search radius of the Subject Property.

Table 1. GeoSearch Summary Results Table

Federal Environmental Databases			
Standard Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0.125
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR08	0	0.125
RESOURCE CONSERVATION & RECOVERY ACT - NON-	RCRANGR08	0	0.125
GENERATOR FACILITIES			
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0.5
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0.5
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0.5
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0.5
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0.5
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS	RCRAT	0	0.5
TREATMENT, STORAGE & DISPOSAL FACILITIES			
NATIONAL PRIORITIES LIST	NPL	0	1
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	1	1
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	1

Table 1. GeoSearch Summary Results Table

RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	1
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	1
Additional Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	TP/AP
CERCLIS LIENS	SFLIENS	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCO	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL	ICISNPDES	0	TP/AP
POLLUTANT DISCHARGE ELIMINATION SYSTEM			
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0.25
OPEN DUMP INVENTORY	ODI	0	0.5
DEPARTMENT OF DEFENSE SITES	DOD	0	1
FORMERLY USED DEFENSE SITES	FUDS	0	1
RECORD OF DECISION SYSTEM	RODS	0	1
State Environmental Databases			
Standard Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	0	0.125
ABOVEGROUND STORAGE TANK FACILITIES	AST	0	0.25

Table 1. GeoSearch Summary Results Table

UNDERGROUND STORAGE TANK FACILITIES	UST	0	0.25
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0.5
LEAKING STORAGE TANK FACILITIES	LST	6	0.5
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0.5
SOLID WASTE FACILITIES	SWF	1	0.5
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	0	0.5
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	1
SUPERFUND SITES	SF	0	1
Additional Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	APCDP	0	TP/AP
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	ASBESTOS	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	CDPS	0	TP/AP
SPILLS LISTING	SPILLS	0	TP/AP
DRY CLEANING FACILITIES	CLEANERS	0	0.25
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	HWSTSD	0	0.5
METHANE GAS STUDY SITES	METHANESITES	0	0.5
URANIUM MILL TAILINGS SITES	UMTS	0	0.5
Tribal Listings			
Standard Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0.25
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0.5
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0.5

Additional Environmental Records			
Database	**Acronym**	**Locatable**	**Search Radius (miles)**
INDIAN RESERVATIONS	INDIANRES	0	1

* Databases and search radii are defined in Appendix C.

The ASTM Standard search radii are designed to help identify those sites which are capable of impacting a Subject Property. A complete listing of all databases searched and the search results can be found in the GeoSearch report (see Appendix C).

GeoSearch reports sites within the ASTM prescribed radii in Federal and State databases. To be conservative, an additional ¼ mile was added to each ASTM search radius. The database search identified eight contaminant sources in the vicinity of the Subject Property. See Appendix C for the complete GeoSearch database report.

Field Checking and "Orphaned" Sites. When sites with known environmental conditions can potentially impact a Subject Property (e.g. LUST and NPL sites), their locations as plotted by the GeoSearch computer are field checked by EME. "Orphaned" sites (sites that cannot be plotted by the GeoSearch database software) were also evaluated for proximity and potential to contribute to a recognized environmental condition at the Subject Property. If applicable, orphaned sites are included in the discussion for each database section. For this report, there were no orphaned sites identified near enough to the Subject Property to contribute to a recognized environmental condition at the Subject Property.

GeoSearch Proprietary Databases. In addition to ASTM-prescribed databases, GeoSearch maintains several proprietary databases. There were no database listings encountered within the ASTM search radii for the GeoSearch proprietary databases.

5.2.1 Database Listings for the Subject Property

There are no database listings for the Subject Property.

5.2.2 Standard Environmental Records

The database search identified eight contaminant sources in the vicinity of the Subject Property. See Appendix C for the complete GeoSearch database report.

5.2.2.1 No Longer Regulated RCRA Corrective Action Facilities (NLRRCRAC)

This site, Baseline Industries Inc., at 19661 US Hwy 36, is located almost 1 mile north of the Subject Property on North St. Vrain Creek (cross gradient). The site has been closed. It should not be the source of a recognized environmental condition at the Subject Property.

5.2.2.2 Leaking Underground Storage Tank (LST)

There are six leaking underground storage tank sites in the vicinity. Only one, Jethro Investment Trust, is upgradient from the Subject Property. All of these sites are closed.

These leaking underground storage tank sites should not be the source of a recognized environmental condition at the Subject Property.

5.2.2.3 Solid Waste Facility (SWF)

This site, Main Street Service Center at 505 W. Main Street, is a registered tire hauler. It should not be the source of a recognized environmental condition at the Subject Property.

5.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Additional environmental sources are listed below.

5.3.1 Colorado Oil and Gas Conservation Commission

The Colorado Oil and Gas Conservation Commission maintains a database of oil and gas facilities. There are no oil and gas facilities listed in the database for the Subject Property.

5.3.2 Colorado Division of Water Resources

The Colorado Division of Water Resources maintains a database of permitted water wells in Colorado. There are no permitted water wells on the Subject Property.

5.3.3 Boulder County Environmental Health Division

The Boulder County Environmental Health Division maintains a database of septic system permits. There is no record of a permitted septic system on the Subject Property. However, the owner's representative, Crystal Martin, stated that the Subject Property had two septic systems (one for each house) that are no longer in use.

The Boulder County Environmental Health Division also maintains a database of mines, mills, hazardous materials spills, dumps, landfills, and high radiation readings. This database is accessed through a map-based web site. EME searched the Boulder County web site and the results show multiple mining sites within 0.5 mile of the Subject Property. The Boulder County database shows one silica quarry about ½ mile north of the Subject Property. This listing in the Boulder County database should not be the source of a recognized environmental condition on the Subject Property.

5.3.4 CDPHE List of Impaired Waters

Colorado Department of Public Health and Environment (CDPHE) maintains a list of impaired water bodies under Section 303(D) of the Clean Water Act. Surface water on the Subject Property flows to the South St. Vrain Creek. St. Vrain Creek at this location (COSPV02b) is listed as impaired for copper and temperature. However, the water quality in St. Vrain Creek is not expected to be the source of a recognized environmental condition on the Subject Property.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES

EME accessed the following sources (if available) to determine the historical use of the Subject Property, adjacent properties, and the surrounding area:

- Assessor's parcels reports
- Title Commitment
- Mineral Surveys and Plat Maps
- Historical Reports
- Carnegie Library collection
- Colorado Division of Reclamation Mining and Safety (DRMS) records
- City Directories – none available
- Sanborn Fire Insurance Maps – none available
- Aerial Photographs – 1948, 1953, 1966, 1994, 1999, 2012, 2015
- Historical topographic maps – 1904, 1957, 1968, 1978, 2013

5.4.1 Assessor's Parcel Reports

According to the Assessor's parcel report, the Martin Property consists of one parcel approximately 8.8 acres in size. This parcel report does not indicate any conditions that may be the source of a recognized environmental condition on the Subject Property.

5.4.2 Title Commitment

The title commitment for the Subject Property was provided by Boulder County. It is presented in Appendix B. The title commitment does not indicate any conditions that may be the source of a recognized environmental condition on the Subject Property.

5.4.3 Mineral Surveys and Plat Maps

No plat maps or mineral surveys were provided or discovered for the Subject Property.

5.4.4 Historical Reports

No historical reports were provided or discovered.

5.4.5 Carnegie Library

The collection of Carnegie Branch of the Boulder County Library was searched for information about the Subject Property. No information was discovered.

5.4.6 Colorado Division of Reclamation Mining and Safety

Colorado Division of Reclamation Mining and Safety (DRMS) maintains a database of active mining operations. The Subject Property is not a mining property and therefore will not appear in the database of active mine sites.

There is no indication that the DRMS Abandoned Mine Lands program performed any closures on the Subject Property.

DRMS also maintains a database of historical records for mining sites. The Subject Property is not a mining property and therefore will not appear in the database.

5.4.7 City Directories

No city directories were available for the Subject Property.

5.4.8 Aerial Photographs

Historic aerial photographs from USGS for 1948, 1953, 1966, and 1994 available for the Subject Property. In addition, Google Earth aerial images, dated 1999 through 2015 were inspected by EME. The photographs vary in quality and resolution. In general, the use on the Subject Property and vicinity went from undeveloped floodplain and mountainous area to low density residential as time progressed from the earliest to the latest aerial photograph. These aerial photographs confirm the land use as described by the owner (residential, with the Subject Property part of an orchard prior to residential use). The photographs show that the Subject Property and adjacent sites were mainly low density residential. The historic aerial photographs for 1948, 1953, 1966, 1994, 1999, and 2012 are presented in Appendix B. Figure 3 presents the 2015 aerial photograph from Google Earth.

No industrial uses, mining waste piles, major chemical storage operations, or landfilling operations were observed on the Subject or adjacent properties in the aerial photographs.

5.4.9 Historical Topographic Maps

Historical topographic maps for 1904 (USGS Boulder 1:62,500 quadrangle), 1957, 1968, 1978, and 2013 (USGS Lyons 7.5-minute quadrangle) were reviewed for the Subject Property. The historical topographic maps did not reveal any uses that are likely to be a source of a recognized environmental condition at the Subject Property. See the table below. The historical topographic maps are presented in Appendix B. The 2013 map is presented as Figure 2.

Historical Topographic Map Review

Name	Year	Topographic Map Analysis
Boulder 1:62,500	1904	The Subject Property is located south of the city of Lyons. A road passes to the west of the Subject Property. South St. Vrain Creek runs through the Subject Property. There are no improvements on the Subject Property. There are several houses in the vicinity.
Lyons 7.5 minute	1957	The creek runs through the Subject Property. A road reaches the southwest corner of the Subject Property. There is a house in the southeast corner of the Subject Property. There are multiple houses adjacent to the Subject Property and in the vicinity.
Lyons 7.5 minute	1968	Very similar to 1957. The second, main house, along with a garage or shop building is shown on the Subject Property.
Lyons 7.5 minute	1978	Similar to 1968, with some additional development in the vicinity.
Lyons 7.5 minute	2013	Other than the road entering the Subject Property, no houses or other improvements are shown on the Subject Property. The new format USGS maps do not show individual houses in most cases.

5.4.10 Sanborn Fire Insurance Maps

No Sanborn Fire Insurance Maps were available for the Subject Property.

6 SITE RECONNAISSANCE, INTERVIEWS, AND OTHER STUDIES

John L. Jankousky, of EME, performed a site reconnaissance visit on December 3, 2015 to evaluate the Subject Property and adjacent properties, to locate sites listed on the databases (if applicable), and to identify unlisted properties in the area that may affect the Subject Property. Figure 3 presents the aerial photograph of the Subject Property and vicinity. Site photographs are presented in Appendix A.

6.1 SITE RECONNAISSANCE

This section describes the methodology and findings of the site reconnaissance.

6.1.1 Methodology and Limiting Conditions

The Property inspections were conducted December 8, 2015 by John L. Jankousky, a Colorado Registered Professional Engineer (Number 30941) from EME. No sampling occurred during the site visit.

6.1.2 General Site Setting

The Subject Property is in a flood plain with surrounding mountains with low-density residential development. The Subject Property is just south of the Lyons city limit. Surface water in the vicinity flows to South St. Vrain Creek, which flows across the Subject Property.

6.1.3 Exterior Observations

The Subject Property is accessed from unpaved roads. The main house and garage on the Martin Property were extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. The Subject Property is a combination of meadow and forested.

A summary of exterior observations is provided below.

Exterior Observations

Condition	Yes	No
Signs of illegal dumping of hazardous materials (stained soil or paved surfaces, stressed vegetation, odors, etc.).		x
Unidentified containers which contain substances suspected of being hazardous substances or petroleum products.		x
Above or below ground storage tanks and piping, including vent or fill pipes.		x
Solid waste, waste water wells, septic systems, or monitoring wells.		x
Mine waste piles.		x
Spill control, containment devices, or retention basins (for chemicals/petroleum).		x
Lagoons, impoundments, sumps, pits, dry wells, or drinking water wells (other than stormwater basins).		x
Water features potentially impacted by site activities.		x

There were no oil and gas well permits and no registered petroleum storage tanks on the Subject Property.

The Subject Property was previously serviced by utility company electricity and refuse collection. The Subject Property had a water well that failed some years ago (the owner hauled water while living on the Subject Property). There were two septic systems on the

Subject Property. Significant quantities of hazardous materials or petroleum products are not used or stored on the Subject Property.

6.1.3.1 Storage Tanks

No aboveground storage tanks (ASTs), underground storage tanks (USTs), or other petroleum or chemical containers were noted during the site reconnaissance.

6.1.3.2 Indications of Waste Disposal/Other

No evidence of large-scale dumping, major soil staining, or odors was noted on the Subject Property at the time of the site reconnaissance. The damaged house, several abandoned automobiles, and other debris remain on the Subject Property. No chemical or petroleum drums were noted during the inspection. There was no evidence of improper herbicide, pesticide, or fertilizer use on the Subject Property. Historic aerial photographs were examined; no evidence of staining or dumping was noted in the aerial photographs. Interviews with the owner did not reveal any uses that would be likely to contribute to a recognized environmental condition on the Subject Property.

6.1.3.3 Monitoring Wells

No monitoring wells were observed on or adjacent to the Subject Property.

6.1.4 Interior Observations

The flood-damaged main house, a garage, and a second uninhabited house remains on the Subject Property. There is debris and sediment in the interior of the main house. Access to the second house was not provided. No chemical containers were observed.

6.1.4.1 Hazardous Substance/Petroleum Product Containers

No hazardous substances or petroleum product containers were identified on the Subject Property during the site reconnaissance. There was no visual indication of significant past releases of hazardous substances/petroleum products such as soil staining or odors.

6.1.4.2 Indications of Asbestos

Evaluation of asbestos is outside of EME's Scope of Work.

6.1.4.3 Indications of PCBs

PCBs were commonly used di-electric fluids in transformers, capacitors, and fluorescent light ballasts prior to 1977. No transformers were noted on the Subject Property. Any transformers would be the responsibility of the electrical utility and should not be the source of a recognized environmental condition on the Subject Property.

6.2 INTERVIEWS

Information received in interviews is presented below. Interview documentation is presented in Appendix D.

6.2.1 Interview with Owner

The owner is the estate of James Allen Martin (deceased). EME interviewed Crystal Martin, the daughter of James Allen Martin, who acts as owner's representative. Ms. Martin was interviewed by telephone on November 30, 2015. Ms. Martin's grandparents bought the Subject Property in the 1960s. During that time, the only use has been residential use. Ms. Martin stated that, to the best of her knowledge, there were no "recognized environmental

conditions" on or adjacent to the property that might impact the Subject Property. Ms. Martin stated that, to the best of her knowledge, there are no environmental liens or/and use limitations in effect for the Subject Property. There are no USTs, pits, ponds, lagoons or other environmental conditions associated with the Subject Property. There is no valuation reduction for environmental reasons. Ms. Martin was not aware of any environmental permits, chemical storage, chemical releases, or other potential sources of a recognized environmental condition at the Subject Property. Ms. Martin stated that she and her parents lived in the second house on the Subject Property during the 1960s. After a flood in 1968, the family moved to Dacono. Ms. Martin's grandparents lived in the main house. Ms. Martin's father (James Allen Martin) died three years ago, prior to the flood. The family planned an auction in 2013, but the flood took everything. Allen Martin, her brother got out with only the clothes on his back. Allen Martin lives in RV near the Subject Property.

6.2.2 Interview with Site Manager

There is no site manager at the Subject Property. See the Owner interview above.

6.2.3 Interviews with Occupants

There are no occupants at the Subject Property. See the Owner interview above.

6.2.4 Interviews with Local or State Government Officials

See the information presented in Section 5.3, Additional Environmental Records Sources, for information provided by Boulder County Environmental Health Division.

6.2.5 Interviews with Others

No other interviews were conducted.

6.3 OTHER ENVIRONMENTAL REPORTS

No other environmental reports were identified or provided.

7 EVALUATION

This section contains the findings, opinions, and conclusions. It also includes additional investigations, data gaps, and deletions.

7.1 FINDINGS

EME Solutions, Inc. (EME) performed a Phase I Environmental Site Assessment (ESA) for one Subject Property in Boulder County, Colorado. The Martin Property is located at 109 County Road 69, Lyons, Colorado 80540 and consists of approximately 8.8 acres. The Subject Property is located in Section 19, Township 3 North, Range 70 West of the 6th P.M., in Boulder County, Colorado. The Subject Property is located just south of the Lyons city boundary.

The Subject Property is accessed from unpaved roads. The main house and garage on the Martin Property were extensively damaged by flooding that occurred during the 2013 floods. There is a second house on the Subject Property that has been uninhabited for approximately 40 years. Current uses are residential but uninhabited. There are no other improvements on the Subject Property.

The Subject Property was first used for residential use in 1929. Prior to this time, the use for this Property was a fruit orchard.

The vicinity is floodplain surrounded by mountains and low density residential.

There were no oil and gas well permits and no registered petroleum storage tanks on the Subject Property.

The Subject Property was previously serviced by utility company electricity and refuse collection. The Subject Property had a water well that failed some years ago (the owner hauled water while living on the Subject Property). There were two septic systems on the Subject Property. Significant quantities of hazardous materials or petroleum products are not used or stored on the Subject Property.

Asbestos, lead-based paint, and mold services were not included as part of this Scope of Work.

7.2 OPINION

A thorough property inspection, a review of regulatory agency records, a review of local historical resources, and interviews with interested parties and enforcement officials has not revealed any “recognized environmental conditions” on the Subject Property.

7.3 CONCLUSIONS

EME Solutions, Inc. has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Designation: E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 2.4 and Section 7.5. This assessment has not revealed any recognized environmental conditions on the Subject Property.

7.4 ADDITIONAL INVESTIGATIONS

There were no additional investigations performed or proposed as part of this Phase 1 investigation.

7.5 DEVIATIONS, DELETIONS, AND DATA GAPS

This Phase I Environmental Assessment has been conducted in conformance with ASTM Practice E 1527-13. The following deviations, deletions, and data gaps apply:

- Data to document use at five year intervals (Section 8.2.3.1 of ASTM Standard) were not available for every five year period from 1904 to the present.

This data gap is not expected to impact the ability of EME to identify recognized environmental conditions.

7.6 STATEMENT OF ENVIRONMENTAL PROFESSIONAL AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10.

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.

John L. Jankousky, P.E.

8 NON-SCOPE SERVICES

In addition to using ASTM Standard E 1527–13, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process* as the guideline for this report, Boulder County Specifications for RFP # 6324-15 were used. See Appendix E.

9 REFERENCES

Boulder County Environmental Health Division Database of Septic System Permits. Accessed at http://www.co.boulder.co.us/health/environ/water/septicsmart/check/ on February 29, 2015.

Braddock et. al. 1988. Geologic map of the Lyons quadrangle, Boulder County, Colorado. USGS Geologic Quadrangle Map. Lyons Quadrangle, Colorado. GQ-1629. William A. Braddock, R.G. Houston, R.B. Colton, and J.C. Cole. 1988.

Carnegie Library Collection. Accessed at http://boulderlibrary.org/carnegie/ on November 19, 2015.

Colorado Department of Labor and Employment, Office of Public Safety, Colorado Storage Tank Information System (COSTIS) database. Accessed at http://costis.cdle.state.co.us/facility_search.asp on February 29, 2016.

Colorado Department of Public Health and Environment, 2012. *Colorado's Section 303(D) List of Impaired Waters and Monitoring and Evaluation List.* Adopted: February 13, 2012. Effective: March 30, 2012.

Colorado Division of Reclamation, Mining, and Safety Database of Active Mining Operations. Accessed at http://mining.state.co.us/operatordb/criteria.asp?search=minename on February 29, 2016.

Colorado Division of Water Resources Database of Water Wells. Accessed at http://cdss.state.co.us/onlineTools/Pages/MapViewer.aspx on February 29, 2016.

Colorado Oil and Gas Conservation Commission COGIS Database of Oil and Gas Facilities. Accessed at http://cogcc.state.co.us/cogis/FacilitySearch.asp on February 29, 2016.

GeoSearch, Inc. 2015, *E RecSearch Report. Target Property: Martin. 109 County Road 69. Lyons, Boulder County, Colorado 80302*. Reported November 24, 2015.

NRCS 2016. Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. Accessed February 29, 2016.

United States Geological Survey, 1:62,500 Topographic Maps. Boulder, CO Quadrangle, 1904.

United States Geological Survey, 7.5-Minute Topographic Maps. Lyons, CO Quadrangle, 1957, 1968, 1978, 2013.

QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONAL
JOHN L. JANKOUSKY, P.E.
Principal

Education
M.S., Water Resources and Environmental Engineering, University of Colorado, Boulder, 1993
M.B.A., Finance and Marketing, University of Colorado, Denver, 1988
B.S., Civil Engineering, University of Illinois, Urbana, 1979 (with Highest Honors)

Additional Studies: OSHA 40-Hour Hazardous Waste Health and Safety Training, 1992; Wetlands Certification 1999.

Professional Affiliations
American Society of Civil Engineers; Colorado Hazardous Waste Management Society; Colorado Mining Association

Professional Registrations
Professional Engineer, Colorado, 1996 (30941); Wyoming, 2004 (10119)

Key Qualifications
John Jankousky is an environmental engineer with 22 years experience on various complex environmental and construction projects. John's experience includes:

- Phase I environmental site assessments and Phase II environmental site investigations
- Investigation, remedy selection, and conceptual and detailed remedial design for environmental restoration projects including mining and industrial sites
- Surface water and groundwater hydrology, including modeling and hydrology-related design
- Regulatory analysis, negotiation, and compliance, including NEPA analysis and document preparation, Clean Water Act NPDES permits, Clean Air Act permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Section 404 and 401 permits
- Construction supervision
- Computer-intensive analyses such as statistical testing for environmental data, managing databases, and building and running spreadsheet models

Signature:

John L. Jankousky, P.E., Principal
EME Solutions, Inc.

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	FIGURE 1 MARTIN PROPERTY SITE LOCATION MAP

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	△

Source: USGS LYONS, CO
7.5-MIN QUADRANGLE 2013

SCALE: 1" = 1000' APPROX.

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	FIGURE 2 MARTIN PROPERY SITE TOPOGRAPHIC MAP

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

N

SCALE: 1" = 500' APPROX.

Source: Google Earth 2015

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	FIGURE 3 MARTIN PROPERTY SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	△

APPENDICES

Appendix	Description	Included?
A	**Site Photographs**	Yes
B	**Historical Research Documentation**	
	Boulder County parcel report(s)	Yes
	Title commitment	Yes
	Mineral surveys and plat maps	None
	Historical Reports/Other Environmental Reports	None
	Carnegie Library	None
	Colorado Division of Reclamation Mining and Safety	
	Mine reclamations	NA
	Database of active mines	NA
	Old mining records	NA
	Aerial Photographs	Yes
	Historical topographic maps	Yes
	Sanborn Maps	No Coverage
C	**Regulatory Records Documentation**	
	GeoSearch Radius map	Yes
	Colorado Division of Water Resources (CODWR)	Yes
	Colorado Oil and Gas Conservation Commission (COGIS)	Yes
	Oil and Public Safety - UST & AST database	Yes
	Boulder County Environmental Health Division - Septic Permit	Yes
	Boulder County Environmental Health Division - Database of mines, mills, hazardous materials spills, dumps, landfills, and high radiation readings	Yes
	Section 303(d) List of Impaired Waters	Yes
D	**Interview Documentation**	
	ASTM User Questionnaire	Yes
	Owner interview, mining	NA
	Owner interview, standard	Yes
E	**Special Contractual Conditions between User and Environmental Professional**	
	Boulder County Specifications	Yes

Appendix A

Site Photographs

Photograph 1. House and Garage on Subject Property

Photograph 2. St. Vrain Creek on Subject Property

Photograph 3. Vehicles and House in Southwest Corner of Subject Property

Photograph 4. Car Frame on Subject Property

Photograph 5. Metal Debris on Subject Property

Photograph 6. Metal Debris on Subject Property

Photograph 7. Garage on Subject Property

Photograph 8. Inside Garage on Subject Property

Photograph 9. Inside House at Center of Subject Property

Photograph 10. Inside House at Center of Subject Property

Photograph 11. Wall of House Gone, Sediment in House

Photograph 12. Debris at House in Southwest Corner of Subject Property

Photograph 13. Automobiles at House in Southwest Corner of Subject Property

Photograph 14. Back Side of House in Southwest Corner of Subject Property

Appendix B

Historical Research Documentation

Boulder County Assessor Parcel Reports

Boulder County Main Map

Complete Property Report for Account R0051219

Today's Date: 11/18/2015

Property

Property Address:	109 COUNTY RD 69
City:	UNINCORPORATED
ParcelNumber:	120319102001
Owner:	MARTIN JAMES ALLEN
Mailing Address:	2689 MEADE ST
City, State, Zip:	DENVER CO, CO 80211
Sec-Town-Range:	19 -3N -70
Subdivision:	MEADOW PARK FRUIT FARMS - LYV
Legal Description:	LOT 1 LESS TRI TR NW COR & LOT 2 LESS SMALL TR SOLD TO BO CO BLK 1 MEADOW PARK FRUIT FARMS 6.60 ACS M/L
Square Feet:	383,216
Acres:	8.80

Assessment

Address:	109 COUNTY RD 69	Parcel No:	120319102001
Tax Area:	002875	Neighborhood:	LYONS
No. of Improvements:	1		

Deeds

Deed#	Recorded	Sale Date	Sale Price
975286	4/3/1989	4/3/1989	$0.00
974448	3/29/1989	3/29/1989	$0.00
755407-8	4/28/1986	4/28/1986	$0.00
774067	12/31/1964	12/31/1964	$267,500.00

Total Account Value

	Actual	Assessed
Total:	122740	9770
Structure:	63400	5047
Land:	59340	4723
XFeatures:	0	0
Mill Levy	96.431000	

Improvement# 1

Class:	SINGLE FAM RES IMPROVEMENTS	Design:	1 STORY - RANCH	Built:	1929

Square Footage

Level	Total
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1085
SUBTERRANEAN BASEMENT UNFINISHED AREA	768
ENCLOSED PORCH AREA	168
PATIO AREA	55

Rooms

Total:	4
Bedrooms:	2
Full Bath:	1
3/4 Bath:	0
Half Bath:	0

Zoning

Property Address:	109 COUNTY RD 69
Parcel No:	120319102001
Zoning:	RR
Wind Loads:	128
Snow Loads:	30

Land Use Department Permits and Dockets

LS-14-0116	BOUNDARY SURVEY OF LOTS 1 AND TWO, BLOCK 1, MEADOW PARK FRUIT FARMS, LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19-3N-70, 120319102001
ZON-08-007	Many junk vehicles stored on the property.
BP-72-15269	DET GAR
BP-66-9003	NEW RES

Floodplain

Property Address:	109 COUNTY RD 69
Parcel No:	120319102001
Floodzone:	AE, X
Floodway:	Yes
FIRM Map Num:	08013C0370J

Elections

Property Address:	109 COUNTY RD 69

Parcel No:	120319102001
Precinct:	undefined
US Congressional District:	undefined
State Senate District:	undefined
State House District:	undefined
County Commissioner's District:	undefined

Survey Plat

Property Address:	109 COUNTY RD 69
Parcel No:	120319102001
Survey No:	LS-14-0116
Survey Date:	5/27/2014
Surveyor:	Richard England
Firm:	England Surveying
Firm:	19 -3N -70
Description:	BOUNDARY SURVEY OF LOTS 1 AND TWO, BLOCK 1, MEADOW PARK FRUIT FARMS, LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19-3N-70, 120319102001

Property Address:	109 COUNTY RD 69
Parcel No:	120319102001
Survey No:	LS-90-0062
Survey Date:	5/4/1990
Surveyor:	William Stengel
Firm:	Stengel, William J.
Firm:	19 -3N -70
Description:	SURVEY OF AND IN THE E1/2 SEC.19.

Flood 2013 Property Report

Land Use Department
Courthouse Annex
2045 13th St. - 13th & Spruce Streets
P.O. Box 471 Boulder Colorado 80306-0471
www.bouldercounty.org
Planning 303-441-3930 Building 303-441-3925

Flood 2013 Information Note ID

FLD-13-0456

Status

Substantial Damage Letter

Comprehensive Creek Corridor Planning Area

South St Vrain

SITE ADDRESS (1)

Source: FLD>Property>Address

R0051219 109 COUNTY RD 69 UNINCORPORATED, 80540

JURISIDCTION

Unincorporated

Source: FLD>ASI>Jurisidcition

OWNER INFORMATION (1)

Source: FLD>People>Owner

Account	Name	Mailing Address
R0051219	MARTIN JAMES ALLEN	C/O CRYSTAL MARTIN, 2689 MEADE ST, , DENVER, CO 80211

STRUCTURES

Source: FLD>ASI>Structures

Primary	Accessory	Year	Structure On Property	Description	% Damage	Floodplain	Floodway	Inundated
2	1		Single Family	1-story ranch	100	Yes	Yes	Yes
			Accessory	Detached garage		Yes	Yes	Yes
			Single Family	1-story ranch		Yes	Yes	Yes

DESCRIPTION

Source: FLD>Application Details

Single Family Dwelling - Unsafe see Documents for ATC20 Form

RECORD COMMENTS (1)

Source: FLD>Comment

Date	Staff	Comment
5/21/2014	Abigail Shannon	Owner of record, James Allen Martin, is deceased. Daughter Crystal Martin is the representative for the estate. She can be reached at crystallynn11@comcast.net, 303-477-6184, 2689 Meade St, Denver 80211. AES

RECORD DOCUMENTS (7)

Source: FLD>Documents

Description	Availablity
ATC-20	Public
Unsafe Letter	Public
SDE Letter	Limited Public
SDE Returned to Sender	Internal Correspondence
letter to Crystal Martin	Internal Correspondence
SDE Assessment - 100 percent	Internal Correspondence
offer packet	Internal Correspondence

LAND USE HISTORY (6)

Source: Accela

Note: Parcel numbers and addresses may change over time. Only permits/dockets with the exact same parcel number or address at the time of application are shown.

On Parcel Number: 120319102001

LS-14-0116	Land Survey Plat	LAND SURVEY		
120319102001	109 COUNTY RD 69	5/27/2014	Application Received	5/27/2014
BOUNDARY SURVEY OF LOTS 1 AND TWO, BLOCK 1, MEADOW PARK FRUIT FARMS, LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19-3N-70, 120319102001				$0.00
ZON-08-007	General Zoning Enforcement	MARTIN JAMES ALLEN		
120319102001	109 County Rd 69	1/9/2008	Closed	8/29/2013
Many junk vehicles stored on the property.				
BP-72-15269	Residential Accessory Building			
120319102001	109 COUNTY RD 69	3/22/1972		
DET GAR				
BP-66-9003	New Residence			
120319102001	109 COUNTY RD 69	5/13/1966		
NEW RES				

These Permits/Dockets are on a different parcel number, but have an address that is associated with the parcel.

BP-72-15269	Residential Accessory Building			
120319002001	109 COUNTY RD 69	3/22/1972		
DET GAR				
BP-66-9003	New Residence			
120319002001	109 COUNTY RD 69	5/13/1966		
NEW RES				

SUBSTANTIAL DAMAGE ESTIMATE (SDE)

SDE used for determination	FEMA SDE	FEMA percent damaged	FEMA SDE conducted on
FEMA	SDE Completed	100	Primary Structure
	Boulder County SDE	Boulder County percent damaged	Boulder SDE conducted on
		Revised SDE	

BOULDER COUNTY DAMAGE ASSESSMENT (ATC-20 FORM)

Inspection

Inspector	Affiliation	Inspection Date	Area Inspected
Doug Barry	Boulder County	09/26/2013	Exterior Only

Building Information

Building Description	Type of Construction		Primary Occupancy	
Exterior Only	X	Woodframe	X	Dwelling

Stories Above Grnd	Stories Below Grnd	Footprint Area
		1700

Residential Units	Unhabitable Units
1	1

Evaluation

Collapse, Partial Collapse or Building Fnd	Building or Story Leaning	Racking damage to walls or other damage	Estimated Building Damage
Severe		Severe	
Ground slope movement or cracking	Chimney, parapet or other falling hazard	Other Condition	Other Specify
	Severe		

Evaluation Comments

Placard Restrictions

Further Actions

Barricades needed	Structural Eval	Geotechnical Eval	Other Eval
	Yes	Yes	

Barricades in the following areas	Other recomendations

Other Comments

RED CROSS DAMAGE ASSESSMENT

Assessment	Inches of Water

URBAN SEARCH & RESCUE ASSESSMENT

Assessment
Destroyed

ASSESSOR'S OFFICE

Account	Property Assessment Flag	Note
R0051219	AFFECTED	
R0051219	DESTROYED	

CURRENT ASSESSMENT DATA

RECENT DEEDS (4)

Date	Type	Reception No	Amount	Grantor	Grantee
4/3/1989	RD	975286	$0		
3/29/1989	DC	974448	$0		
4/28/1986	DC	755407-8	$0		
12/31/1964	WJ	774067	$267,500		

ACTUAL ACCOUNT VALUE

Account	Land	Structures	Total
R0051219	$59,340	$63,400	$122,740

LEGAL DESCRIPTION (1)

R0051219 LOT 1 LESS TRI TR NW COR & LOT 2 LESS SMALL TR SOLD TO BO CO BLK 1 MEADOW PARK FRUIT FARMS 6.60 ACS M/L

ACRES

R0051219	6.60

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
R0051219	SINGLE FAM RES IMPROVEMENTS	1 STORY - RANCH	1929	0

Building	Floor Area Description	Size	Structure Information
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1085	CONST: FRAME
	SUBTERRANEAN BASEMENT UNFINISHED AREA	768	EXT_WALL_PRIMARY: FRAME WOOD/SHAKE
	ENCLOSED PORCH AREA	168	FOUNDATION: CONCRETE
	PATIO AREA	55	ROOF_DSN: GABLE
			LAND_PERCENT: 45% LAND RATIO

ESTIMATED RESIDENTIAL FLOOR AREA

Floor Area Description	Size
Account Number R0051219	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1085
SUBTERRANEAN BASEMENT UNFINISHED AREA	768
ENCLOSED PORCH AREA	168
	2021

ROOMS

Account	Bld	Rooms	Bed	Bath	Bath 3/4	Bath 1/2
R0051219	1	4	2	1		

Report Date: 3/2/2016 2:36:54 PM

LU_FLD_Report_LU_V1-0

PRE-FLOOD ASSESSMENT DATA

LEGAL DESCRIPTION (1)

R0051219	LOT 1 LESS TRI TR NW COR & LOT 2 LESS SMALL TR SOLD TO BO CO BLK 1 MEADOW PARK FRUIT FARMS 6.60 ACS M/L

ACRES

R0051219	6.60

ACTUAL ACCOUNT VALUE

Account	Land	Structures	Total
R0051219	$86,000	$488,700	$574,700

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
R0051219	SINGLE FAM RES IMPROVEMENTS	1 STORY - RANCH	1968	0

Building	Floor Area Description	Size	Structure Information
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1800	CONST: FRAME
	DETACHED GARAGE	720	EXT_WALL_PRIMARY: FRAME WOOD/SHAKE
	PORCH AREA	360	FOUNDATION: CONCRETE
			ROOF_DSN: GABLE
			LAND_PERCENT: 45% LAND RATIO

Account	Class	Design	Year Built	Remodeled
R0051219	SINGLE FAM RES IMPROVEMENTS	1 STORY - RANCH	1929	0

Building	Floor Area Description	Size	Structure Information
2	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1085	CONST: FRAME
	SUBTERRANEAN BASEMENT UNFINISHED AREA	768	EXT_WALL_PRIMARY: FRAME WOOD/SHAKE
	ENCLOSED PORCH AREA	168	FOUNDATION: CONCRETE
	PATIO AREA	55	ROOF_DSN: GABLE
			LAND_PERCENT: 45% LAND RATIO

ESTIMATED RESIDENTIAL FLOOR AREA

Floor Area Description	Size
Account Number R0051219	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1800
DETACHED GARAGE	720
	2520
Building Number 2	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1085
SUBTERRANEAN BASEMENT UNFINISHED AREA	768
ENCLOSED PORCH AREA	168
	2021

Title Commitments

Customer Distribution

Our Order Number: K70474751

Date: 11-18-2015

Property Address: 109 COUNTY ROAD 69, LYONS, CO 80540

For Closing Assistance
Angie Mansfield
2595 CANYON BLVD #340
BOULDER, CO 80302
720-406-2094 (phone)
303-393-4745 (fax)
amansfield@ltgc.com

Closer's Assistant
ALISON GORTZ
2595 CANYON BLVD #340
BOULDER, CO 80302
720-406-2093 (phone)
303-393-4835 (fax)
agortz@ltgc.com

For Title Assistance
CUSTOMER RESPONSE
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-850-4141 (phone)
303-393-4842 (fax)
response@ltgc.com

Buyer/Borrower
COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC
Delivered via: Electronic Mail

Seller/Owner
JAMES ALLEN MARTIN
Delivered via: Electronic Mail

Wire Instructions

"Per Colorado Good Funds Statute, Land Title cannot accept funds in the form of a personal check or an ACH payment"

Bank:	FIRSTBANK OF COLORADO
Address:	10403 W COLFAX AVENUE LAKEWOOD, CO 80215
Phone:	303-237-5000
Credit:	LAND TITLE GUARANTEE COMPANY
ABA No:	107005047
Account:	2160521825
Attention:	Angie Mansfield
Reference	K70474751

*If any of the above information is missing, the wire will be returned to sender.

Land Title Guarantee Company

Estimate of Title Fees

Order Number: K70474751 Date: 11-18-2015

Property Address: 109 COUNTY ROAD 69, LYONS, CO 80540

Buyer/Borrower: COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC

Seller: JAMES ALLEN MARTIN

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

Estimate of Title Insurance Fees	
ALTA Owners Policy 06-17-06	$644.00
Deletion of Standard Exception(s) STANDARD EXCEPTION NO. 4 ONLY	$65.00
Tax Certificate	$21.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Total	$730.00
THANK YOU FOR YOUR ORDER!	

ALTA COMMITMENT
Land Title Insurance Corporation
Schedule A

Order Number: K70474751

Customer Ref-Loan No.:

Property Address:

109 COUNTY ROAD 69, LYONS, CO 80540

1. Effective Date:

11-04-2015 At 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06 $50,000.00
Proposed Insured:
COUNTY OF BOULDER, A BODY CORPORATE
AND POLITIC

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

A FEE SIMPLE

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

JAMES ALLEN MARTIN

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

LOTS 1 AND 2, BLOCK 1, MEADOW PARK FRUIT FARMS, COUNTY OF BOULDER, STATE OF COLORADO, EXCEPT THE FOLLOWING PARCELS THEREIN:

THAT PORTION AS CONVEYED BY DEED RECORDED DECEMBER 16, 1886 IN BOOK 109 AT PAGE 53.
THAT PORTION AS CONVEYED BY DEED RECORDED APRIL 28, 1913 IN BOOK 364 AT PAGE 450;
THAT PORTION AS CONVEYED BY DEED RECORDED JUNE 3, 1938 IN BOOK 531 AT PAGE 521;
THAT PORTION AS CONVEYED BY DEED RECORDED DECEMBER 10, 1955 IN BOOK 973 AT PAGE 187;
THAT PORTION AS CONVEYED BY DEED RECORDED NOVEMBER 30, 1973 UNDER RECEPTION NO. 87698.

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ALTA COMMITMENT
Land Title Insurance Corporation
Schedule B-1

(Requirements)

Order Number: K70474751

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. RELEASE OF DEED OF TRUST DATED JULY 13, 2004 FROM JAMES ALLEN MARTIN TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE USE OF WELLS FARGO BANK, N.A. TO SECURE THE SUM OF $421,123.50 RECORDED JULY 21, 2004, UNDER RECEPTION NO. 2609811.

2. RELEASE OF DEED OF TRUST DATED JULY 13, 2004 FROM JAMES ALLEN MARTIN TO THE PUBLIC TRUSTEE OF BOULDER COUNTY FOR THE USE OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO SECURE THE SUM OF $421,123.50 RECORDED JULY 21, 2004, UNDER RECEPTION NO. 2609812.

3. WARRANTY DEED FROM JAMES ALLEN MARTIN TO COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC CONVEYING SUBJECT PROPERTY.

4. RECORDATION OF FULLY EXECUTED RESTRICTIVE COVENANT RUNNING WITH LAND.

   NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

   NOTE: ITEM 4 WILL BE DELETED FROM OWNERS POLICY UPON RECEIPT OF A SATISFACTORY LIEN AFFIDAVIT.

   *** TAX CERTIFICATE HAS BEEN ORDERED FROM THE TREASURER'S OFFICE AND WILL BE FORWARDED UPON RECEIPT. ***

Land Title Insurance Corporation
Schedule B-2

(Exceptions)

Order Number: K70474751

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**

2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**

3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**

6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**

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

8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 02, 1885, IN BOOK 75 AT PAGE 566.

9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 04, 1886, IN BOOK 75 AT PAGE 574.

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MEADOW PARK FRUIT FARMS RECORDED APRIL 6, 1910 IN PLAT BOOK 4 AT PAGE 5.

11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE CONCERNING UNDERGROUND FACILITIES OF POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 16, 1981 AT RECEPTION NO. 468684.

12. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED MARCH 07, 2007 AT RECEPTION NO. 2840614.

JOINT NOTICE OF PRIVACY POLICY OF

LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

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

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

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

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

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

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

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

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

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

LAND TITLE GUARANTEE COMPANY

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

DISCLOSURE STATEMENTS

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

A) The Subject real property may be located in a special taxing district.
B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property)
C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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

Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph G of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

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

A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
D) The Company must receive payment of the appropriate premium.
E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

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

A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Commitment to Insure

ALTA Commitment - 2006 Rev.

LAND TITLE INSURANCE CORPORATION, a Colorado corporation, (herein called the Company) for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

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

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

John E. Freyer
President

LAND TITLE INSURANCE CORPORATION
CORPORATE SEAL
COLORADO
1994

Land Title Insurance Corporation
P.O. Box 5645
Denver, Colorado 80217
(303) 331-6296

John E. Freyer, Jr
President

AMERICAN LAND TITLE ASSOCIATION

Authorized Officer or Agent

Debra R. Sorensen
Secretary

Carnegie Library

Carnegie Library in Boulder

The Carnegie Library collection was searched for each Subject Property by searching on the address and on the owner's name. No records were found.

Aerial Photographs

SCALE: 1" = 500' APPROX.

SOURCE: USGS EARTH EXPLORER

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1948 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

SCALE: 1" = 500' APPROX.

SOURCE: USGS EARTH EXPLORER

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1953 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

SCALE: 1" = 500' APPROX.

SOURCE: USGS EARTH EXPLORER

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1966 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

SCALE: 1" = 500' APPROX.

SOURCE: USGS EARTH EXPLORER

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1994 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

N

SCALE: 1" = 500' APPROX.

SOURCE: GOOGLE EARTH 1999

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1999 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

N

SCALE: 1" = 500' APPROX.

SOURCE: GOOGLE EARTH 2012

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 2012 SITE AERIAL PHOTOGRAPH

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

Historical Topographic Maps

SCALE: 1" = 1000' APPROX.

Source: USGS 1904 BOULDER, CO 1:62,500

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1904 SITE TOPOGAPHIC MAP

Project:	Date: 2-28-2016	Revision
Scale:	File: MARTIN	△

Source: USGS LYONS, CO
7.5-MIN QUADRANGLES 1957

SCALE: 1" = 1000' APPROX.

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1957 SITE TOPOGAPHIC MAP

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	△

Source: USGS LYONS, CO
7.5-MIN QUADRANGLES 1966

SCALE: 1" = 1000' APPROX.

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1968 SITE TOPOGAPHIC MAP

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

Source: USGS LYONS, CO
7.5-MIN QUADRANGLES 1978

SCALE: 1" = 1000' APPROX.

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY 1978 SITE TOPOGAPHIC MAP

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

Sanborn Maps

No Sanborn Map coverage.

Appendix C

Regulatory Records Documentation

ASTM Database Results

Other Environmental Database Results

Database Radius Map Report

GeoSearch

On time. On target. In touch.™

E RecSearch Report

Satellite view

Target Property:

Martin

109 County Road 69

Lyons, Boulder County, Colorado 80540

Prepared For:

EME Solutions Inc

Order #: 59926

Job #: 129236

Project #: BoCo Flood Damage

Date: 11/24/2015

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Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal,state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Martin
109 County Road 69
Lyons, Boulder County, Colorado 80540

USGS Quadrangle: ***Lyons, CO***
Target Property Geometry: ***Area***

Target Property Longitude(s)/Latitude(s):
(-105.27168, 40.219349), (-105.26858, 40.219313), (-105.26868, 40.218203), (-105.27287, 40.218293), (-105.27168, 40.219349)

County/Parish Covered:
Boulder (CO)

Zipcode(s) Covered:
Longmont CO: 80503
Lyons CO: 80540

State(s) Covered:
CO

****Target property is located in Radon Zone 1.***
Zone 1 areas have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter).

This report may have unlocatable records. Please see the Unlocatables Report, attached to this file.

Database Findings Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR FACILITIES	RCRANGR08	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	1	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000

SUB-TOTAL		1	0	

Additional Environmental Records

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

Database Findings Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000

SUB-TOTAL		0	0	

Database Findings Summary

STATE (CO) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	0	0	0.1250
ABOVEGROUND STORAGE TANK FACILITIES	AST	0	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	UST	0	0	0.2500
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	LST	6	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	1	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	0	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	0	1.0000
SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		7	0	

Additional Environmental Records

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

Database Findings Summary

TRIBAL LISTING

Standard Environmental Records

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

SUB-TOTAL		0	0	

Additional Environmental Records

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

SUB-TOTAL		0	0	

TOTAL		8	0	

Locatable Database Findings

FEDERAL LISTING

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
ERNSCO	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
FRSCO	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
NLRRCRAG	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRAGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
RCRANGR08	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
HISTPST	0.2500	0	0	0	NS	NS	NS	0
BF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
CERCLIS	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DNPL	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NFRAP	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
NLRRCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	**1.0000**	**0**	**0**	**0**	**0**	**1**	**NS**	**1**
NPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

Locatable Database Findings

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
PNPL	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRAC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RCRASUBC	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
RODS	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	1	0	1

Locatable Database Findings

STATE (CO) LISTING

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
APCDP	0.0200	0	NS	NS	NS	NS	NS	0
ASBESTOS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CDPS	0.0200	0	NS	NS	NS	NS	NS	0
COVENANTS	**0.0200**	**0**	**NS**	**NS**	**NS**	**NS**	**NS**	**0**
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
HWSG	**0.1250**	**0**	**0**	**NS**	**NS**	**NS**	**NS**	**0**
AST	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
HISTSWLF	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HWSTSD	0.5000	0	0	0	0	NS	NS	0
LST	**0.5000**	**0**	**0**	**0**	**6**	**NS**	**NS**	**6**
LUSTTRUST	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
METHANESITES	0.5000	0	0	0	0	NS	NS	0
SWF	**0.5000**	**0**	**0**	**0**	**1**	**NS**	**NS**	**1**
UMTS	0.5000	0	0	0	0	NS	NS	0
VCRA	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
HWSCA	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**
SF	**1.0000**	**0**	**0**	**0**	**0**	**0**	**NS**	**0**

SUB-TOTAL		0	0	0	7	0	0	7

TRIBAL LISTING

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	**0.2500**	**0**	**0**	**0**	**NS**	**NS**	**NS**	**0**
LUSTR08	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
ODINDIAN	**0.5000**	**0**	**0**	**0**	**0**	**NS**	**NS**	**0**
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		0	0	0	7	1	0	8

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

Radius Map 1

Target Property (TP)
LST
SWF
NLRRCRAC

Martin
109 County Road 69
Lyons, Colorado
80540

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Click here to access Satellite view

Radius Map 2

Target Property (TP)
LST
SWF
NLRRCRAC

Martin
109 County Road 69
Lyons, Colorado
80540

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Ortho Map

Target Property (TP)
LST
SWF
NLRRCRAC

Quadrangle(s): Lyons
Martin
109 County Road 69
Lyons, Colorado
80540

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Topographic Map

Target Property (TP)

Quadrangle(s): Lyons
Source: USGS, 07/17/2013
Martin
109 County Road 69
Lyons, Colorado
80540

N
W E
S

0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Click here to access Satellite view

Report Summary of Locatable Sites

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

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	PAGE #
1	LST	10565LST	0.28 N	REX OIL-LYONS BULK PLANT	431 4TH AVE, LYONS, CO 80540	15
2	LST	1889LST	0.28 N	TOWN OF LYONS	432 5TH AVE PO BOX 49, LYONS, CO 80540	16
3	LST	12857LST	0.32 SW	JETHRO INVESTMENT TRUST/JUNE T HALL	0.5 MI SW OF LYONS, BOULDER, CO 80306	17
4	LST	15050LST	0.33 NE	ANDREAS CAFE	216 E MAIN ST, LYONS, CO 80540	18
5	LST	9465LST	0.35 N	YE OLD PUMP SHOP REXOCO #30	355 MAIN ST, LYONS, CO 80540	19
6	LST	1401LST	0.37 SE	LYONS MIDDLE/SENIOR HI SCHOOL	100 2ND AVE, LYONS, CO 80540	20
7	SWF	1306WTR	0.48 N	MAIN STREET SERVICE CENTER LLC	505 W. MAIN ST, LYONS, CO 80540	21
8	NLRRCRAC	COD983775024	0.88 N	BASELINE INDUSTRIES INC	19661 US HWY 36, LYONS, CO 80540	22

Leaking Storage Tank Facilities (LST)

MAP ID# 1 **Distance from Property: 0.28 mi. N**

FACILITY INFORMATION

UNIQUE ID: **10565LST**
FACILITY ID: **10565**
NAME: **REX OIL-LYONS BULK PLANT**
ADDRESS: **431 4TH AVE**
LYONS, CO 80540
SITE NAME: **REX OIL-LYONS BULK PLANT**
LOCATION: **431 4TH AVE, LYONS 80540**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
9149	**CLOSED**	**2/26/2003 7:11**	**REX OIL-LYONS BULK PLANT**
COSTIS LINK:	http://costis.cdle.state.co.us/event.asp?h_id=9149		
8354	**CLOSED**	**10/10/2000**	**LYONS BULK PLANT**
COSTIS LINK:	http://costis.cdle.state.co.us/event.asp?h_id=8354		
1363	**CLOSED**	**2/27/1997**	**REX OIL CO INC**
COSTIS LINK:	http://costis.cdle.state.co.us/event.asp?h_id=1363		

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 2 **Distance from Property: 0.28 mi. N**

FACILITY INFORMATION

UNIQUE ID: **1889LST**
FACILITY ID: **1889**
NAME: **TOWN OF LYONS**
ADDRESS: **432 5TH AVE**
PO BOX 49
LYONS, CO 80540
SITE NAME: **TOWN OF LYONS**
LOCATION: **432 5TH AVE**
PO BOX 49, LYONS 80540

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
1805	**CLOSED**	**11/15/1991**	**TOWN OF LYONS**

COSTIS LINK: http://costis.cdle.state.co.us/event.asp?h_id=1805

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 3 **Distance from Property: 0.32 mi. SW**

FACILITY INFORMATION

UNIQUE ID: **12857LST**

FACILITY ID: **12857**

NAME: **JETHRO INVESTMENT TRUST/JUNE T HALL**

ADDRESS: **0.5 MI SW OF LYONS**
BOULDER, CO 80306

SITE NAME: **JETHRO INVESTMENT TRUST/JUNE T HALL**

LOCATION: **0.5 MI SW OF LYONS, BOULDER 80306**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
5757	**CLOSED**	**9/24/1993**	**JETHRO INVESTMENT TRUST/JUNE T HALL**

COSTIS LINK: http://costis.cdle.state.co.us/event.asp?h_id=5757

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 4 **Distance from Property: 0.33 mi. NE**

FACILITY INFORMATION

UNIQUE ID: **15050LST**
FACILITY ID: **15050**
NAME: **ANDREAS CAFE**
ADDRESS: **216 E MAIN ST**
LYONS, CO 80540
SITE NAME: **ANDREAS CAFE**
LOCATION: **216 E MAIN ST, LYONS 80540**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
7873	**CLOSED**	**11/8/1999**	**ANDREAS CAFE**

COSTIS LINK: http://costis.cdle.state.co.us/event.asp?h_id=7873

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 5 **Distance from Property: 0.35 mi. N**

FACILITY INFORMATION

UNIQUE ID: **9465LST**

FACILITY ID: **9465**

NAME: **YE OLD PUMP SHOP REXOCO #30**

ADDRESS: **355 MAIN ST**
LYONS, CO 80540

SITE NAME: **YE OLD PUMP SHOPPE**

LOCATION: **355 MAIN ST, LYONS 80540**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
8814	**CLOSED**	**12/18/2001**	**YE OLD PUMP SHOPPE**

COSTIS LINK: http://costis.cdle.state.co.us/event.asp?h_id=8814

Back to Report Summary

Leaking Storage Tank Facilities (LST)

MAP ID# 6 **Distance from Property: 0.37 mi. SE**

FACILITY INFORMATION

UNIQUE ID: **1401LST**

FACILITY ID: **1401**

NAME: **LYONS MIDDLE/SENIOR HI SCHOOL**

ADDRESS: **100 2ND AVE**
LYONS, CO 80540

SITE NAME: **LYONS JR SR HIGH SCHOOL**

LOCATION: **100 2ND AVE, LYONS 80540**

LEAKING INFORMATION

EVENT ID:	STATUS:	RELEASE DATE:	ALTERNATE NAME:
2661	**CLOSED**	**8/12/1994**	**LYONS JR SR HIGH SCHOOL**

COSTIS LINK: http://costis.cdle.state.co.us/event.asp?h_id=2661

Back to Report Summary

Solid Waste Facilities (SWF)

MAP ID# 7 **Distance from Property: 0.48 mi. N**

SITE INFORMATION

GEOSEARCH ID: **1306WTR**
NAME: **MAIN STREET SERVICE CENTER LLC**
ADDRESS: **505 W. MAIN ST**
LYONS, CO 80540
COUNTY: **NOT REPORTED**
CERTIFICATION ID: **1306**
FACILITY TYPE: **REGISTERED TIRE HAULER**
TIRE RETAILER/WHOLESALER: **YES**
HAULER: **NO**
END USER: **NO**
COLLECTION: **NO**
PROCESSOR: **NO**
MONOFILL: **NO**

Back to Report Summary

No Longer Regulated RCRA Corrective Action Facilities (NLRRCRAC)

MAP ID# 8 **Distance from Property: 0.88 mi. N**

FACILITY INFORMATION

EPA ID#: **COD983775024**
NAME: **BASELINE INDUSTRIES INC**
ADDRESS: **19661 US HWY 36**
LYONS, CO 80540
CONTACT NAME: **ERIC FORSBERG**
CONTACT ADDRESS: **P O BOX 649**
LYONS CO 80540
CONTACT PHONE: **303-823-6661**
NON-NOTIFIER: **NOT A NON-NOTIFIER**
DATE RECEIVED BY AGENCY: **08/19/1998**

OWNER TYPE: **PRIVATE**
OWNER NAME: **MINE SAFETY APPLIANCES COMPANY**
OPERATOR TYPE: **NOT REPORTED**
OPERATOR NAME: **NOT REPORTED**

CERTIFICATION **- NO CERTIFICATION REPORTED -**

INDUSTRY CLASSIFICATION (NAICS) **- NO NAICS INFORMATION REPORTED -**

SITE HISTORY (INCLUDES GENERATORS AND NON-GENERATORS)

DATE RECEIVED BY AGENCY: **08/19/1998**
NAME: **BASELINE INDUSTRIES INC**
GENERATOR CLASSIFICATION: **LARGE QUANTITY GENERATOR**

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: **CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR** LAST UPDATED DATE: **09/15/2000**
SUBJECT TO CORRECTIVE ACTION UNIVERSE: **YES**
TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**
TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**
NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **YES**
CORRECTIVE ACTION WORKLOAD UNIVERSE: **YES**

IMPORTER: **NO**
MIXED WASTE GENERATOR: **NO**
RECYCLER: **NO**
TRANSPORTER: **NO**
ONSITE BURNER EXEMPTION: **NO**
FURNACE EXEMPTION: **NO**
USED OIL REFINER: **NO**
USED OIL TRANSFER FACILITY: **NO**

UNDERGROUND INJECTION: **NO**
UNIVERSAL WASTE DESTINATION FACILITY: **NO**
TRANSFER FACILITY: **NO**
USED OIL FUEL BURNER: **NO**
USED OIL PROCESSOR: **NO**
USED OIL FUEL MARKETER TO BURNER: **NO**
SPECIFICATION USED OIL MARKETER: **NO**
USED OIL TRANSPORTER: **NO**

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS

07/24/2002	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
10/30/1995	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
07/17/1995	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
04/10/1995	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
02/07/1994	**FCI**	**FOCUSED COMPLIANCE INSPECTION**
11/05/1993	**CAC**	**CORRECTIVE ACTION COMPLIANCE EVALUATION**
08/23/1993	**CAC**	**CORRECTIVE ACTION COMPLIANCE EVALUATION**
07/30/1993	**FCI**	**FOCUSED COMPLIANCE INSPECTION**

05/11/1993	CAC	CORRECTIVE ACTION COMPLIANCE EVALUATION
03/23/1993	CAC	CORRECTIVE ACTION COMPLIANCE EVALUATION
02/03/1993	CAC	CORRECTIVE ACTION COMPLIANCE EVALUATION
09/24/1992	CAC	CORRECTIVE ACTION COMPLIANCE EVALUATION
09/13/1992	CAC	CORRECTIVE ACTION COMPLIANCE EVALUATION

VIOLATIONS **- NO VIOLATIONS REPORTED -**

ENFORCEMENTS **- NO ENFORCEMENTS REPORTED -**

HAZARDOUS WASTE

D001	IGNITABLE WASTE
F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
U115	ETHYLENE OXIDE (I,T)
U115	OXIRANE (I,T)

UNIVERSAL WASTE **- NO UNIVERSAL WASTE REPORTED -**

CORRECTIVE ACTION AREA (RELEASE)

AREA NAME:	AIR:	GROUNDWATER:	SOIL:	SURFACE WASTE:
ENTIRE FACILITY	-----	Y	Y	-----
GROUNDWATER	-----	Y	Y	-----
ON-SITE SOILS	-----	Y	Y	-----

CORRECTIVE ACTION EVENT

CA EVENT:	DATE:	EVENT DESCRIPTION:
CA834AS	07/24/2002	OTHER REPORT APPROVED
CA999NF	07/24/2002	CA PROCESS IS TERMINATED-NO FURTHER ACTION
CA831AS	05/02/2002	OTHER REPORT RECEIVED
CA999	10/30/1995	CA PROCESS IS TERMINATED
CA006OU	04/19/1995	TYPE OF UNIT - OPERABLE UNIT
CA725YE	04/19/1995	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
CA750YE	04/19/1995	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
CA200	11/02/1993	INVESTIGATION COMPLETE
CA750	11/02/1993	RELEASE TO GW CONTROLLED DETERMINATION
CA200	08/23/1993	INVESTIGATION COMPLETE
CA750	08/23/1993	RELEASE TO GW CONTROLLED DETERMINATION
CA190	08/05/1993	INVESTIGATION REPORT RECEIVED
CA150	03/23/1993	INVESTIGATION WORKPLAN APPROVED
CA120	02/03/1993	INVESTIGATION WORKPLAN MODIFICATION REQ BY AGENCY
CA110	01/06/1993	INVESTIGATION WORKPLAN RECEIVED
CA100	09/14/1992	INVESTIGATION IMPOSITION
CA070YE	09/13/1992	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY

CA075ME	**09/13/1992**	**CA PRIORITIZATION-MEDIUM CA PRIORITY**
CA060	**12/02/1991**	**NOTICE OF CONTAMINATION**

Back to Report Summary

Unlocatable Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 09/17/15

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ERNSCO Emergency Response Notification System

VERSION DATE: 05/10/15

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCO Facility Registry System

VERSION DATE: 07/20/15

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 11/08/15

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 10/20/14

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 10/20/14

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 03/11/15

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDESR08 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

PADS PCB Activity Database System

VERSION DATE: 07/01/14

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 05/19/15

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/08/14

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/13

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

NLRRCRAG No Longer Regulated RCRA Generator Facilities

VERSION DATE: 10/13/15

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.
Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.
Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAGR08 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 10/13/15

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo

system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.
Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.
Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRANGR08 Resource Conservation & Recovery Act - Non-Generator Facilities

VERSION DATE: 10/13/15

This database identifies RCRAInfo system sites that only handle hazardous waste, such as transporters, without generating any amount hazardous waste. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes

Cities Service filling stations that were located throughout the United States in 1930.

BF Brownfields Management System

VERSION DATE: 10/08/15

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk. In 2014, the Superfund Program implemented a new information system, the Superfund Enterprise Management System (SEMS). Efforts to migrate data to SEMS and to enhance data quality control are now in the final stages. The Program will continue to rely on the final CERCLIS data set (dated November 12, 2013, which reflects official end of Fiscal Year 2013 Program progress) for public reporting until a complete and accurate SEMS data set is available.

DNPL Delisted National Priorities List

VERSION DATE: 07/22/15

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NFRAP No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the National Priorities List, or the contamination was not serious enough to require Federal Superfund action.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 10/13/15

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An “open dump” is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 10/13/15

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

DOD Department of Defense Sites

VERSION DATE: 06/21/10

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NPL National Priorities List

VERSION DATE: 07/22/15

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 07/22/15

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes all hazardous waste sites with ongoing corrective action activity and where corrective action is statutorily required to be address but have not had corrective action imposed in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 10/13/15

This database includes hazardous waste sites which are potentially subject to corrective action regardless of whether they have correction action underway, plus any sites showing a corrective action event of RFI or beyond in the RCRAInfo system. Sites conducting corrective action under analogous state authorities are also included. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and

reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

APCDP Air Pollution Control Division Permitted Facilities

VERSION DATE: 10/09/15

The Stationary Sources Program, located within the Air Pollution Control Division of the Colorado Department of Public Health and Environment, evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions, and maintains a computerized inventory of air pollution emissions throughout the state.

ASBESTOS Asbestos Abatement and Demolition Projects

VERSION DATE: 06/25/15

The Colorado Department of Public Health and Environment's Air Pollution Control Division assists schools and businesses to comply with air pollution laws regulating asbestos and asbestos containing materials. The regulation that governs asbestos in Colorado is the Colorado Air Quality Control Commission s Regulation No. 8, Part B, "Emission Standards for Asbestos." Notification is required for all demolitions of all facilities and all asbestos abatement projects that exceed the trigger levels, whatever is the lesser quantity. The notification requirements apply to both friable and non-friable asbestos materials. This database contains those related projects since January 2008.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 10/01/15

This list of Methamphetamine lab seizures is provided by multiple sources: the North Metro Task Force, FACTS (Forensic Applications Consulting Technologies, Inc) and the Colorado Springs Police Department. The North Metro Task Force list of Methamphetamine labs were seized between 2001 and 2010. The North Metro area includes the following Cities and Counties of Colorado: Adams County, Broomfield, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, and Westminster. According to Section 2 of Colorado Revised Statutes: "25-18.5-103. Discovery of an illegal drug laboratory - property owner - clean-up - liability. (1) (a) Upon notification from a peace officer that chemicals, equipment, or supplies indicative of an illegal drug laboratory are located on a property, or when an illegal drug laboratory used to manufacture methamphetamine is otherwise discovered and the property owner has received notice, the owner of any contaminated property shall meet the cleanup standards for property established by the board in section 25-18.5-102". The FACTS and Colorado Springs Police Department Methamphetamine labs were seized between 2001 and 2014.

CDPS Colorado Discharge Permit System Facilities

VERSION DATE: 07/14/15

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

COVENANTS Environmental Real Covenants List

VERSION DATE: 05/08/15

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. These covenants, which are recorded with the deed and run with the land, provide a mechanism to ensure that institutional controls that are part of environmental remediation projects are properly implemented and that engineered structures are protected and maintained, so that implemented remedies continue to be protective of human health and the environment for as long as any residual contamination remains a risk.

SPILLS Spills Listing

VERSION DATE: 09/22/15

The Colorado Department of Public Health and Environment's Division of Emergency Preparedness and Response maintains this listing of chemical spills and/or releases.

HWSG Hazardous Waste Sites- Generator

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. This facility listing includes RCRA sites listed as generators of hazardous waste (Small Quantity Generators and Large Quantity Generators) and was provided by the Colorado Department of Public Health and Environment.

Small Quantity Generators (SQG) generate, in any calendar month, more than 100 kg (220 lbs.) but less than 1,000 kg (2,200 lbs.) of RCRA hazardous waste; and generate, in any calendar month, or accumulate at any time, no more than 1 kg (2.2 lbs.) of acute hazardous waste and no more than 100 kg (220 lbs.) of material from the cleanup of a spill of acute hazardous waste; and accumulate on-site no more than 6000 kg (13,200 lbs) of hazardous waste at any one time; or, the site is a Small Quantity Generator if the site met all other criteria for a Conditionally Exempt Small Quantity Generator, but accumulated, at any time, more than 1,000 kg (2,200 lbs.) of RCRA hazardous waste.

Large Quantity Generators (LQG) generate, in any calendar month, 1,000 kg (2,200 lbs.) or more of RCRA hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 1 kg (2.2 lbs.) of RCRA acute hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 100 kg (220 lbs.) of spill cleanup material contaminated with RCRA acute hazardous waste.

AST Aboveground Storage Tank Facilities

VERSION DATE: 10/15/15

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of aboveground storage tank (AST) facilities. This AST database also includes other types of storage tank facilities such as liquefied petroleum gas (LPG), vehicle tank meters (VTM), and compressed natural gas facilities.

CLEANERS Dry Cleaning Facilities

VERSION DATE: 10/09/15

This database contains dry cleaners which have obtained an air permit through the Air Pollution Control Division at the Colorado Department of Public Health and Environment.

UST Underground Storage Tank Facilities

VERSION DATE: 10/15/15

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of underground storage tank facilities.

HISTSWLF Historical Solid Waste Landfills

VERSION DATE: NR

This historical solid waste landfills database contains data from the Hazardous Materials Waste Management Division (HMWMD) of the Colorado Department of Public Health and other various state and local agencies. In the early 1980s, the HMWMD conducted a survey of staff members and local agencies to compile this listing of sites that were known or thought to have waste issues. This Solid Waste Historical Data is not considered complete or verifiable and has not been maintained since the late 1980s. The HMWMD is not responsible and shall not be liable to the used for damages of any kind arising out of the use of this data or information.

HWSTSD Hazardous Waste Sites- Treatment, Storage & Disposal

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. TSD facilities treat, store, dispose, or recycle hazardous waste on site in units and therefore are subject to RCRA permitting requirements. Historic TSDs are facilities that have completed closure and/or post-closure of the RCRA Subtitle C Regulated Unit(s) or the Treatment/Storage/Disposal Unit is no longer regulated. This database was provided by the Colorado Department of Public Health and Environment.

LST Leaking Storage Tank Facilities

VERSION DATE: 10/15/15

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of leaking aboveground and underground storage tank facilities.

LUSTTRUST Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites included in this database, but the facility responsible for the leak has not been identified. The state's investigtion and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust Fund. This database was provided by the Colorado Department of Labor & Employment, Division of Oil and Public Safety, State Fund Section and is no longer updated.

METHANESITES Methane Gas Study Sites

VERSION DATE: 01/01/81

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

SWF Solid Waste Facilities

VERSION DATE: 09/11/15

The Colorado Department of Public Health and Environment maintains this database of solid waste disposal facilities, transfer stations, recyclers, waste tire registrants, and waste grease registrants.

UMTS Uranium Mill Tailings Sites

VERSION DATE: 08/09/02

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going. This database was provided by the Colorado Department of Public Health and Environment.

VCRA Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 08/14/15

This site listing is provided by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The Voluntary Cleanup and Redevelopment program was created in 1994. The objective of the program is to facilitate the redevelopment and transfer of contaminated properties. Properties that sit untouched because of their real or perceived contamination can be rehabilitated

using the CDPHE's Brownfields Program in conjunction with the Voluntary Cleanup Program. Cleanup decisions are based on existing standards and the proposed use of the property. The actual cleanup and verification is the owner's responsibility.

HWSCA Hazardous Waste Sites- Corrective Action

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the Hazardous and Solid Waste Amendments (HSWA) were added to RCRA providing for corrective action at facilities subject to RCRA. That same year, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. Corrective action may be implemented as part of a RCRA Hazardous Waste Permit, an Order, or a Corrective Action Plan pursuant to the Colorado Hazardous Waste Regulations. Corrective action is the process by which regulated facilities investigate and remediate, as necessary, all contamination (soil, ground water, surface water, air) associated with their releases into the environment. Historic Corrective Action Sites are facilities that have completed the RCRA Subtitle C corrective Action process. This database was provided by the Colorado Department of Public Health and Environment.

SF Superfund Sites

VERSION DATE: 06/01/03

This listing contains active, deleted and proposed "Superfund" hazardous waste sites, as well as those sites identified through the Natural Resource Damages section of Superfund legislation and one Private Non-Superfund Cleanup site. A site qualifies for the National Priorities List (NPL or Superfund list) when the U.S. Environmental Protection Agency (EPA) determines there is a release or threatened release of hazardous substances that may endanger public health, welfare or the environment. In Colorado, the lead agency for Superfund remediation may be either the EPA or the Colorado Department of Public Health and Environment.

Environmental Records Definitions - TRIBAL

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

Colorado Division of Water Resources

SCALE: 1" = 500' APPROX.

SOURCE: COLORADO DIVISION OF WATER RESOURCES

PREPARED BY	PREPARED FOR	TITLE
EME SOLUTIONS, INC. 15248 W. ELLSWORTH DR. GOLDEN, CO 80401 303-279-1707	Boulder County Land Use Department 2045 13th Street Boulder, CO 80302	MARTIN PROPERTY WATER WELL PERMITS

Project:	Date: 2-28-16	Revision
Scale:	File: MARTIN	

Colorado Oil and Gas Conservation Commission

COGIS - Facility Inquiry

Enter search criteria:

Facility Type:

WELL
LOCATION
PIT
SPILL OR RELEASE
TANK BATTERY
FLOWLINE

You can make multiple selections by holding down the Ctrl key while clicking.

County:

ADAMS
ALAMOSA
ARAPAHOE
ARCHULETA
BACA

Select county here if you are **NOT** using API codes.

Facility Status:

AB - ABANDONED WELLBORE/COMPLETION
AC - ACTIVE
AL - ABANDONED LOCATION
CL - CLOSED
CM - COMMINGLED

Well API: County Code: Sequence Code:

Operator: Name or Operator Number

Facility/Location: Name or Facility ID

Location: Qtrqtr 19 Sec 3N Twp 70W Range

Field: Name or Number

Limit Records: 100 Records **Caution:** COGIS contains tens of thousands of records!

Submit Reset

COGIS - Facility Query Results

You requested facilities by:	'WELL', 'LOCATION', 'PIT', 'SPILL OR RELEASE', 'TANK BATTERY', 'FLOWLINE', 'PIPELINE', 'GAS COMPRESSOR', 'GAS GATHERING SYSTEM', 'GAS PROCESSING PLANT', 'GAS STORAGE FACILITY', 'CENTRALIZED EP WASTE MGMT FAC', 'UIC DISPOSAL', 'UIC ENHANCED RECOVERY', 'UIC SIMULTANEOUS DISPOSAL', 'UIC WATER TRANSFER STATION', 'LAND APPLICATION SITE', 'SERVICE SITE', 'WATER GATHERING SYSTEM/LINE', 'NONFACILITY', 'LEASE'
Maximum records are limited to:	100
For detail information:	Click on facility type.

Search Results - No Records Found

Facility Type	Facility ID/ API	Facility Name/ Number	Operator Name/ Number	Status	Field Name/ Number	Location	Related Facilities

OPS - UST & AST Database

'

Facility Search | Search Results

Search Method: Contains

Cancel | Search

Current		Historical	
Facility Name		**Facility Name**	
Facility Id		**Facility Owner**	
Alt Facility Id		**Tank Owner**	
Address			
Address2			
Address3			
City	Lyons		
County			
Zip Code			
Facility Owner			
Tank Tag			
Tank Owner			
Facility AKA Name			
Facility AKA Address			

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Developed by Greenbrier & Russel, Inc.

You are currently logged in as Public

'

Facility Search | Search Results

Cancel | Download | New

Id	Name	Address	Owner
1401	Lyons Middle/senior Hi School	100 2nd Ave Lyons 80540	Saint Vrain Valley Schools Re-1j
8678	Loukonen Brothers	12990 N Foothills Blvd Lyons 80540	Loukonen Leonard
7690	Cdot Lyons	19711 N Saint Vrain Lyons 80540	CDOT
15050	Andreas Cafe	216 E Main St Lyons 80540	Cafe Andreas
16929	Lyons Stone Co	303 Main St Lyons 80540	LPG Unknown Owner
2840	Golden's Andesite Mining Co	30716 S St Vrain Dr Lyons 80540	Golden Companies
9465	Ye Old Pump Shop Rexoco #30	355 Main St Lyons 80540	Triple B Ventures
11330	U-Pump-It #811	4065 E Hwy 66 Lyons 80540	Peerless Tyre Company
679	CST Metro LLC DBA Corner Store #635	4206 Ute Hwy Lyons 80540	CST Metro LLC
15465	Walter J Kinderman	430 Main St Lyons 80540	Kinderman Walter
10565	Rex Oil-lyons Bulk Plant	431 4th Ave Lyons 80540	B & B Enterprises
1889	Town Of Lyons	432 5th Ave Lyons 80540	Town Of Lyons
17193	Rim Rock Stone Co	4435 Hwy 66 Lyons 80540	LPG Unknown Owner
14622	The Anchorage	4545 Ute Hwy Lyons 80540	The Anchorage
7920	Peaceful Valley Lodge	475 Peaceful Valley Rd Lyons 80540	Peaceful Valley Lodge
8671	Pinewood Springs Fire Protection	Pinewood Springs Lyons 80540	Pinewood Springs Fire Protection
9660	Ideal Cement Co Lyons Terminal	Po Box 650 Lyons 80540	Ideal Basic Industries
10383	The Store	Us Hwy 36 - Pinewood Springs Lyons 80540	Ventex Llc

showing 1-18 of 18

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You are currently logged in as Public

Boulder County Environmental Health Division
- Septic Permits

Search By: Parcel ID **For:** 120319102001

Examples :	**Type**	**Example Inputs**
	Property Address	1000 Lefthand, 77 pine st unit 95 Jamestown
		100, 77
		lefthand, fourmile, pine
	Parcel ID	145924001003

Submit Query New Query

Property Information

Parcel ID	120319102001
Property Address	109 COUNTY RD 69, LYONS

Wastewater system documents for this property.

Boulder County Public Health has no permit records for this site.

Back to Record Search

Boulder County Environmental Health Division
- Hazardous Materials

Hazardous waste viewer searched on 2/29/2016
http://maps.bouldercounty.org/gisapps/hazwasteviewer/

Only one silica quarry found, almost one-half mile north of Subject Property.

Section 303(d) List of Impaired Waters

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

WATER QUALITY CONTROL COMMISSION

5 CCR 1002-93

REGULATION #93

COLORADO'S SECTION 303(D) LIST OF IMPAIRED WATERS AND MONITORING AND EVALUATION LIST

ADOPTED:	**MARCH 17, 2004**
EFFECTIVE:	**MAY 3, 2004**
ADOPTED:	**MARCH 14, 2006**
EFFECTIVE:	**APRIL 30, 2006**
ADOPTED:	**MARCH 11, 2008**
EFFECTIVE:	**APRIL 30, 2008**
ADOPTED:	**MARCH 9, 2010**
EFFECTIVE:	**APRIL 30, 2010**
ADOPTED:	**FEBRUARY 13, 2012**
EFFECTIVE:	**MARCH 30, 2012**

WBID	Segment Description	Portion	Colorado's Monitoring & Evaluation Parameter(s)	Clean Water Act Section 303(d) Impairment	303(d) Priority
COSPMS04	Barr Lake and Milton Reservoir	Barr Lake		pH, D.O.	M
COSPMS07	All lakes and reservoirs trib to the South Platte River below Big Dry Creek to Weld/Morgan County Line	Horse Creek Reservoir		pH, NH_3, D.O.	L
COSPMS07	All lakes and reservoirs in watershed tributary to the South Platte from Chatfield to Big Dry Creek.	Prospect Lake		D.O., pH, NH_3	M
COSPRE04	Mainstem of Arikaree River from the confluence of the North and South Forks to the Kansas border.	all		*E.coli*	H
COSPRE05	Mainstem of the Black Wolf Creek from the source to the confluence with the Arikaree River.	all	E. coli, Se		
COSPSV02a	Mainstem of St. Vrain from Indian Peaks Wilderness Area and RMNP to eastern boundary of Roosevelt Ntl Forest	all		Zn	H
COSPSV02b	St. Vrain Creek, RMNP to Hygiene Road	all		Cu, Temperature	H
COSPSV03	St. Vrain Creek, Hygiene Rd. to S. Platte River	From the confluence with Left Hand Creek to the confluence with Boulder Creek		Aquatic Life Use (provisional)	L
COSPSV03	St. Vrain Creek, Hygiene Rd. to S. Platte River	From Hover Road to the confluence with Left Hand Creek	Aquatic Life Use,		

Appendix D

Interview Documentation

ASTM User Questionnaire

ASTM Phase I User Questionaire

Site Name and Address: Martin

Homeowner Name (s)	Damaged Property Address (Street)	City	Zip	County Assessor Parcel ID
James Allen Martin (Crystal Martin)	109 County Road 69	Lyons	80540	120319102001

Person Answering User Questionnaire: Abigail Shannon

Date: March 2, 2016

X3. USER QUESTIONNAIRE
INTRODUCTION
In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? **No**

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any 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? **No**

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the *user* of this *ESA* 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**

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? **Yes, the purchased price is the average of two appraisals conducted in accordance with the rules for the HMGP and CDBG-DR buyout programs.**

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? **No** For example, as *user*,

(a.) Do you know the past uses of the *property*? **The property was used for residential purposes. There was a zoning violation on the property in 2008 for storage of junk vehicles. My understanding is that the zoning violation has been abated.**

(b.) Do you know of specific chemicals that are present or once were present at the *property*? **No**

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? **No**

(d.) Do you know of any environmental cleanups that have taken place at the *property*? **No**

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? **No**

X3.1 In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the Phase I. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is required, **as part of the due diligence package relating to the potential purchase of the property by Boulder County**

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc., **sale – fee simple purchase**

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),
Assessor's map and other maps have been provided to EME Solutions Inc.

(d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered),
Use Boulder County scope of work in addition to Practice E 1527.

(e) identification of all parties who will rely on the Phase I *report*, **Boulder County**

(f) identification of the site contact and how the contact can be reached, **Owner information has been provided to EME Solutions Inc.**

(g) any special terms and conditions which must be agreed upon by the *environmental professional*, **None** and

(h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition). **Boulder County has provided all potentially pertinent documents known to be in its possession.**

Owner Interview

Site Name: Martin, James Allen and Crystal, CO

Interview with Owner or Owner's Representative

Date of Interview: 11-30-2015 10:40 pm

Owner's Representative Name and contact info: Martin

Length of time the person interviewed has been associated with property: 1960s grew up there – lived in old, vacant house. After 1968 flood, had to move to Dacono.

Length of time the company or family has been associated with property: 1960s Grandparents purchased Subject Property. Lived in house that was flooded.

DESCRIBE THE CURRENT AND PAST USES AT THE SUBJECT PROPERTY:

Residential. 2 homes. One is vacant; other one river ran through it. Father (James Allen Martin) died three years ago (had reverse mortgage, spent a year cleaning out). Had auction planned, flood took everything. Allen Martin, her brother got out with only the clothes on his back. Allen Martin lives in RV adjacent to Subject Property.

Subject Property went into foreclosure.

Had garage. Had farm equipment and cars, worked on.

Into town west end – right to Estes Park, left to Subject Property.

Was fruit orchard before it was residential.

REGARDING THE SUBJECT PROPERTY:

1. Are there any other Environmental Reports regarding the Property. Phase I ESA _____, Phase II Investigation _____, UST removal reports _____, Asbestos Surveys ____. NO

2. Do these reports indicate any knowledge of hazardous substances, petroleum products, or environmental violations? (Yes/no/Not Applicable) NO

3. Are you aware of any underground storage tanks (USTs) or other environmental conditions associated with the Subject Site (Yes/no) NO.

4. Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (Yes/no) NO

5. Are you aware of any **activity and land 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? NO

6. As the *Owner* of the Subject Property for this Environmental Site Assessment (*ESA)* 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

7. Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? Is there a valuation reduction for environmental or other reasons (Yes/no) Flood damage, NO

8. 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, as *user*,

   (a.) Do you know the past uses of the *property*?

   (b.) Do you know of specific chemicals that are present or once were present at the *property*?

   (c.) Do you know of spills or other chemical releases that have taken place at the *property*? NO

   (d.) Do you know of any environmental cleanups that have taken place at the *property*? NO

9. As the *Owner*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? NO

NOW OR IN THE PAST, WAS THE SITE:

Mining Site or Mining Claim NO

Industrial Site NO

Gas Station NO

Motor repair facility NO

Commercial printing NO

Dry cleaners NO

Photo developing laboratory NO

Junkyard or landfill NO

Waste treatment, storage, disposal, processing, or recycling NO

Petroleum storage in containers >5 gallon or >50 gallons total NO

Batteries, pesticides, paints or other chemicals in containers >5 gallon or >50 gallons total. NO

Any industrial drums NO

Site Name: Martin, James Allen and Crystal, CO

Fill dirt NO

Pits, ponds, surface impoundments or lagoons used for waste treatment or disposal NO

Incinerators, injection wells, transfer station, waste recycling, waste treatment, waste disposal NO

Stained soil NO

USTs or ASTs, either registered or unregistered; vent pipes or fill pipes

Flooring, drains, walls that are stained by substances other than water or emit foul odors

Private well or non-public water system? If yes, any knowledge of contaminated water. Had well that served the flooded house. The well dried up; brother lived there with no water – hauled water.

Other house was on city water; it has not been occupied for 45 years. Her father fortified banks of river.

Monitoring wells NO

Any knowledge of hazardous substances, petroleum products, or environmental violations

Septic System Both properties had tank and septic field. Not used.

Any other waste water discharge NO

Railroad ties, telephone poles, treated lumber, wooden wire or cable storage reels stored on-site NO

Railroad tracks or ROW on or adjacent to property NO

MSDS required to be on-site? Written Hazard Communication Program? NO

Any Environmental Permits? NO

Chemical contingency Plan, Emergency and Hazardous Chemical Inventory Form, Toxic Chemical Release Form, SARA Title II Emergency Planning and Community Right-to-Know Act Inventory, SARA Title III Extremely Hazardous Substances Inventory, or report under the Emergency Response Notification System NO

Appendix E

Special Contractual Conditions between User and Environmental Professional

Boulder County Specifications

SPECIFICATIONS
RFP # 6324-15
Phase I Environmental Site Assessment Services for CDBG-DR and HMGP Property Acquisition Programs

BACKGROUND

Boulder County is seeking Phase 1 Environmental Site Assessments for every unincorporated Boulder County property eligible for either the HMGP or CDBG-DR buyout/property acquisition programs.

At this time, we estimate needing Phase I Environmental Site Assessments on 54 properties within Boulder County. The buyout/property acquisition program is strictly voluntary, and, as such, property owners may withdraw from the program at any point in the process. Some property owners may be in the program today, but may withdraw prior to award of this RFP. As of the date the RFP was posted, there are 30 properties eligible for the FEMA HMGP program and 24 properties eligible for CDBG-DR. Additional properties will not be added to HMGP but additional properties could be added to the CDBG-DR program. Some of these 54 properties are adjacent to one another or are in the same general vicinity. It would be acceptable to receive one assessment that covers multiple properties.

A list of the 54 properties has been included for your reference to assist in preparing an accurate bid for this project. This may not be the final list you receive once this RFP is awarded. Some properties may withdraw from the program before the RFP is awarded. An updated property list will be provided to the vendor as soon as that vendor is under contract to work on this project. If any property owners withdraw from the program after contract, Boulder County Land Use will notify the contractor in writing as soon as possible. If properties join the program at a later date, Boulder County will notify the contractor in writing of the new addresses as soon as eligibility is established.

Boulder County requires Phase I Environmental Site Assessments to be in conformance with the most up to date and applicable ASTM standards and the following additional specifications:

Requirement for Mining Properties: If the property has known mine features or is a patented mining claim, contractor staff conducting the site visit must have experience in properly completing Phase I Environmental Site Assessments for mining properties.

Research Requirements:

1) Contact Boulder County Public Health, the Colorado Department of Public Health and Environment (including the Restoration and Protection Unit at 303-692-3582 to determine if the CDPHE is aware of any possible contamination on any stream segments located on or adjacent to the property), and the Environmental Protection Agency to determine whether there are any potential environmental and water quality concerns.
2) Review all Boulder County Public Health records, including septic system permits, to determine what types of permits have been issued and whether existing septic systems are permitted.

3) Research historical uses of the property from all pertinent sources, including but not limited to the Carnegie Branch Library for Local History (located at **1125 Pine Street, Boulder, CO 80302),** the US Bureau of Land Management's patent internet site and/or office, etc.

4) Review the exception documents on the title commitment furnished by Boulder County.

5) If the property corners will be difficult to find, obtain GPS (UTM) points from Boulder County Land Use. Note that these points will not be accurate, because they will be constructed from aerial data and parcel data only; however, this data should assist you in getting as close to the property corners as county data can provide. Please use this information and any other available information to identify the property to the best of your ability.

Site Visit Requirements:

1) Be prepared to take both soil and water samples of any features that may require testing. The vendor must obtain authorization from Boulder County Land Use before sending any samples to a lab for testing.
2) Examine the exterior and interior of all structures for evidence or potential indication of any hazardous substances, unless the vendor cannot obtain safe access. In such a case, examine the structures to the extent it is safe to do so.

3) Identify water and oil/gas wells on the property and determine if they have been permitted and provide Boulder County Land Use with the State of Colorado permit. For active oil and gas wells, determine the current operator. If abandoned, check with the State of Colorado regarding abandonment reports and provide Boulder County Land Use with copies of any reports.

4) Identify hydrological features on the property.

5) Identify any potential public safety issues and/or additional inventories that may be needed to occur prior to any future work/construction activities.

6) Notify Boulder County Land Use by telephone immediately upon discovery of an environmental condition which will require a Phase II environmental assessment or immediate remediation.

Report Requirements:

1) Describe in the report any issues identified during your research and site investigations, particularly any potential public safety issues and any precautions, safety measures or additional inventories that may be needed to occur prior to any future work activities.

2) Summarize your findings and list recommendations for further action at the beginning of the report, preferably on the first page. Boulder County Land Use requires that the recommendations in the report include those physical and environmental issues that may not rise to the level of being a "recognized environmental condition" and/or requiring a Phase II, but for which some action should be taken, such as dump areas, abandoned vehicles, trash, septic permits, well permits or well abandonment, and/or overflow containment of fuel tanks.

3) The report must contain color photos of the property and of any environmental conditions raised in the report, as well as of any structures, riparian areas and wetlands.

4) Include a list of all references searched.

5) Provide Boulder County Land Use with two unbound copies and an electronic 'pdf' copy of the final report due by the date requested by Boulder County Land Use staff.
6) Provide Boulder County Land Use with GIS shapefiles giving: a) GPS points for any property corners that are different from what Boulder County Land Use may have provided; and b) any property features referenced in the final report (mine adits/tailings piles, trash dumps, etc.). These points are to be provided in NAD 1983 HARN State Plane coordinates only.

By accepting an offer of work by Boulder County Land Use, the provider warrants that its work product has been in conformance with the most up-to-date and most applicable ASTM standards for the particular project and the foregoing additional specifications and that the report has been completed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Some of the properties are adjacent to one another or are in the same general vicinity. Boulder County seeks to have Phase I Environmental Site Assessments conducted on all properties that are proposed to be bought under these hazard mitigation grants. It would be acceptable to receive one assessment that covers multiple properties.

INSURANCE REQUIREMENTS

General Liability
$1,000,000 Each Occurrence
$2,000,000 General Aggregate
$2,000,000 Products Completed Operations Aggregate

Automobile Liability
$1,000,000 Each Accident

Owned auto

Worker's Compensation and Employer's Liability
Statutory limits

Professional Liability or Errors and Omissions
$1,000,000 Per Loss
$1,000,000 Aggregate

Note that the above insurance amounts are the minimum required for this project. Proof of current insurance must be provided with your proposal in the form of a sample certificate.