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PHASE I ENVIRONMENTAL SITE ASSESSMENT

MESA TOPS
RIDGEGATE PARKWAY AND INTERSTATE 25
LONE TREE, COLORADO

Prepared for:

BROOKFIELD PROPERTIES
6465 South Greenwood Plaza Boulevard, Suite 700
Centennial, Colorado 80111

And

BCUS ACQUISITIONS LLC
A DELAWARE LIMITED LIABILITY COMPANY

Attention:

Christopher Bremner

Project No. DN52,036.000-200-R1R

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GLOSSARY OF TERMS

1,1-DCA	1,1-Dichloroethane
1,2-DCA	1,2-Dichloroethane, also DCA
1,1-DCE	1,1-Dichloroethene
1,2-DCE	1,2-Dichloroethene, also DCE
AB	Abandoned Wellbore or Completion (COGCC)
AC	Active (COGCC)
AL	Abandoned Location (COGCC)
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
BF	Brownfields Management System
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylene
CAP	Corrective Action Plan, also CMWP (Corrective Measures Work Plan)
CBGWQS	Colorado Basic Groundwater Quality Standards
CCOD	City and County of Denver
CDL	Clandestine Drug Laboratory Locations
CDPHE	Colorado Department of Public Health and Environment
CDPS	Colorado Discharge Permit System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CL	Closed (COGCC)
CLEANERS	Dry Cleaning Facility
COC	Chain of Custody, or Contaminants of Concern
COGCC	Colorado Oil and Gas Conservation Commission
CREC	Controlled REC
DA	Dry and Abandoned (COGCC)
DG	Drilling (COGCC)
DM	Domestic Well
DOE	Department of Energy
DPE	Dual Phase Extraction
DWR	Colorado Division of Water Resources
EISB	Enhanced In-Situ Bioremediation
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
ERNSCO	Emergency Response Notification System
ERR	Environmental Records Review



HMWMD	Hazardous Materials and Waste Management Division (CDPHE)
HREC	Historical REC
HW	Hazardous Waste
HWS	Hazardous Waste Sites
HWSCA	HWS Corrective Action
HISTSWLF	Historical Solid Waste Landfills
ISCO	In-Situ Chemical Oxidation
LQG	Large Quantity Generator
LST	Leaking Storage Tank
LUSTTRUST	LST Trust Fund Sites
MCL	Maximum Contaminant Level
MCLG	MCL Goal
MDL	Method Detection Limit
MEK	Methyl Ethyl Ketone
MS4	Municipal Separate Storm Sewer System
MTBE	Methyl Tertiary-Butyl Ether
NAD	No Action Determination
NFA	No Further Action
NMA	Natural Monitored Attenuation
NRCS	Natural Resources Conservation Service
OPS	Colorado Department of Labor and Employment, Division of Oil and Public Safety
PA	Plugged and Abandoned (COGCC)
PAH	Polycyclic Aromatic Hydrocarbons
PCE	Perchloroethylene (also Tetrachloroethylene)
ppb	Parts per Billion
ppm	Parts per Million
PQL	Practical Quantitation Limits
PR	Producing (COGCC)
PRB	Permeable Reactive Barriers
RBSL	Risk Based Screening Level, also RSL
RC	Recompleted (COGCC)
RCRA	The Resource Conservation and Recovery Act
RCRAC	RCRA Corrective Action Facility
RCRAGR08	RCRA Generator Facility, EPA Region 8
RCRANGR08	RCRA Non-Generator Facility, EPA Region 8
REC	Recognized Environmental Condition
RL	Reporting Limit
ROD	Record of Decision
RSL	Regional Screening Level
SDWA	Safe Drinking Water Act



SF	Superfund Site
SI	Shut In (COGCC)
SQG	Small Quantity Generator
SRG	Standards Remediation Goal
SVE	Soil Vapor Extraction
SWF	Solid Waste Facility
SWMP	Storm Water Management Plan
TA	Temporarily Abandoned (COGCC)
TCA	1,1,1-Trichloroethylene
TCE	Trichloroethylene
TEPH	Total Extractable Petroleum Hydrocarbons
TPH	Total Petroleum Hydrocarbons
TSD	Treatment, Storage, and Disposal
TVPH	Total Volatile Petroleum Hydrocarbons
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VISL	Vapor Intrusion Screening Level
VCRA	Voluntary Cleanup and Redevelopment Act / Program, also VCP
WO	Waiting on Completion (COGCC)
WQCD	Water Quality Control Division
wrt	With Respect To
XX	Location (COGCC)



EXECUTIVE SUMMARY

This report presents the results of the Phase I Environmental Site Assessment (ESA) that was performed by CTL|Thompson, Inc. (CTL|T) for Brookfield Properties and BCUS Acquisitions LLC, a Delaware limited liability company. The Subject Property is located southwest of the intersection of Ridgeway Parkway and Interstate 25 in Lone Tree, Colorado.

The Phase I ESA was conducted in general conformance with the methods and procedures described in the American Society for Testing and Materials (ASTM) E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Subject Property, 389.61 acres in size, currently consists of vacant land. The Subject Property appears to have been primarily rangeland and agricultural land since at least the late 1930s. In records reviewed, the Subject Property was never significantly improved or developed, aside from well and pond installations for stock watering on the Property.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.



1.0 INTRODUCTION

This report was prepared by CTL|Thompson, Inc. (CTL|T) for Brookfield Properties and BCUS Acquisitions LLC, a Delaware limited liability company, and presents the results of the Phase I Environmental Site Assessment (ESA) for the Mesa Tops Property, located southwest of Ridgeway Parkway and Interstate 25, in Lone Tree Colorado, in Douglas County, hereto referred to as the “Subject Property” or “Property.” The Phase I ESA was conducted in general accordance with the Agreement for Consulting Services between BCUS Acquisition LLC and CTL|T on August 1, 2023.

1.1 Purpose

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (REC), to the extent feasible, pursuant to the methods and procedures described in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments, E 1527-21.

A REC is defined as the presence or likely presence of hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the Subject Property or into the ground, groundwater, or surface water of the Subject Property. The term 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 Standard E1527-21 has a separate definition for a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (referred to as a Historical Recognized Environmental Condition, or HREC).



ASTM Standard E1527-21 also has a separate definition for a recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (referred to as a Controlled Recognized Environmental Condition, or CREC).

Finally, according to ASTM E1527-21, a business environmental risk is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Non-scope considerations that may be addressed in this type of risk are listed in Section 1.3.

1.2 Scope of Services

The scope of services for this assessment consisted of a records review, a Subject Property reconnaissance, historical research, interviews, and documentation of findings in a report.

1.3 Limitations

This Phase I ESA was prepared in general accordance with ASTM Standard E 1527-21. There may be additional environmental issues present at the Subject Property that are outside the scope of this practice that include, but are not limited to, the following:

- Asbestos-containing materials;
- Radon;
- Lead-based paint;
- Lead in drinking water;
- Cultural and historic resources;
- Mold and fungi;
- Industrial hygiene;
- Indoor air quality;
- Health & safety;
- Ecological resources;
- Endangered species;
- Biological or infectious agents and pathogens;
- Wetlands;
- Jurisdictional waters of the U.S;



- Regulatory compliance;
- High voltage power lines;
- Per- and polyfluoroalkyl substances (PFAS), and,
- Mine subsidence.

CTL|T provided an opinion based upon the condition of the Subject Property on the day it was observed and a review of existing and reasonably ascertainable regulatory records and historical information. Our scope did not include chemical testing of soil, groundwater, air, or building materials. Sampling and analysis lead to a more reliable assessment of environmental conditions. The opinion, conclusions, and recommendations of this report are not intended to be used or relied upon by a third party to this Agreement. With the written consent of our client, CTL|T may be available to contract with other parties to provide an opinion or conduct additional environmental assessment services. Due to latent conditions and other contingencies which may become evident in the future, the current assessment does not result in any guarantee the Subject Property is free and clear of hazardous materials. Should additional surface, subsurface or chemical data become available, the conclusions and recommendations contained in this report shall not be considered valid unless the data is reviewed, and the conclusions of this report are modified or approved in writing by our firm.

We believe that this investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.



2.0 SUBJECT PROPERTY DESCRIPTION AND LOCATION

**TABLE I
LOCATION AND GENERAL DESCRIPTION**

Descriptor	Description
Location	Southwest of the intersection of Ridgeway Parkway and Interstate 25
Township and Range	Portions of Sections 21, 22, 27, 28, Township 6 South, Range 67 West of the 6th Principal Meridian
USGS Quadrangle	Castle Rock North, CO; Sedalia, CO; Highlands Ranch, CO; Parker, CO
Parcel Number(s)	2231-211-00-002 2231-280-00-003 2231-210-00-006 2231-223-00-009 2231-211-00-006 2231-214-00-002 2231-210-00-012
General Description (Abbreviated - From County Assessor)	TRACT IN E1/2 21-6-67 106.034 AM/L LSP 4242 MTD 0482317 & 0349474 TRACT IN N1/2N1/2S1/2SE1/4 21-6-67 6.647 AM/L LSP 4242 MTD 0482313 & 0482317 TRACT IN N1/2NW1/4 28-6-67 3.430 AM/L LSP 4242 MTD 0411930 TRACT IN SE1/4SE1/4SE1/4 21-6-67 & S1/2N1/2 & S1/2 22-6-67 158.888 AM/L SLIVER 0.005 ACRES SUBJECT TO CE 2018048531 PART OF E1/2SE1/4NE1/4 21-6-67 LYING SW OF SPRINGGATE TRAIL 17.755 AM/L LSP 4242 MTD 0482313 & 0349474 TRACT IN S1/2SE1/4 21-6-67 68.069 AM/L MULTIPLE MTDS TRACT IN S1/2SW1/4 21-6-67 28.79 AM/L LSP 4242 MTD 0374690
Current Use	Vacant
Total Land Area (including open space)	2231-211-00-002: 106.03 2231-280-00-003: 3.43 2231-210-00-006: 6.65 2231-223-00-009: 158.89 2231-211-00-006: 17.76 2231-214-00-002: 68.07 2231-210-00-012: 28.79 Total: 389.61 acres
Ownership	BC-RG Mesa Tops JV LLC

The Subject Property location and plan are shown in the attachments on Figure 1 (Area Map) and Figure 2 (Subject Property Map).

2.1 General Description of Subject Property and Improvements

The Subject Property consists of 389.61 acres of vacant land, predominantly in a naturally vegetated state. The Property is generally bounded by low-density single-family residences to the south and west, Bluffs Regional Park to the north, and Interstate 25 to the east. Several natural



drainage ditches or erosion features run along the border of the Subject Property. A photographic record of our Subject Property reconnaissance is presented in **Appendix A**.

2.2 General Uses of Adjoining Properties

The Subject Property is located within a largely vacant area in Lone Tree, Colorado. The adjoining properties generally consist of single-family residences and hiking trails. Additional details regarding our observations of adjacent properties are presented in Section 7.4 of this report.

3.0 USER AND OWNER PROVIDED INFORMATION

Mr. Christopher Bremner of Brookfield Properties responded to our Client Questionnaire on August 3, 2023. Mr. John Connelly with Coventry Development Corporation was identified as the owner representative. CTL|T conducted a phone interview with Mr. Connelly regarding the Subject Property on September 6, 2023. A summary of Mr. Bremner's and Mr. Connelly's responses is below.

3.1 Environmental Liens/Title Records

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous material or petroleum products upon a property. Mr. Bremner and Mr. Connelly were not aware of existing environmental liens on the Subject Property.

CTL|T was not provided with title records.

3.2 Activity and Use Limitations

Environmental AULs are legal or physical restrictions or limitations on the use of, or access to, a site or facility to: 1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or 2) prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions may



include engineering controls, institutional controls, or land use restrictions. Mr. Bremner and Mr. Connelly were not aware of recorded environmental AULs in relation to the Subject Property.

3.3 Specialized Knowledge

Mr. Bremner and Mr. Connelly were not aware of nor possessed specialized knowledge or experience associated with environmental concerns on the Subject Property.

3.4 Valuation Reduction for Environmental Issues

Mr. Bremner was not aware of valuation reduction of the Subject Property because of environmental issues.

3.5 Commonly Known or Reasonably Ascertainable Information

Mr. Bremner and Mr. Connelly were not aware of nor possessed commonly known or reasonably ascertainable environmental information related to the Subject Property.

3.6 Owner, Subject Property Manager, and Occupant Information

Mr. Bremner indicated that the Subject Property is currently owned by Coventry Development Corporation. Mr. Connelly with Coventry Development Corporation indicated he had been associated with the Property since 2001. Further owner details are presented in Section 8.1 of this report. The Subject Property is currently vacant land.

3.7 Reason for Performing a Phase I ESA

Brookfield Properties requested a Phase I ESA prior to acquisition of the Subject Property.

3.8 Previous Environmental Site Assessments

Mr. Bremner and Mr. Connelly were not aware of previous ESAs for the Subject Property.



4.0 RECORDS REVIEW

CTL|T reviewed existing sources listed in the References section to assess the soils, geologic and hydrogeologic conditions of the general vicinity of the Subject Property.

4.1 Physiography

The regional topography is generally hilly, with the boundary of the Subject Property sitting atop a mesa or plateau. Steep drainages border the Property while gradual hills are present across the center of the Property. The elevation of the Subject Property is approximately 6,320 feet above mean sea level. The nearest surface water features are Cottonwood Creek on the eastern border of the Property and Big Dry Creek on the western border of the Property. The surrounding area consists of similar topography, with mesas and steep drainages.

4.2 Geology and Soils

The U.S. Department of Agriculture NRCS “Web Soil Survey” and U.S. Geological Survey map indicates that the soil on the Subject Property primarily consists of the Fondis clay loam. Soils on the Subject Property are generally derived from wind-blown loess and are underlain by the Dawson Formation, Arapahoe Formation, and Castle Rock Conglomerate.

4.3 Groundwater

It is our experience that shallow, unconfined groundwater is generally controlled by topography. Based on topography, we estimate the general direction of groundwater flow below the Subject Property is to the outer boundaries from the higher center.

4.4 Water Wells

Water wells were identified through the Colorado DWR online water well permit database. The database indicated the presence of one registered well located on the Subject Property. The well is registered to Springgate LLC and is reportedly 645 feet deep. The Property reconnaissance visit revealed that the well was powered by a windmill and appeared to be used for domestic or stock purposes. According to Mr. Connelly, other domestic wells were placed throughout the Property. Wells should be properly abandoned when not in use.



Due to the rural nature of the area, there are approximately 35 other wells associated with properties adjacent to the Subject Property. Three of the wells are municipally owned and the rest were for livestock or domestic use. Due to the topographic gradient of the Subject Property and the nature of the wells, we do not consider this finding to present a REC to the Subject Property.

4.5 Oil/Gas Wells

Oil and gas wells were identified through the COGCC online database. The database did not indicate the presence of wells within a quarter-mile of the Property.

4.6 Physical Setting Analysis of Substance Migration

A hypothetical spill of a hazardous or petroleum substance on the Subject Property would be expected to generally migrate along the ground surface to the outer boundaries of the Property. Off-site surface spills on the adjoining parcels would likely reach a drainage bordering the Property due to the topographic gradient. Sources of contamination to groundwater beneath the Subject Property, if present, would likely be present on the perimeter of the Property or near the center of the Property.

5.0 HISTORICAL USE INFORMATION

5.1 Historical Aerial Photographs and Topographic Maps

Historical aerial photographs of the Subject Property and surrounding area were reviewed for 1937, 1953, 1963, 1971, 1978, 1984, 1993, 1999, 2004, 2005, 2006, 2009, 2011, 2013, 2015, 2017, 2019, and 2021; these are presented in **Appendix B**. Additional photographs from selected years between 1993 - 2023 were provided by Google Earth. USGS topographic maps were reviewed for 1890, 1935, 1942, 1949, 1957, 1965, 1970, 1980, and 1994. A summarized interpretation of the aerial photographs and maps is presented below in Table II.



TABLE II
AERIAL PHOTOGRAPH AND TOPOGRAPHIC MAP SUMMARY

Date Range	Land and Features Description
1937-1953	The Subject Property is subdivided into various agricultural plots. Roads and irrigation features are present throughout the Property. Some plots extend past the boundary of the Subject Property. Small features appearing to be agricultural structures are present near the plots. The surrounding area appears to be generally undeveloped. A road (Interstate-25) is present southeast of the Property.
1953 - 1963	The Subject Property remains generally unchanged. The highway southeast of the Property is more developed. There appear to be less structures on the Property.
1971 – 1993	Agricultural plots are still present on the Subject Property. Two-track roads are present throughout the Property. The surrounding area appears to have begun developing. Structures and roads have developed adjacent to the boundary of the Subject Property. The highway appears to be slightly more developed.
1999 – 2013	Many of the plots are no longer in use, aside from a smaller subset of plots totaling approximately 3.5 acres on the northern portion of the Property; this area may be an ostrich farm according to the Property owner. About five structures are present near these plots. Development in the surrounding areas increases. Two large storage cylinders appear north of the boundary of the Property. Prairie dog burrows appear throughout the central and southern portion of the Property. High power transmission lines are present on the Property and adjacent to the southern boundary of the Property.
2015 – 2023	The Property generally appears as it does today. The outline of the 3.5-acre section of plots becomes fainter. Two-track roads are present through the Property. The structures are removed aside from a windmill. A hiking trail borders the northern section of the Property.

5.2 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were a tool used by the fire insurance industry to evaluate property risk. The maps often show details of historic dwellings, commercial buildings, and factories, indicate property uses and addresses, and show locations of items such as wells, cisterns, and fuel storage tanks. Sanborn Fire Insurance Map coverage was not available for the Subject Property.

5.3 City Directory Listings

Due to the historically undeveloped nature of the Subject Property, city directory listings were not reviewed.



5.4 Assessor Records

We reviewed Douglas County Assessor online files for the Subject Property. The Subject Property, consisting of seven separate parcels, is currently owned by Ridgegate Investments Inc. There are no records of buildings.

5.5 Zoning/Land Use Records

The Subject Property is currently zoned as Ridgegate Planned Development District by the City of Lone Tree. The land is currently classified as agricultural by Douglas County.

6.0 REGULATORY AGENCY RECORDS

Regulatory agency records were provided by Environmental Risk information Services (ERIS). The radius report, dated August 7, 2023, is presented in **Appendix C**.

6.1 Summary of Findings

The ERIS Radius Report did not present relevant environmental listings per ASTM search criteria in the vicinity of the Subject Property, with the exception of a listed LST for the Mile High Equipment Co facility located 0.30 miles east. We do not consider this finding to present a REC to the Subject Property due to distance and topography.

6.3 Local Government Records

We contacted South Metro Fire Rescue regarding records of hazardous materials at the Subject Property. We received a response on September 6, 2023 indicating that the South Metro Fire Rescue did not locate environmental records regarding the Subject Property.

We contacted the Douglas County Public Health Department, Environmental Health Division regarding records of hazardous materials related to the Subject Property. We received a response from Ben Huff on September 8, 2023 indicating that there were no environmental records on file.



Local government responses are presented in **Appendix D**.

7.0 SUBJECT PROPERTY RECONNAISSANCE

The following section discusses observations made during our reconnaissance.

7.1 Methodology and Limiting Conditions

Ms. Karolyn Fagundes and Mr. Jacob Willoughby conducted a Subject Property visit on August 29, 2023. A dirt road behind a gate on North Heather Drive provided access to the Subject Property near the southwest corner of the Property. The majority of the Subject Property was accessed by driving and walking. A photographic record of our Subject Property reconnaissance is presented in **Appendix A**.

7.2 Description of Subject Property Structures and Roads

The Subject Property is currently vacant. Evidence of former two track roads was present throughout the Property. Evidence of a former structure, including some light debris, was located on the eastern portion of the Property.

7.3 Subject Property Observations

During our reconnaissance, we specifically looked for obvious evidence of the Subject Property features listed in Table III. Table III lists features typically observed outside of Subject Property structures. An “X” located within the table indicates that the feature was readily observable. Those features which were observed on the Subject Property are discussed in further detail within the following subsection(s).



TABLE III
EXTERIOR SUBJECT PROPERTY FEATURES

	Aboveground Storage Tanks		Stained Soil and/or Pavement
	Air Emissions Sources		Stockpiles of Soil or Debris
	Cultivated Land/Crops		Stressed Vegetation
	Drains, Sumps, Pits		Surface Water, Streams, Ponds, Lagoons
	Hazardous Material Storage	X	Transformers (Potential PCB)
X	High Power Transmission Lines		Underground Storage Tanks
	Natural Gas Pipelines		Unidentified Piping Below Grade
	Odors		Unidentified Substance Containers
	Petroleum Pipelines		Vehicle Maintenance Areas
	Physical Irregularities		Wastewater Discharge
	Placed Fill or Imported Soils		Waste Treatment Processes
	Railroad Lines	X	Wells (Agricultural, Water Supply)
	Septic Systems or Leach Fields		Wells (Monitoring)
X	Solid Waste or Disposal Areas		Wells (Oil or Natural Gas)

7.3.1 Wells (Agricultural, Water Supply) / Physical Irregularities

We observed one windmill-powered water well on the eastern portion of the Property. The well appeared to not be in use and was likely a remnant of agricultural and grazing activities. We do not consider the well to present a REC, but it should be properly abandoned prior to development.

We observed a depression in the ground with cobbles at the base. In the depression there was a small amount of waste or debris. The exact origin is unknown. Based on our observations, we do not consider this finding to present a REC to the Subject Property.

7.3.2 High Power Transmission Lines / Transformers

A high power transmission line was identified crossing through the Subject Property approximately from a north to south direction. Although we do not believe this poses a REC to the Subject Property, public perception should be taken into consideration during development.



We observed at least three pole-mounted electrical transformers. We did not observe obvious staining or physical irregularities adjacent to the transformers. We do not believe this finding presents a REC to the Property.

7.4 Review of Adjacent Properties

General observations of properties adjacent to the Subject Property were performed in conjunction with on-Subject Property observations made on August 29, 2023. Properties near the Subject Property consists of low-density residential areas, a park, and rangeland. Properties immediately adjacent to the Subject Property are described below, based on outdoor observations from the Subject Property or nearby public streets.

**TABLE IV
ADJACENT PROPERTY DESCRIPTIONS**

Direction	Bounding Property Description
<i>North</i>	Regional park with hiking trails
<i>East</i>	Interstate 25, single-family residences
<i>South</i>	North Heather Drive and single-family residences
<i>West</i>	Single-family residences and rangeland

Observation of adjacent properties did not reveal obvious visual indications of environmental concern. We did not observe evidence of landfills, lagoons, pits, or other waste treatment or disposal operations; underground storage tanks, spills, releases, or discharge of hazardous material which could negatively impact the Subject Property.

8.0 INTERVIEWS

8.1 Owner, Subject Property Manager and/or Occupants

Mr. John Connelly is the current owner representative for the Subject Property. Mr. Connelly indicated that he has been involved with the Property in various forms since approximately 2001. He stated that the Property has historically been used for agriculture. Mr. Connelly was not aware of previous ESAs. He was not aware of the storage of hazardous chemicals, petroleum storage tanks, or other obvious environmental concerns related to the property. He indicated that the Property had formerly been leased for ostrich husbandry and might



have more water wells than the singular windmill-powered mill observed during the Property visit on August 29, 2023.

9.0 DEVIATIONS

9.1 Exceptions and Deletions

ASTM Standard E 1527-21 for Phase I Environmental Site Assessments, Subsection 8.3.2, states that “all obvious uses of the Subject Property shall be identified from the present, back to the Subject Property’s obvious first developed use, or back to 1940, whichever is earlier.” The term “developed use” includes agricultural uses (i.e., cultivated land/agricultural crops) and placement of fill. In our opinion, livestock rangeland is not a developed use.

The historical documentation for this assessment went back to 1937 on the basis of historical aerial imagery, which showed the Subject Property predominantly in agricultural use. We were not able to ascertain the date of first development. Thus, the ASTM historical standard was not fully satisfied.

It is the opinion of CTL|T that obtaining earlier historical information would not be sufficiently useful, reasonably ascertainable, or change the likelihood for the presence of a REC on the Subject Property.

9.2 Data Gaps

We have not received a response from the Douglas County Health Department. Based on information presented in this report, we do not believe that this presents a significant data gap which would affect our ability to identify RECs associated with the Subject Property.

10.0 FINDINGS AND OPINION

10.1 Summary of Subject Property Historical Use

The Subject Property currently consists of vacant land. The Subject Property and surrounding area appear to have been agricultural land or rangelands since the earliest records



reviewed in 1937. While the Property is currently vacant, it was used for crop cultivation or animal husbandry for most of the available recorded history.

Based on our understanding of the types of crops that are typically grown in Colorado, it is our belief that significant contamination from normal pesticides and herbicide application is unlikely. Application of pesticides and herbicides is more prevalent on fruits and vegetables, and less prevalent on field crops such as alfalfa, hay, and feed corn that are common in Colorado. Normal application of pesticides and herbicides is also subject to dilution and breakdown that occurs over time, due to sunlight and aeration in the upper portion of topsoil. As such, we do not believe that previous agricultural use adjacent to the Subject Property presents a REC.

10.2 Nearby Environmental Concerns

We do not consider nearby properties to present significant environmental concerns for the Subject Property.

11.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-21 of the property known as Mesa Tops, located southwest of the intersection of Ridgeway Parkway and Interstate 25 in Lone Tree, Colorado. Any exceptions to, or deletions from this practice are described in Section 9.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

12.0 QUALIFICATIONS

This Phase I ESA was reviewed and supervised by Mr. Matthew Wardlow, a registered engineer in Colorado. Mr. Wardlow has performed or reviewed over 1,000 Phase I ESAs in the State of Colorado and has been practicing within the local environmental consulting profession for at least 25 years. The resumes of the individuals conducting this Phase I ESA are included in **Appendix D**.



I, Mr. Wardlow, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

We believe that this ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

If we can be of further service in discussing the contents of this report, please call.

CTL|THOMPSON, INC.

Karolyn Fagundes
Environmental Scientist

Reviewed by:

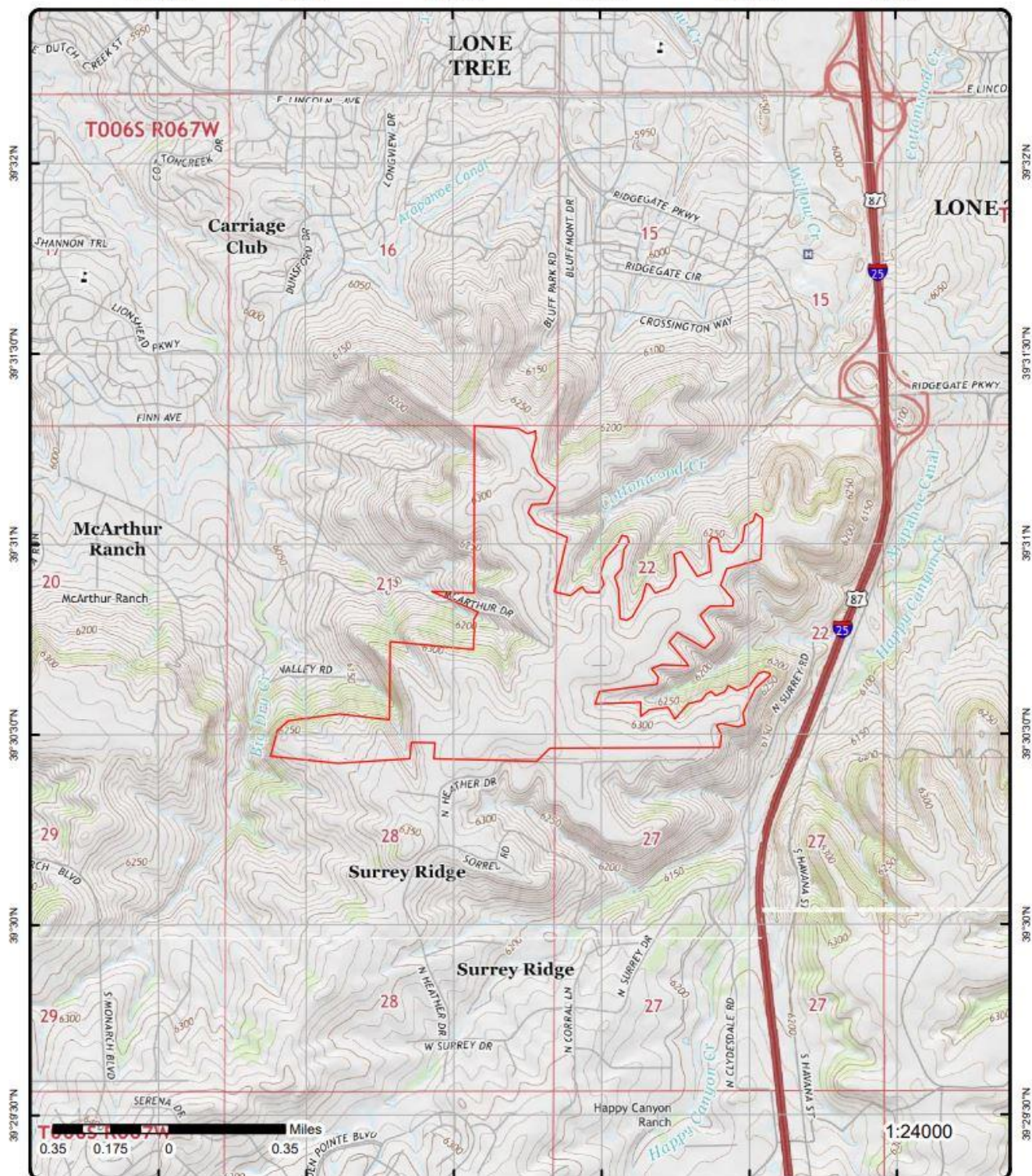
Matthew L. Wardlow, P.E.
Environmental Department Manager – Denver Branch

Via e-mail: Brad.Wilkin@brookfieldrp.com
KRohrbough@jrengineering.com



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Topographic Map

Year: 2016

Order Number: 23080301087

Address: SW of Ridgeway Pkwy and I-25, CO



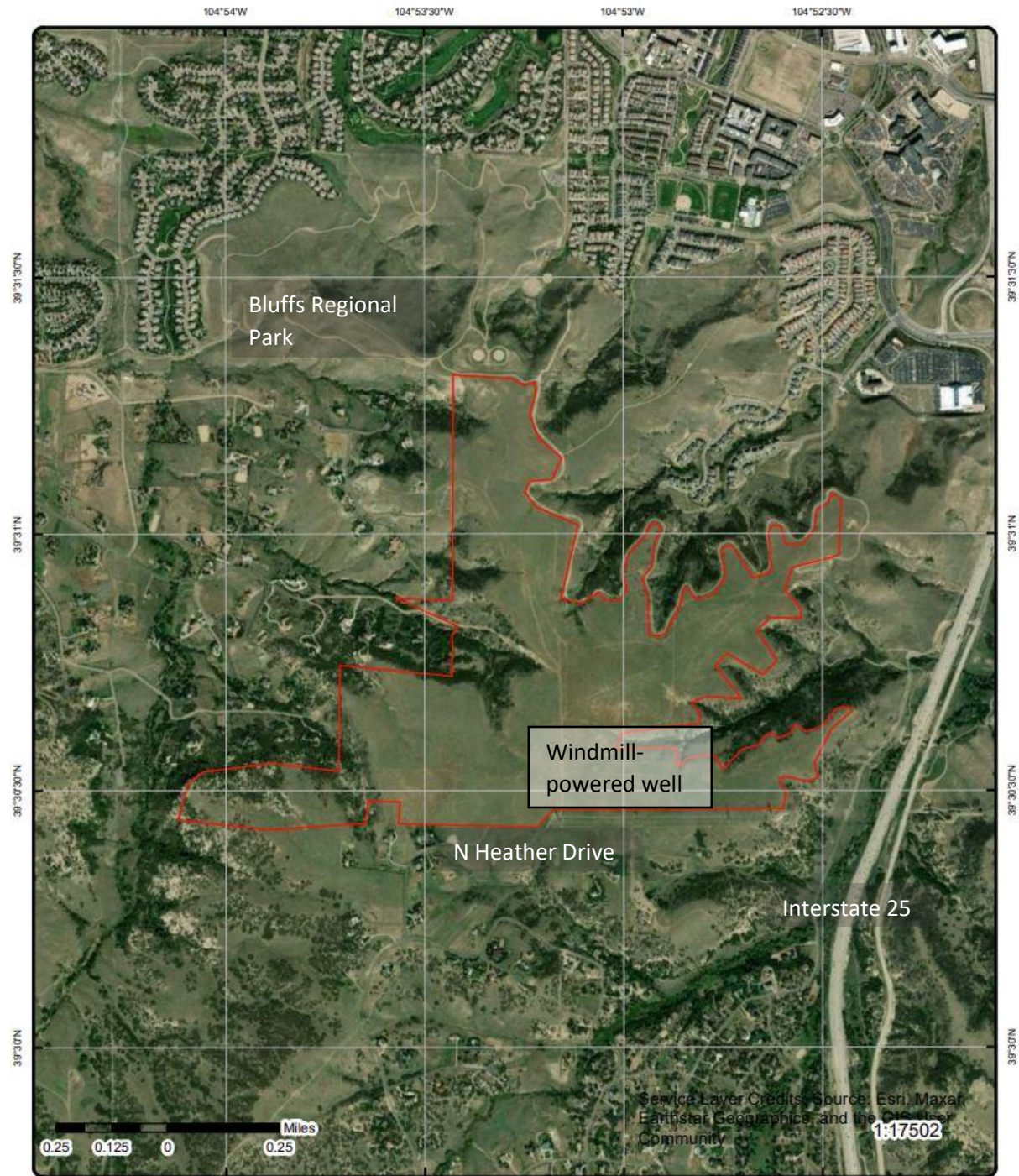
Quadrangle(s): Castle Rock North, CO; Sedalia, CO; Highlands Ranch, CO; Parker, CO

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Source: USGS Topographic Map

RIDGEGATE PROPERTIES
PHASE I ESA
MESA TOP
CTL/T PROJECT NO. DN52,036.000-200-R1

TOPOGRAPHIC AREA MAP
FIGURE 1



Aerial Year: 2021

Order Number: 23080301087

Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO



© ERIS Information Inc.

Source: ESRI World Imagery



APPENDIX A
SUBJECT PROPERTY PHOTOGRAPHS

Overall Property Photos			
			
Description: General View of Property and prairie dog burrow Direction: North		Description: General View of Property from center Direction: East	
			
Description: General View of Property from center Direction: South		Description: General View of Property from center Direction: West	

SUBJECT PROPERTY PHOTOGRAPHS

Overall Property Photos	
	
Description: Windmill-powered well near center/eastern portion Direction: South	Description: Debris on eastern portion Direction: West
	
Description: Drainage ditch on western portion Direction: West	Description: High power transmission lines on and adjacent to Property Direction: Northeast

SUBJECT PROPERTY PHOTOGRAPHS

Overall Property Photos	
	
Description: Bare soil near former agriculture plots Direction: East	Description: Pole-mounted transformers Direction: East
	
Description: Drainage ditch on northern portion with residences beyond Direction: North	Description: Interstate 25 and residences Direction: Southeast

SUBJECT PROPERTY PHOTOGRAPHS



APPENDIX B

HISTORIC AERIAL PHOTOGRAPHS



HISTORICAL AERIALS

Project Property: Ridgeway Pkwy - Mesa Tops
SW of Ridgeway Pkwy and I-25
Lone Tree CO 80124

Project No: DN52036

Requested By: CTL | Thompson, Inc.

Order No: 23080301087

Date Completed: August 07, 2023

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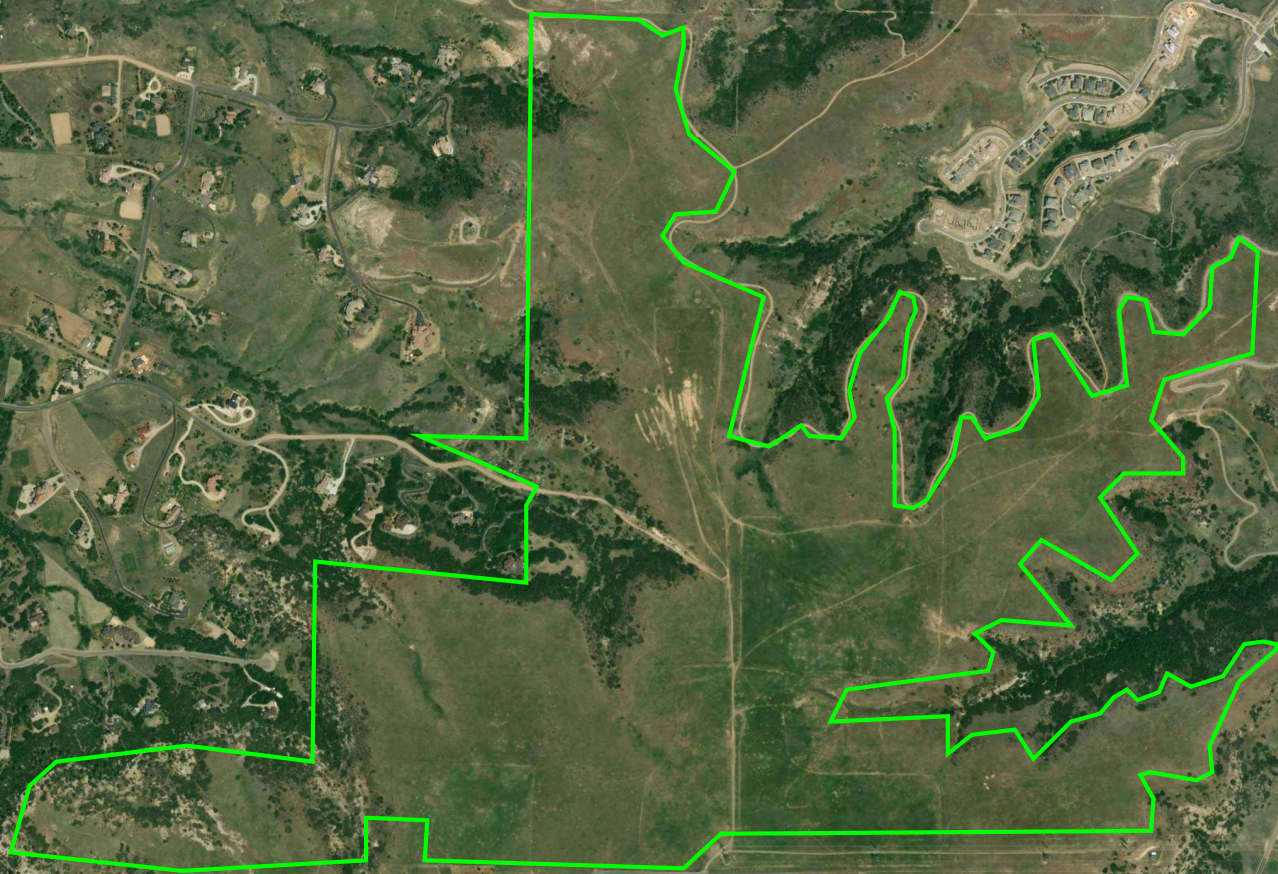
Environmental Risk Information Services

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Date	Source	Scale	Comments
2021	MAXAR TECHNOLOGIES	1" = 1200'	
2019	United States Department of Agriculture	1" = 1200'	
2017	United States Department of Agriculture	1" = 1200'	
2015	United States Department of Agriculture	1" = 1200'	
2013	United States Department of Agriculture	1" = 1200'	
2011	United States Department of Agriculture	1" = 1200'	
2009	United States Department of Agriculture	1" = 1200'	
2006	United States Department of Agriculture	1" = 1200'	
2005	United States Department of Agriculture	1" = 1200'	
2004	United States Department of Agriculture	1" = 1200'	
1999	United States Geological Survey	1" = 1200'	
1993	United States Geological Survey	1" = 1200'	
1984	United States Geological Survey	1" = 1200'	
1978	United States Geological Survey	1" = 1200'	
1971	United States Geological Survey	1" = 1200'	
1963	United States Geological Survey	1" = 1200'	
1953	Army Mapping Service	1" = 1200'	
1937	Agricultural Stabilization & Conserv. Service	1" = 1200'	

1220
Feet



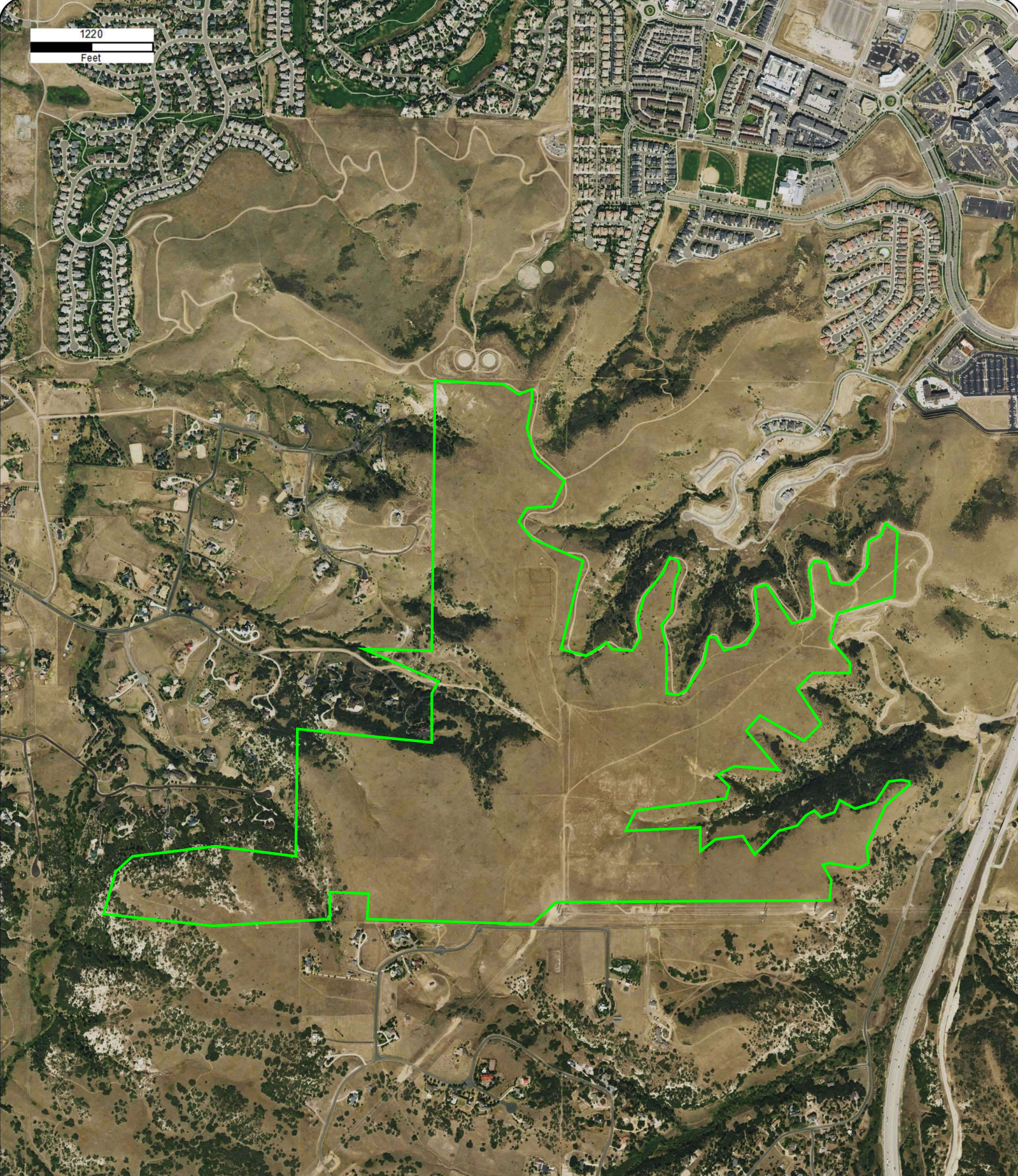
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Scale: 1" = 1200'
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Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO
Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet



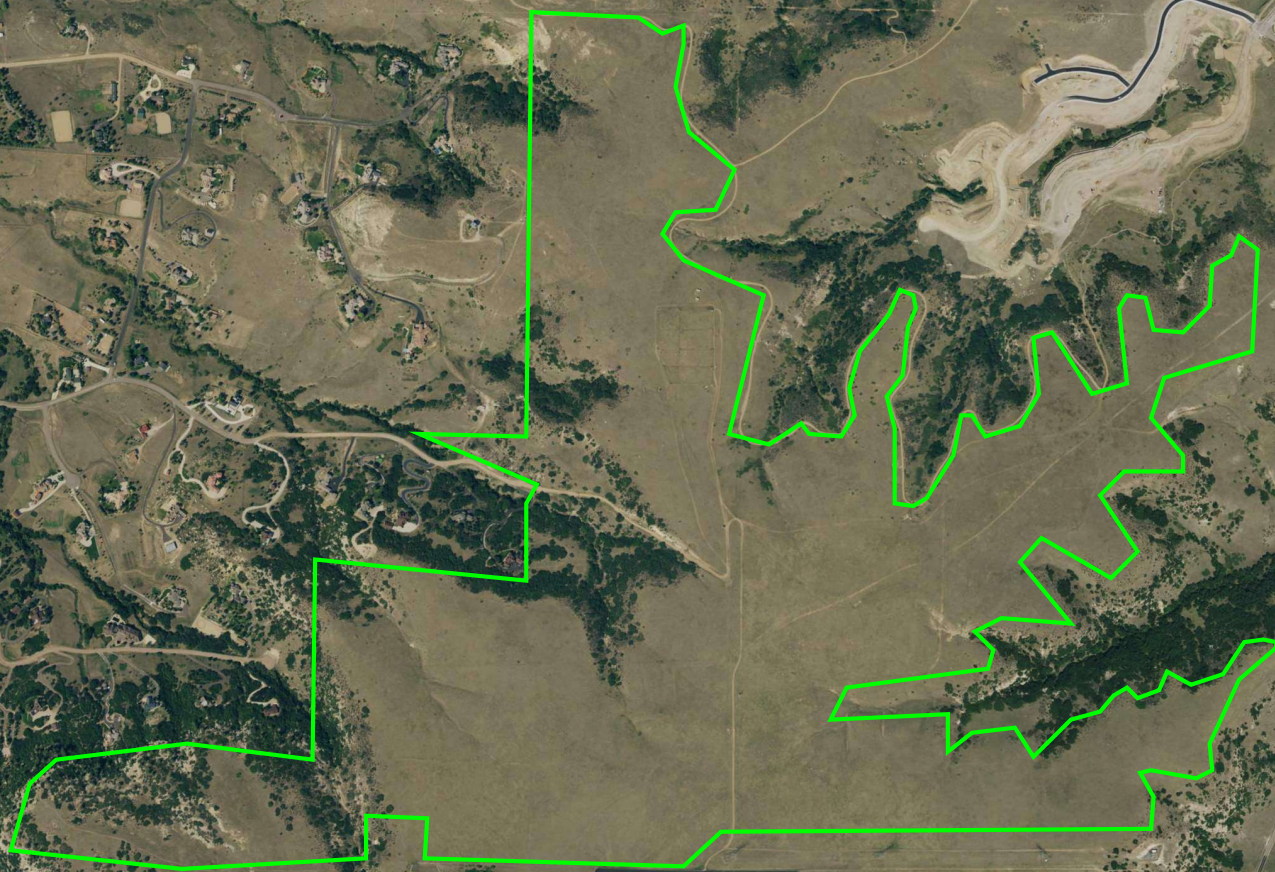
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Order No: 23080301087



1220
Feet



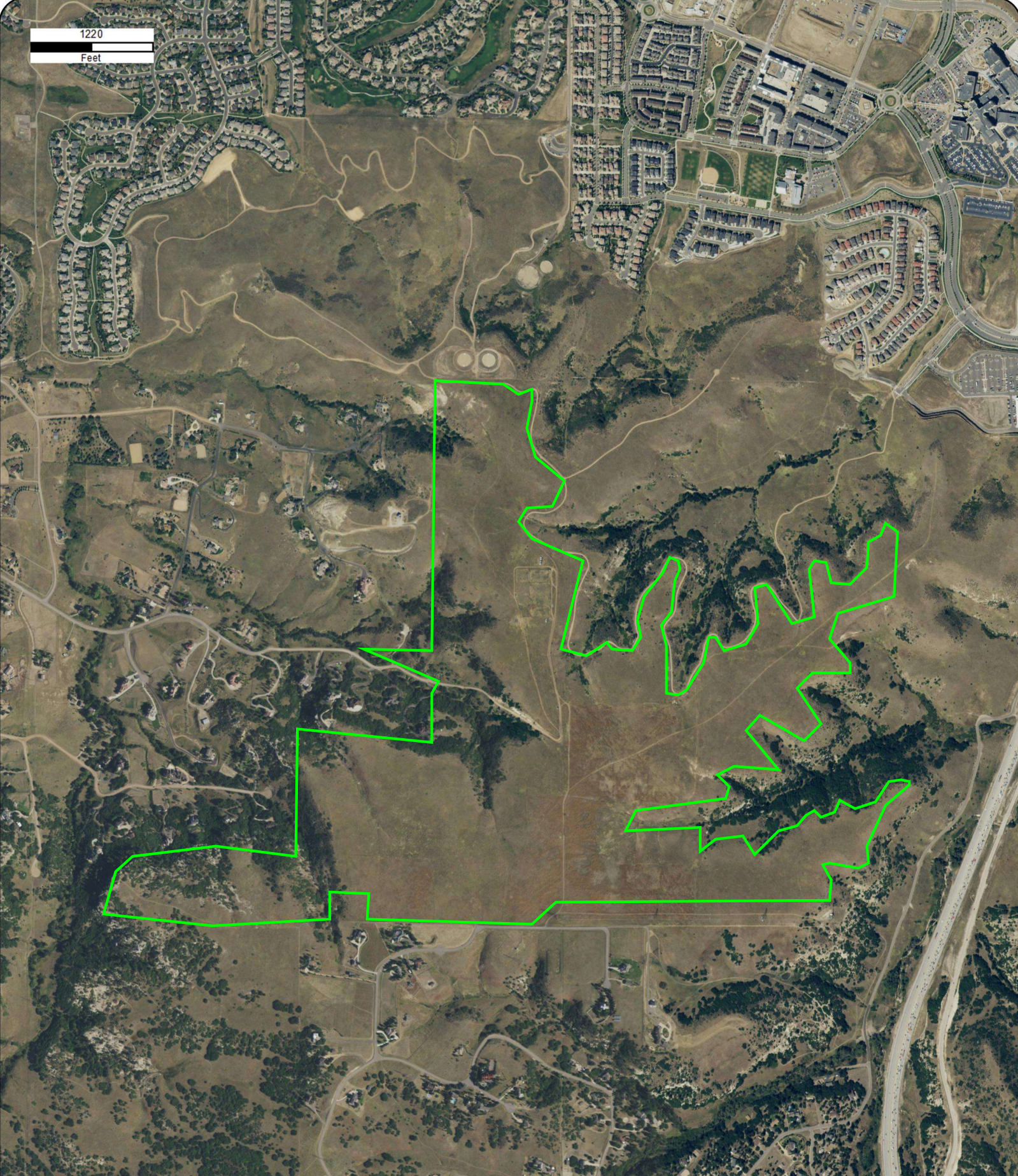
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1220
Feet



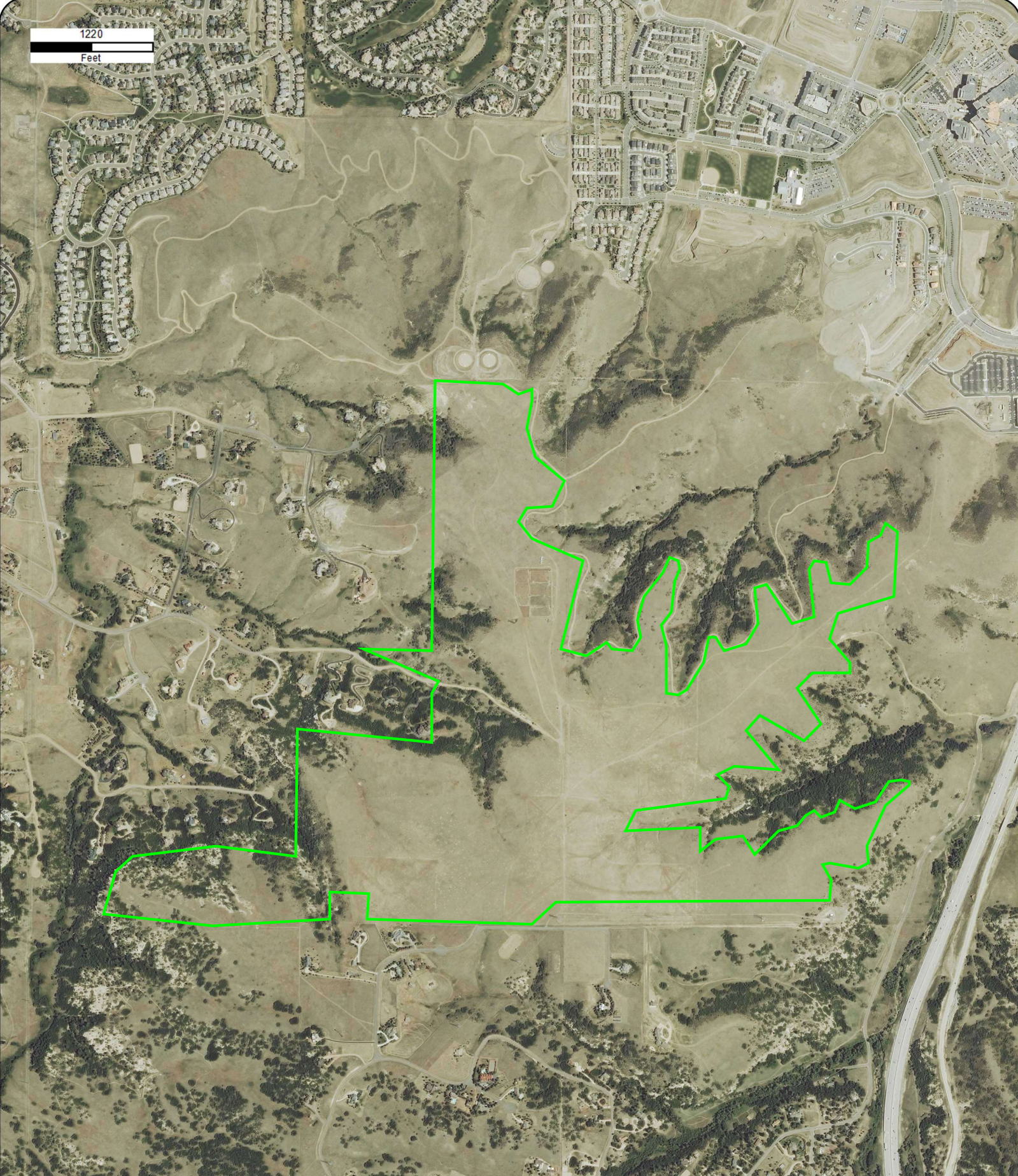
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1220
Feet



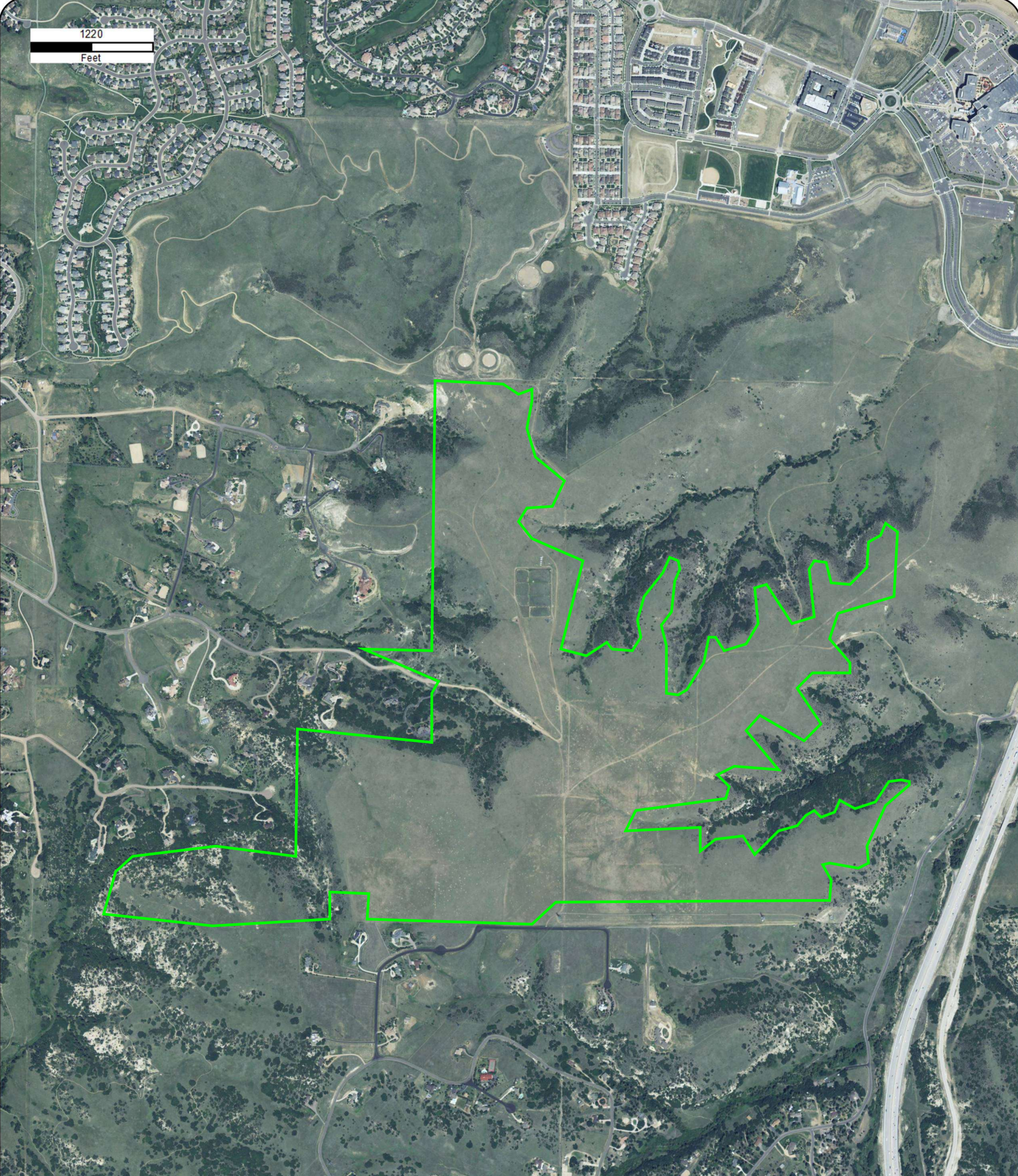
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1220
Feet



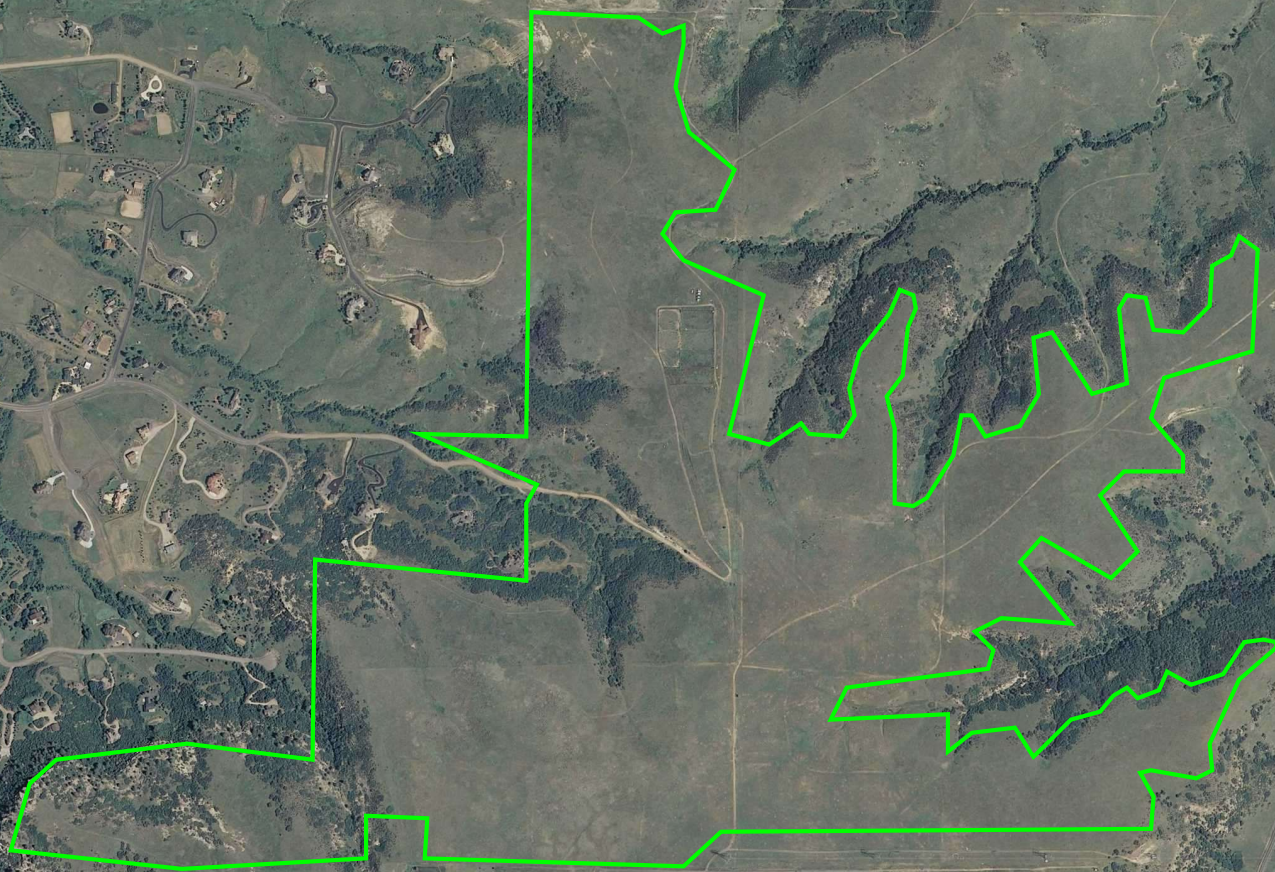
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Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet

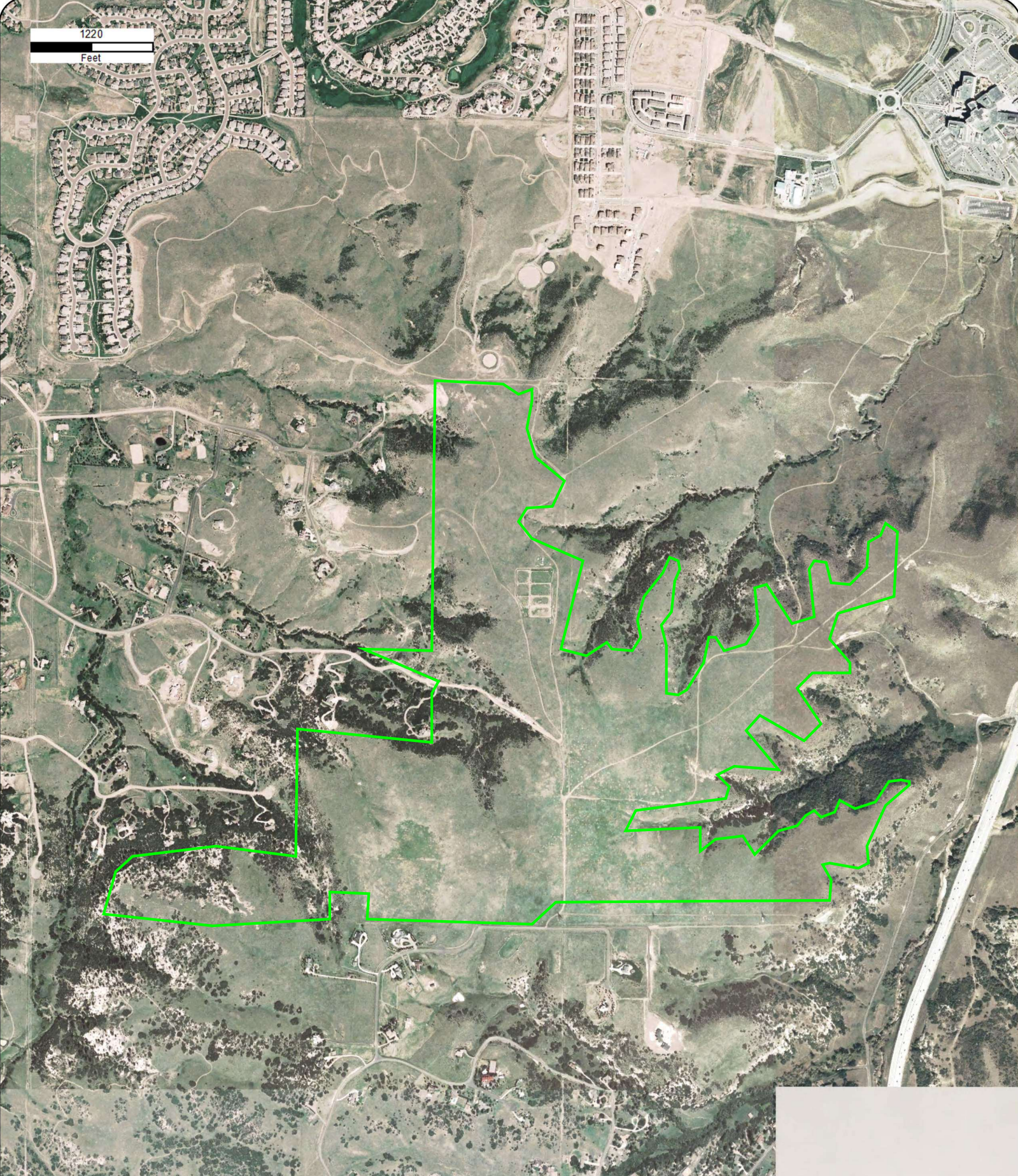


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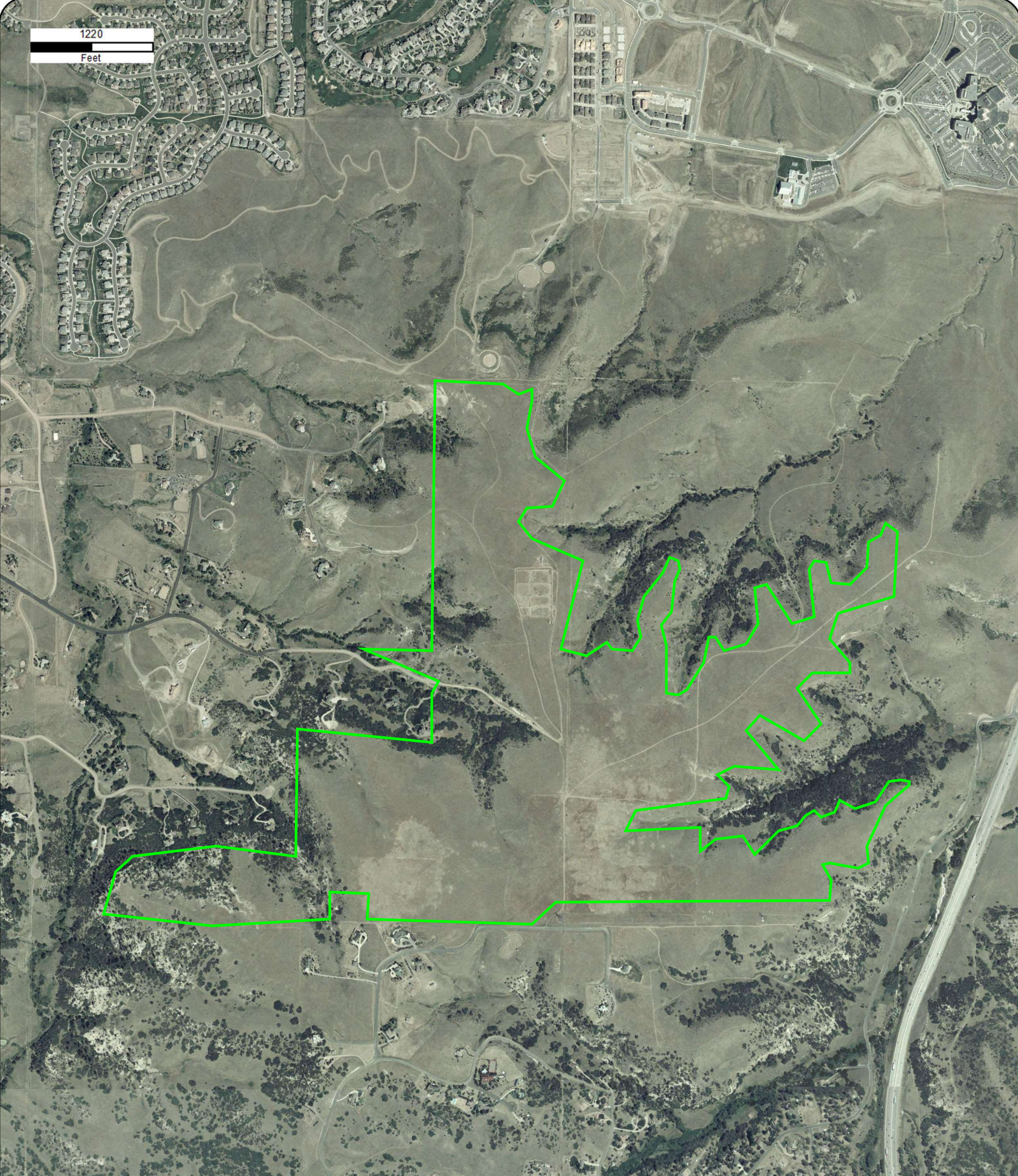
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Order No: 23080301087





1220
Feet



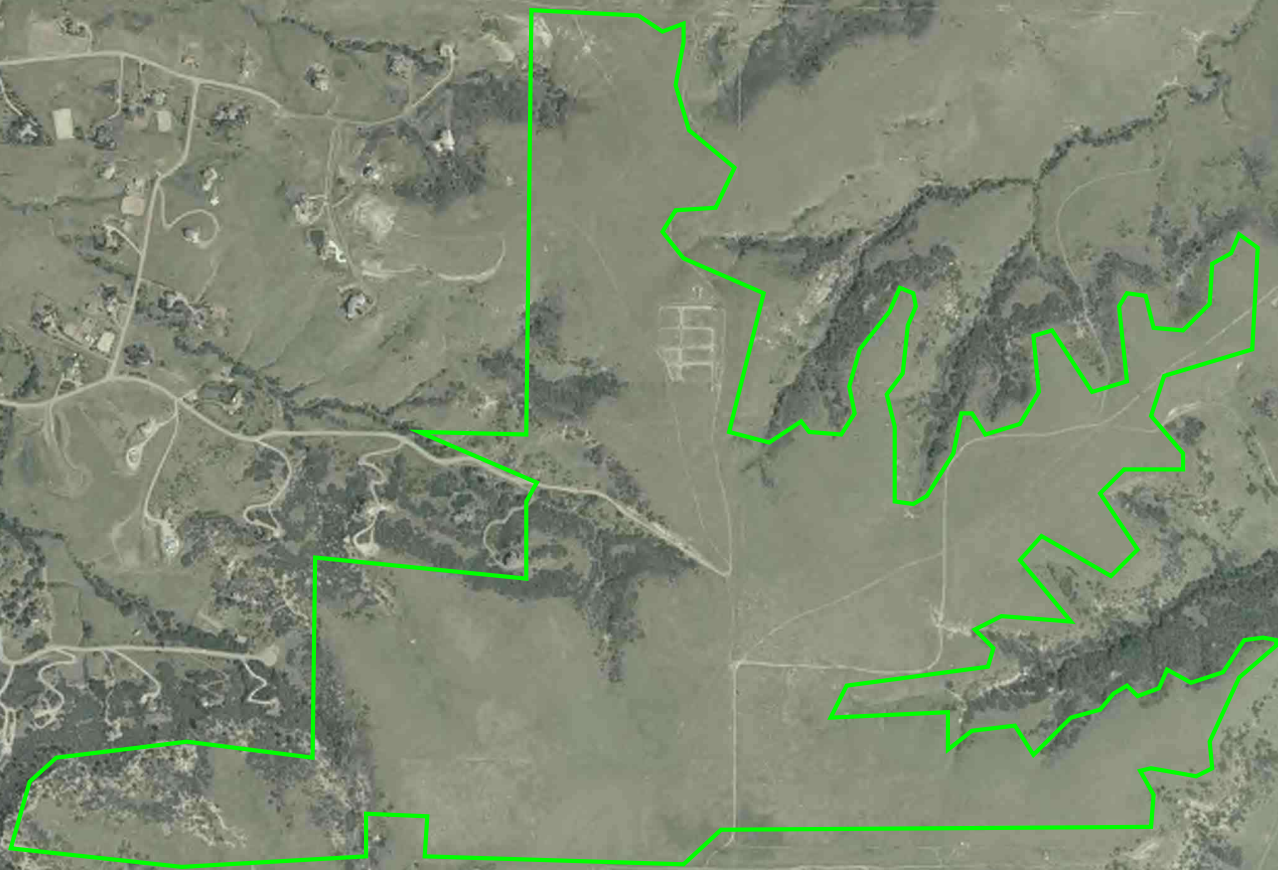
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1220
Feet



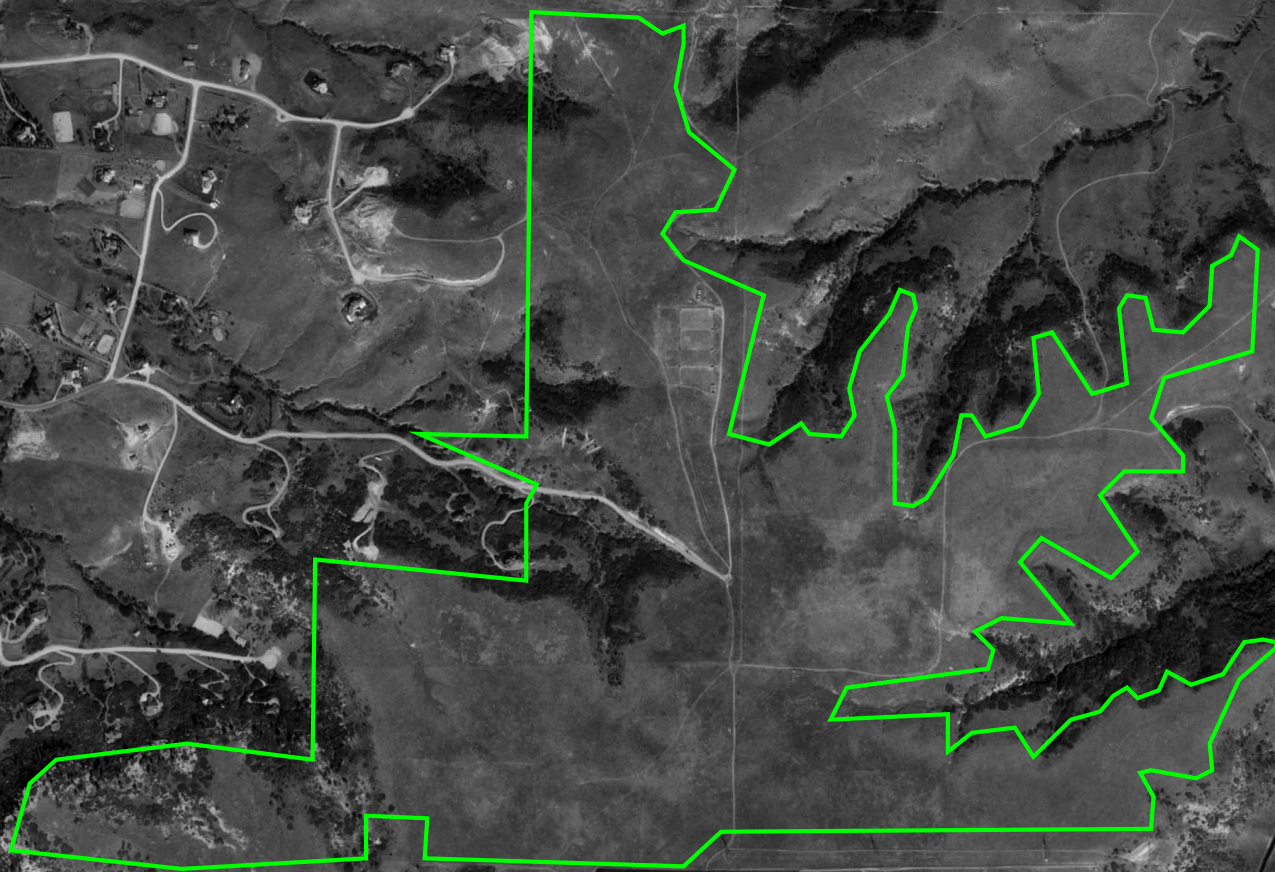
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Order No: 23080301087



1220
Feet



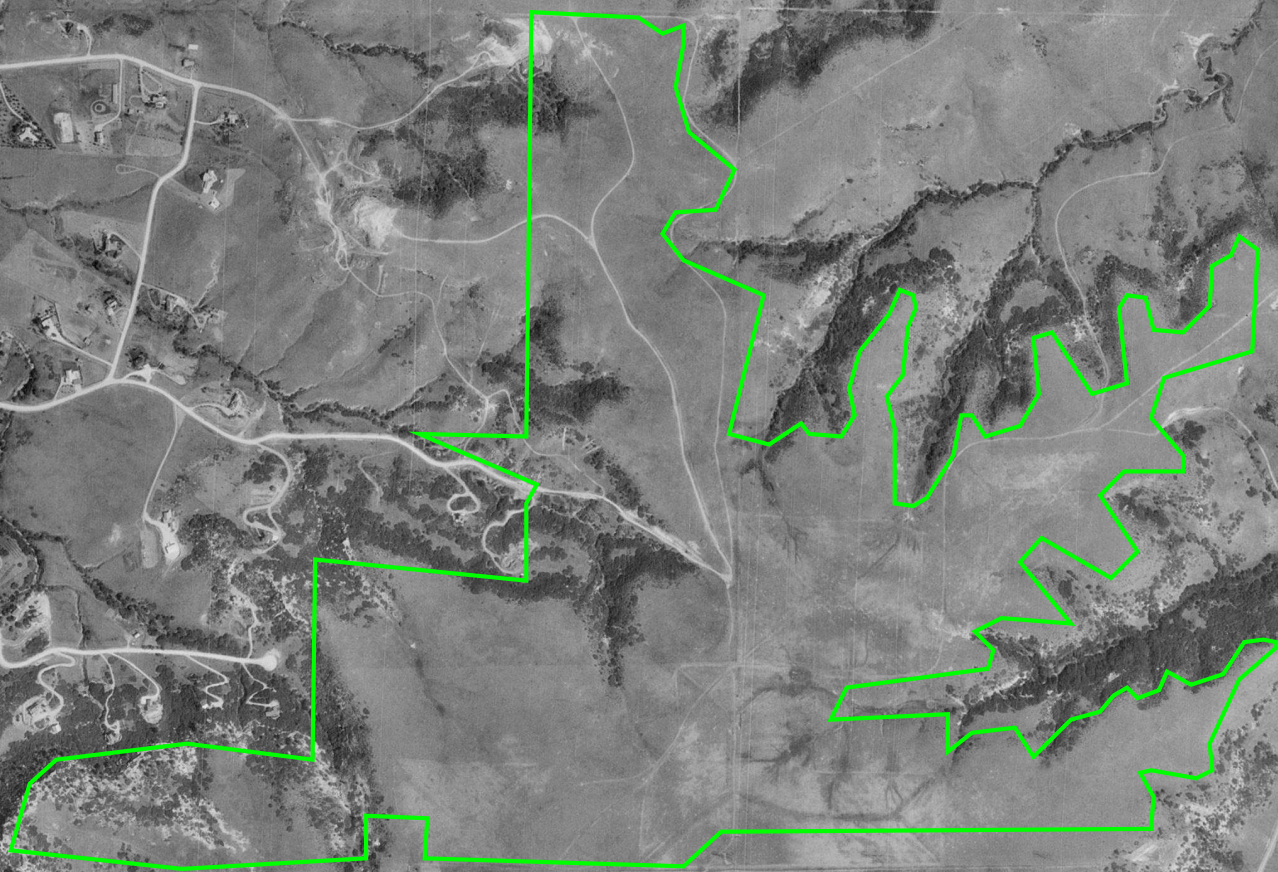
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Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet



Year: 1993
Source: USGS
Scale: 1" = 1200'
Comment:

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Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet



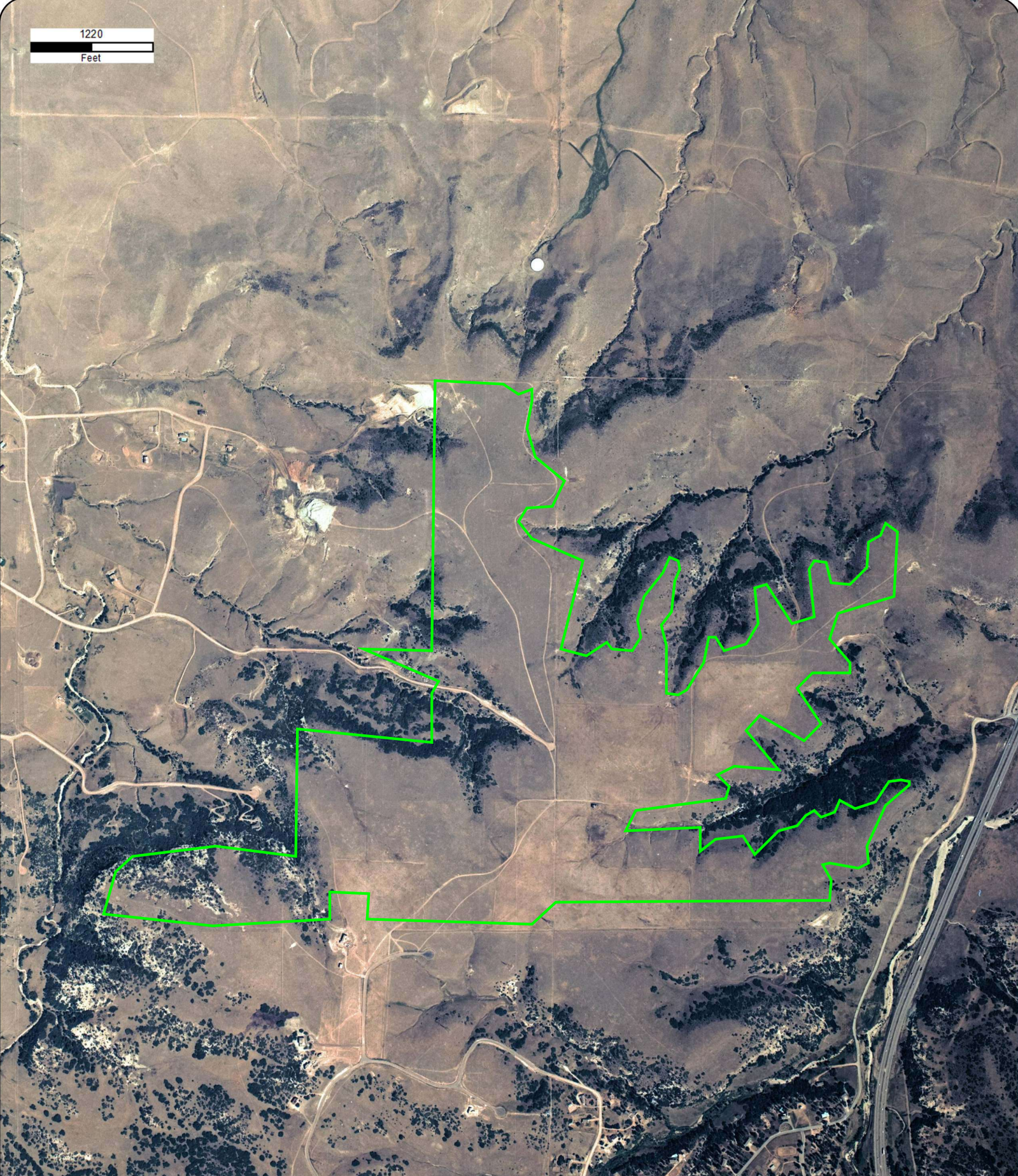
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Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet



Year: 1978
Source: USGS
Scale: 1" = 1200'
Comment:

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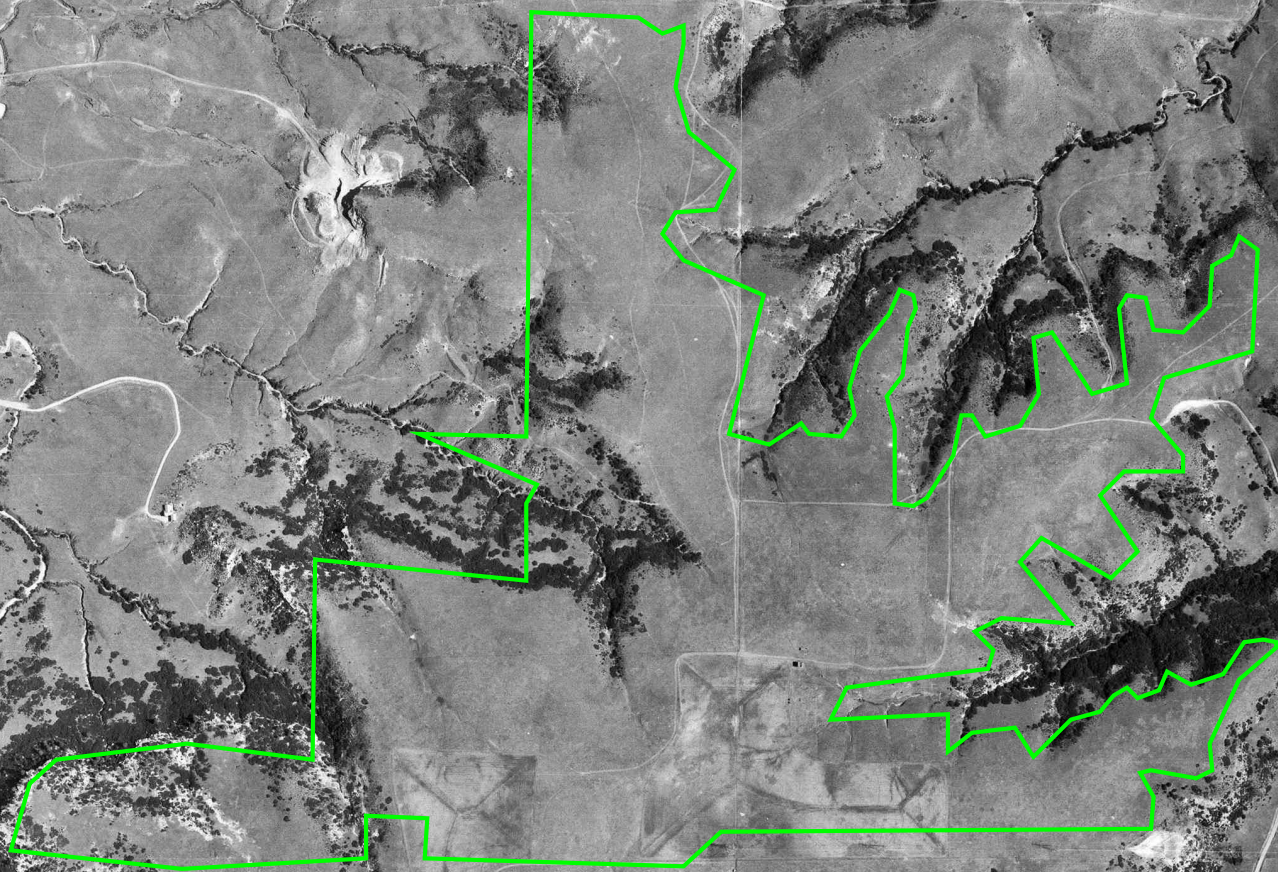
Order No: 23080301087



1220

Feet

2-3



Year: 1971
Source: USGS
Scale: 1" = 1200'
Comment:

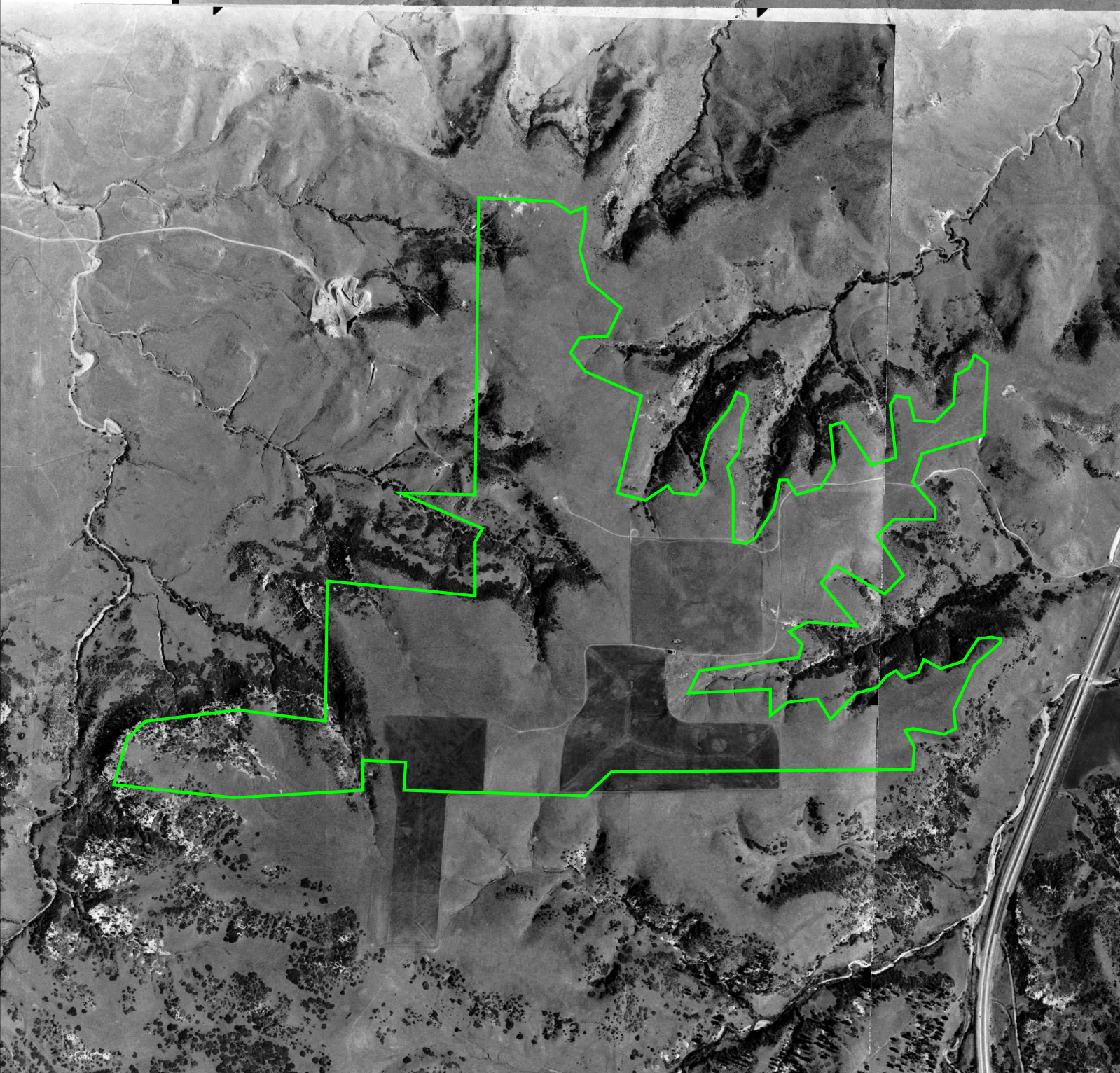
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Order No: 23080301087



1220

Feet



Year: 1963
Source: USGS
Scale: 1" = 1200'
Comment:

Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO
Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet



Year: 1953
Source: AMS
Scale: 1" = 1200'
Comment:

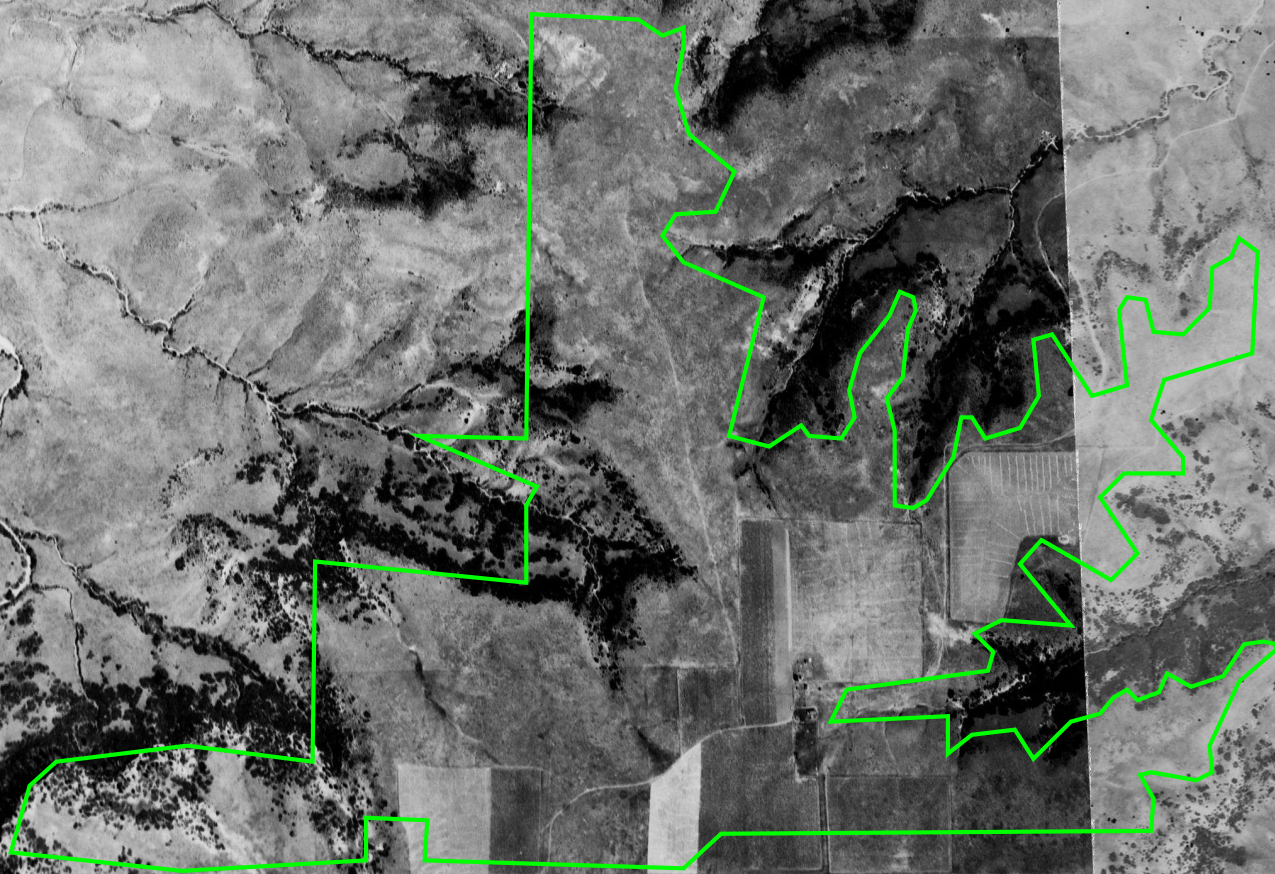
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Approx Center: -104.88687959,39.51216532

Order No: 23080301087



1220
Feet

Y 1 6 25



Year: 1937
Source: ASCS
Scale: 1" = 1200'
Comment:

Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO
Approx Center: -104.88687959,39.51216532

Order No: 23080301087





APPENDIX C

ERIS REPORT



DATABASE REPORT

Project Property: *Ridgegate Pkwy - Mesa Tops
SW of Ridgegate Pkwy and I-25
Lone Tree CO 80124*

Project No: *DN52036*

Report Type: *Database Report*

Order No: *23080301087*

Requested by: *CTL | Thompson, Inc.*

Date Completed: *August 7, 2023*

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: *Ridgegate Pkwy - Mesa Tops
SW of Ridgegate Pkwy and I-25 Lone Tree CO 80124*

Project No: *DN52036*

Coordinates:

Latitude:	<i>39.51216532</i>
Longitude:	<i>-104.88687959</i>
UTM Northing:	<i>4,373,620.73</i>
UTM Easting:	<i>509,724.29</i>
UTM Zone:	<i>13S</i>

Elevation: *6,291 FT*

Order Information:

Order No: *23080301087*

Date Requested: *August 3, 2023*

Requested by: *CTL | Thompson, Inc.*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs *Historical Aerials (with Project Boundaries)*

ERIS Xplorer [*ERIS Xplorer*](#)

Excel Add-On *Excel Add-On*

Executive Summary: Report Summary

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

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

State

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

Tribal

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

County

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SWF DOUGLAS	Y	0.5	0	0	0	0	-	0
<u>Additional Environmental Records</u>								
Federal								
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	1	2	2	5

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

State

SPILLS	Y	0.125	0	0	-	-	-	0
OG SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
AIR PERMITS	Y	0.125	0	0	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
ASBESTOS	Y	0.125	0	2	-	-	-	2
HAZ GEN	Y	0.125	0	0	-	-	-	0
PDES	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HAZ CORRACT	Y	1	0	0	0	0	0	0
UMTRA	Y	0.5	0	0	0	0	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

Total:	0	2	1	3	2	8
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* PO – Property Only

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

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	ASBESTOS	MJB ENVIRONMENTAL SERVICES, INC.	634 VALLEY ROAD LONE TREE CO	W	0.11 / 581.43	-155	17
1	ASBESTOS	MJB ENVIRONMENTAL SERVICES, INC.	634 VALLEY ROAD LONE TREE CO	W	0.11 / 581.43	-155	17
2	MRDS	GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124 <i>Dep ID: 10166987</i>	NW	0.24 / 1,249.01	-82	17
3	LST	Mile High Equipment Co	I-25 & Surrey Rd Castle Rock 80104 CO <i>Facility ID: 14070</i> <i>Event ID Status: 685 Closed</i>	E	0.30 / 1,593.45	-207	18
4	MRDS	HAPPY CANYON CREEK GOLD OCCURRENCE	DOUGLAS COUNTY PARKER CO 80134 <i>Dep ID: 10087566</i>	E	0.34 / 1,770.09	-232	19
5	MRDS	GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124 <i>Dep ID: 10165850</i>	W	0.48 / 2,528.65	-18	20
6	MRDS	GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124 <i>Dep ID: 10287895</i>	N	0.52 / 2,743.41	-177	20
7	MRDS	GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124 <i>Dep ID: 10288646</i>	N	0.80 / 4,212.57	-262	20

Executive Summary: Summary by Data Source

Standard

State

LST - Leaking Storage Tanks

A search of the LST database, dated Jun 1, 2023 has found that there are 1 LST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Mile High Equipment Co	I-25 & Surrey Rd Castle Rock 80104 CO	E	0.30 / 1,593.45	3
<i>Facility ID: 14070</i> <i>Event ID Status: 685 Closed</i>				

Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 5 MRDS site(s) within approximately 1.00 miles of the project property.

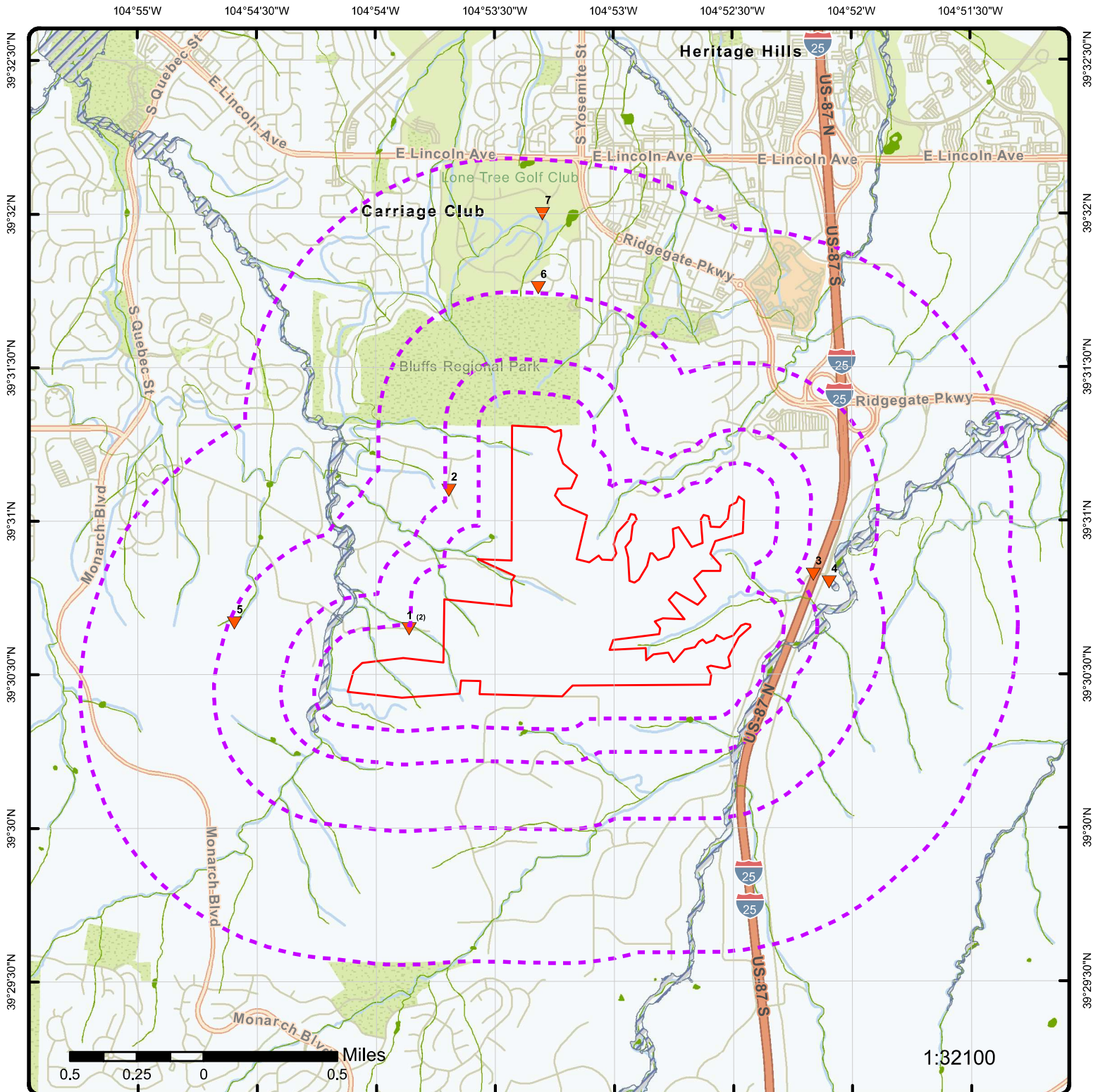
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124	NW	0.24 / 1,249.01	2
<i>Dep ID: 10166987</i>				
HAPPY CANYON CREEK GOLD OCCURRENCE	DOUGLAS COUNTY PARKER CO 80134	E	0.34 / 1,770.09	4
<i>Dep ID: 10087566</i>				
GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124	W	0.48 / 2,528.65	5
<i>Dep ID: 10165850</i>				
GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124	N	0.52 / 2,743.41	6
<i>Dep ID: 10287895</i>				
GRAVEL PIT	DOUGLAS COUNTY LONE TREE CO 80124	N	0.80 / 4,212.57	7
<i>Dep ID: 10288646</i>				

State

ASBESTOS - Asbestos Abatement and Demolition Projects

A search of the ASBESTOS database, dated Dec 28, 2017 has found that there are 2 ASBESTOS site(s) within approximately 0.12 miles of the project property.

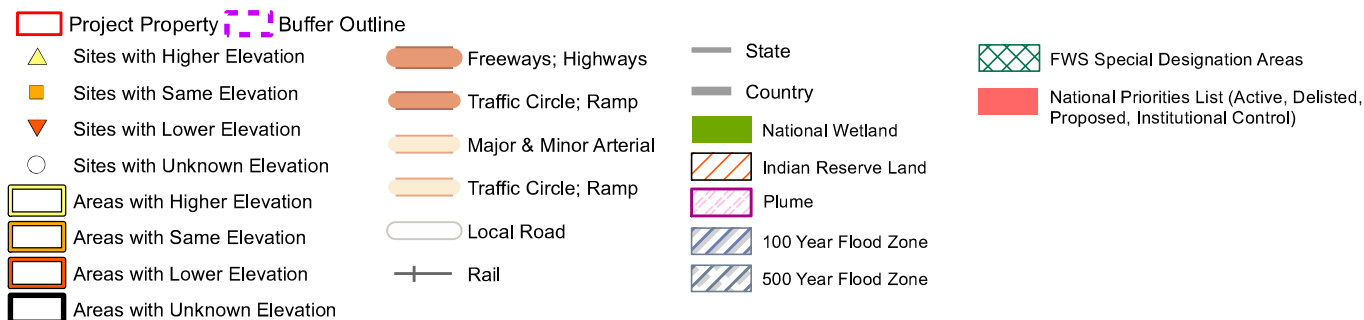
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MJB ENVIRONMENTAL SERVICES, INC.	634 VALLEY ROAD LONE TREE CO	W	0.11 / 581.43	1
MJB ENVIRONMENTAL SERVICES, INC.	634 VALLEY ROAD LONE TREE CO	W	0.11 / 581.43	1

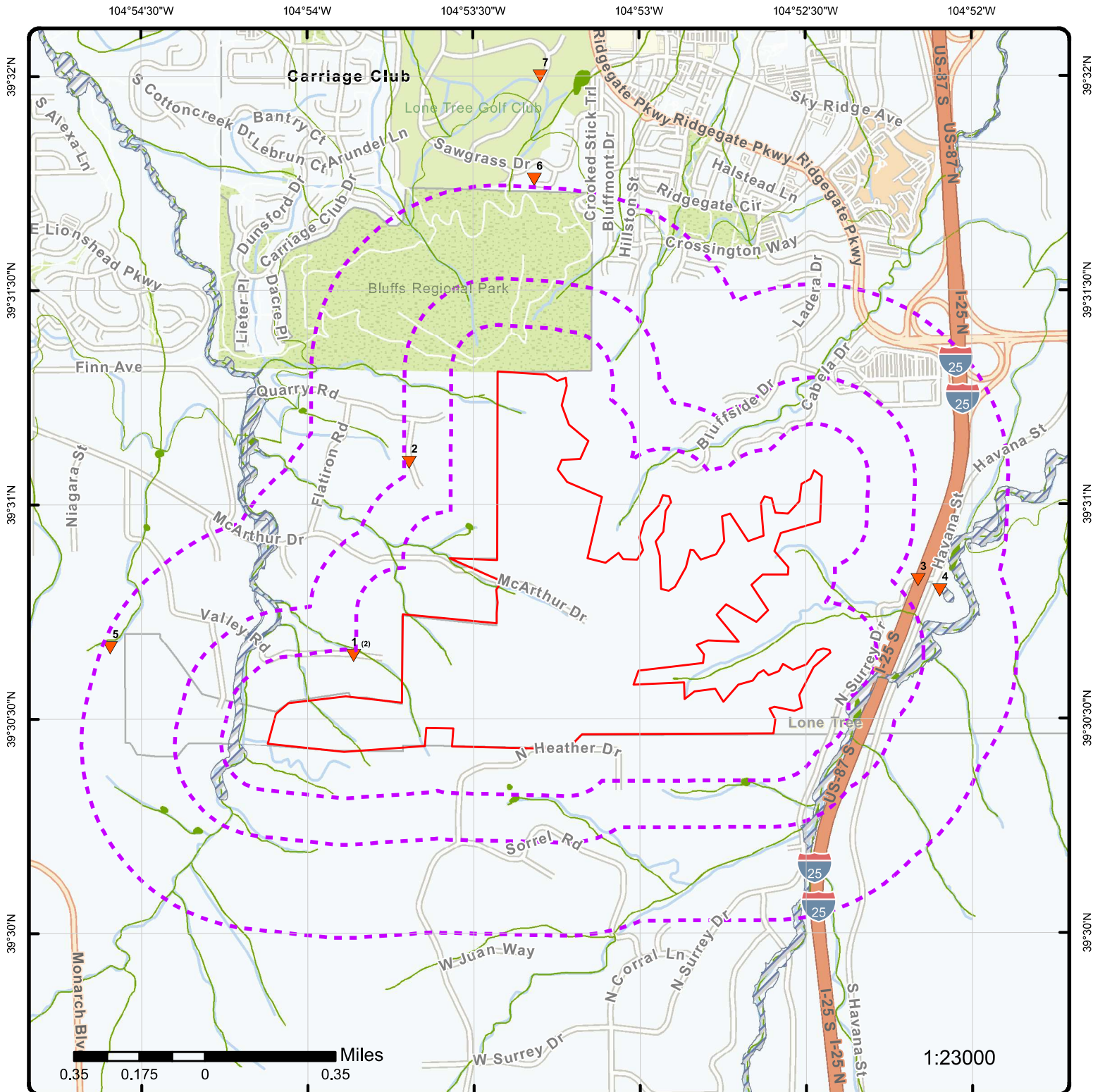


Map: 1.0 Mile Radius

Order Number: 23080301087

Address: SW of Ridgegate Pkwy and I-25, Lone Tree, CO

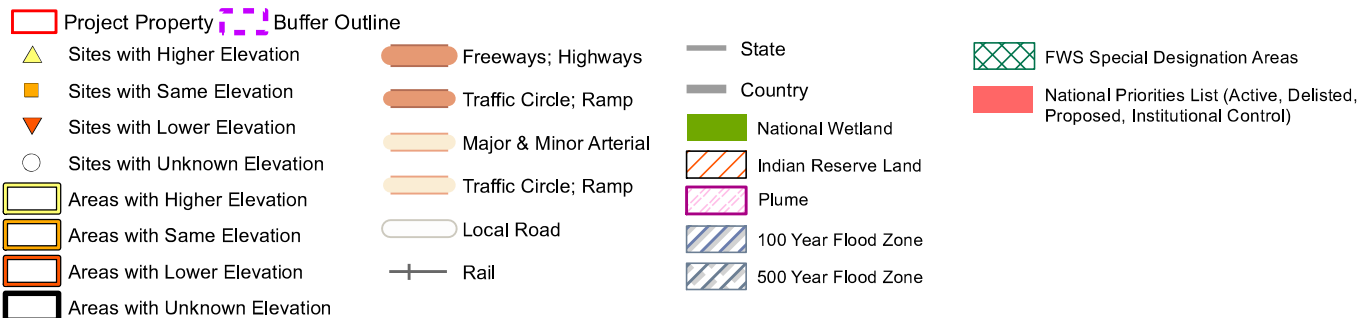


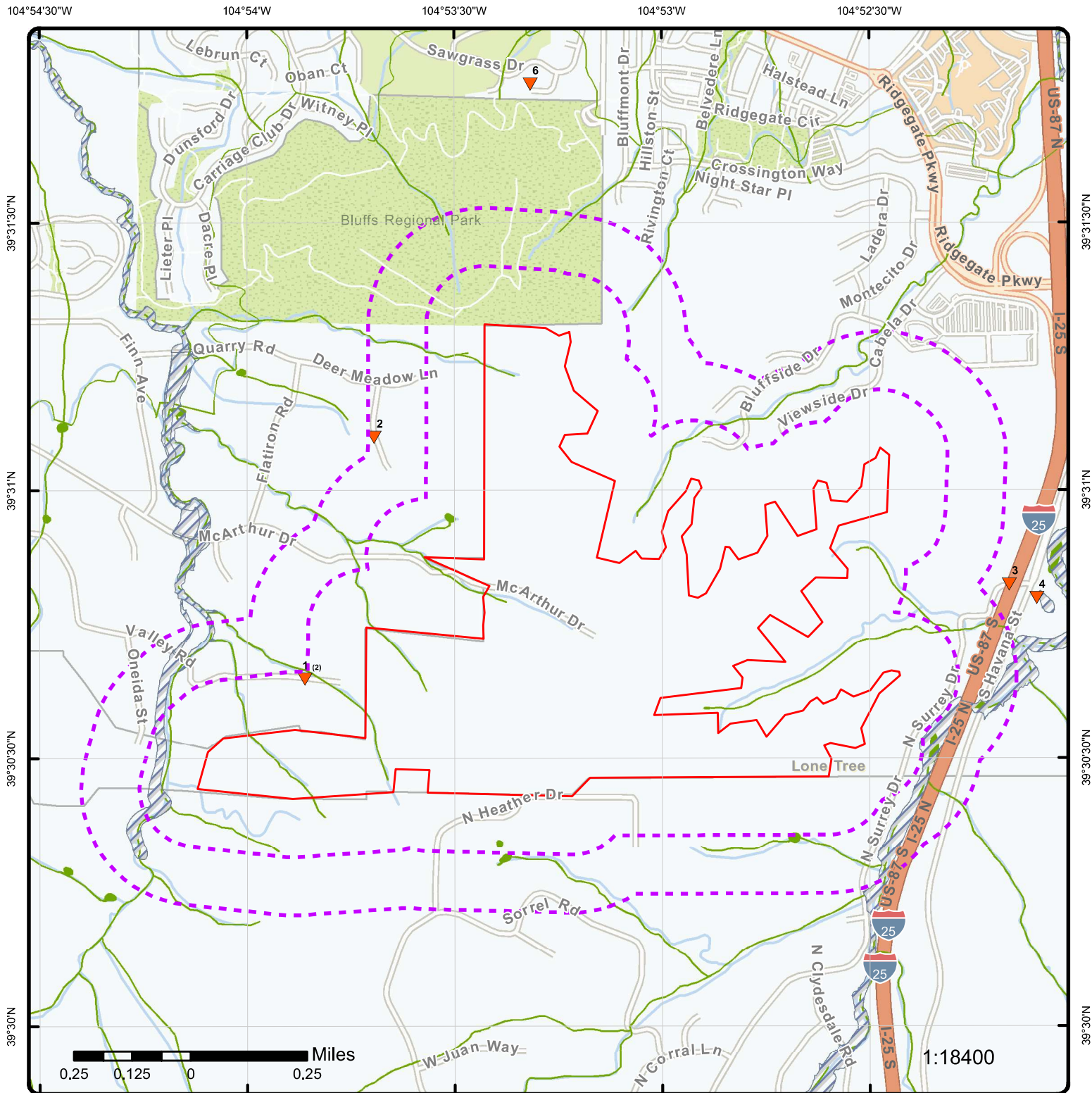


Map: 0.5 Mile Radius

Order Number: 23080301087

Address: SW of Ridgegate Pkwy and I-25, Lone Tree, CO

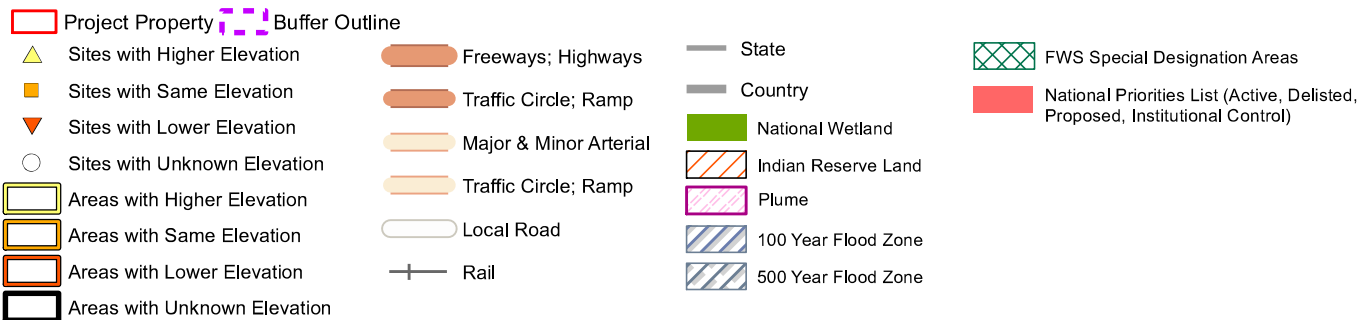




Map: 0.25 Mile Radius

Order Number: 23080301087

Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO



104°54'W

104°53'30"W

104°53'W

104°52'30"W

39°31'30"N

39°31'N

39°30'30"N

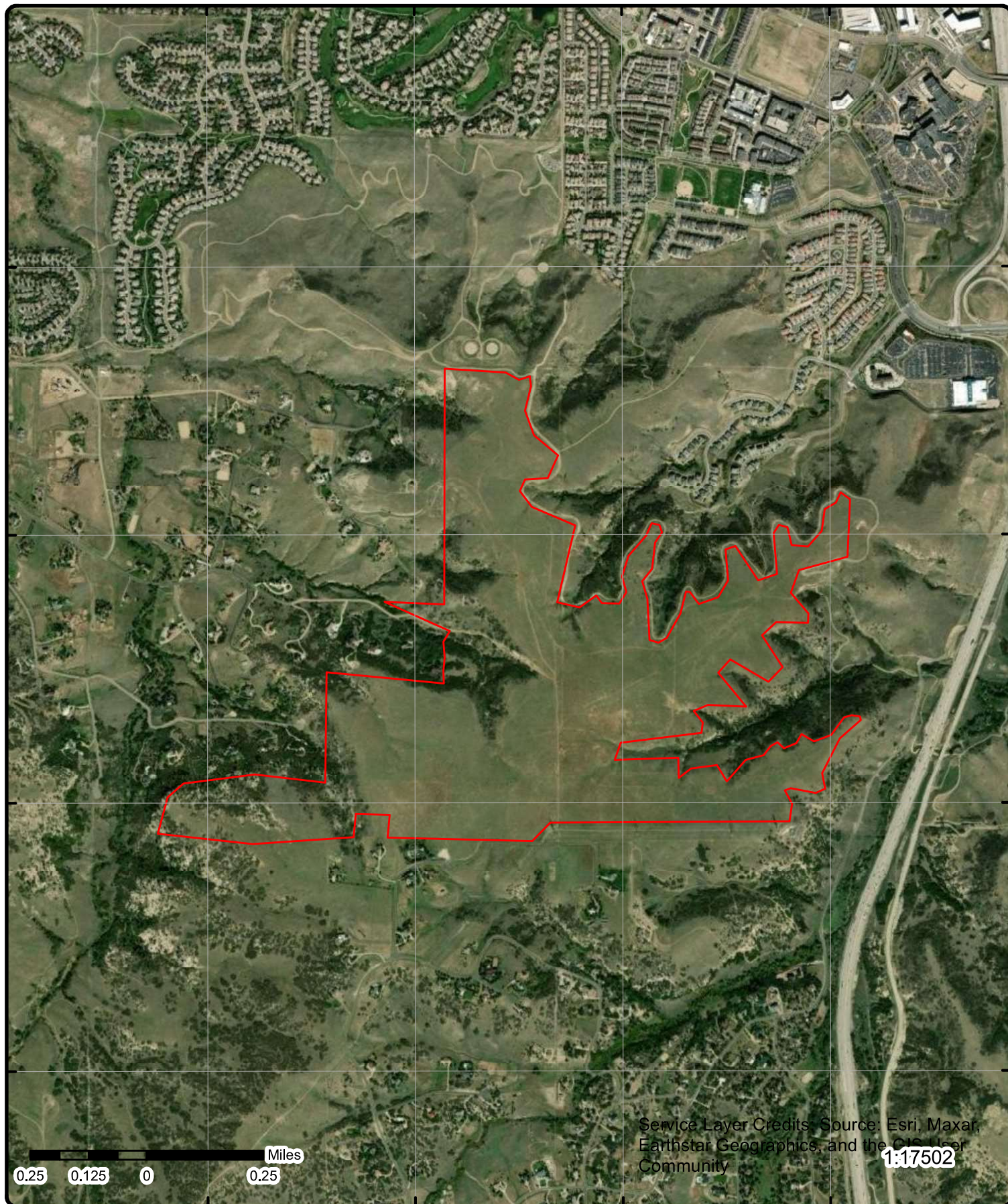
39°30'N

39°31'30"N

39°31'N

39°30'30"N

39°30'N

**Aerial** Year: 2021

Order Number: 23080301087

Address: SW of Ridgeway Pkwy and I-25, Lone Tree, CO



© ERIS Information Inc.

Source: ESRI World Imagery

104°54'30"W

104°54'W

104°53'30"W

104°53'W

104°52'30"W

104°52'W

39°32'N

39°31'30"N

39°31'N

39°30'30"N

39°30'N

39°29'30"N

39°32'N

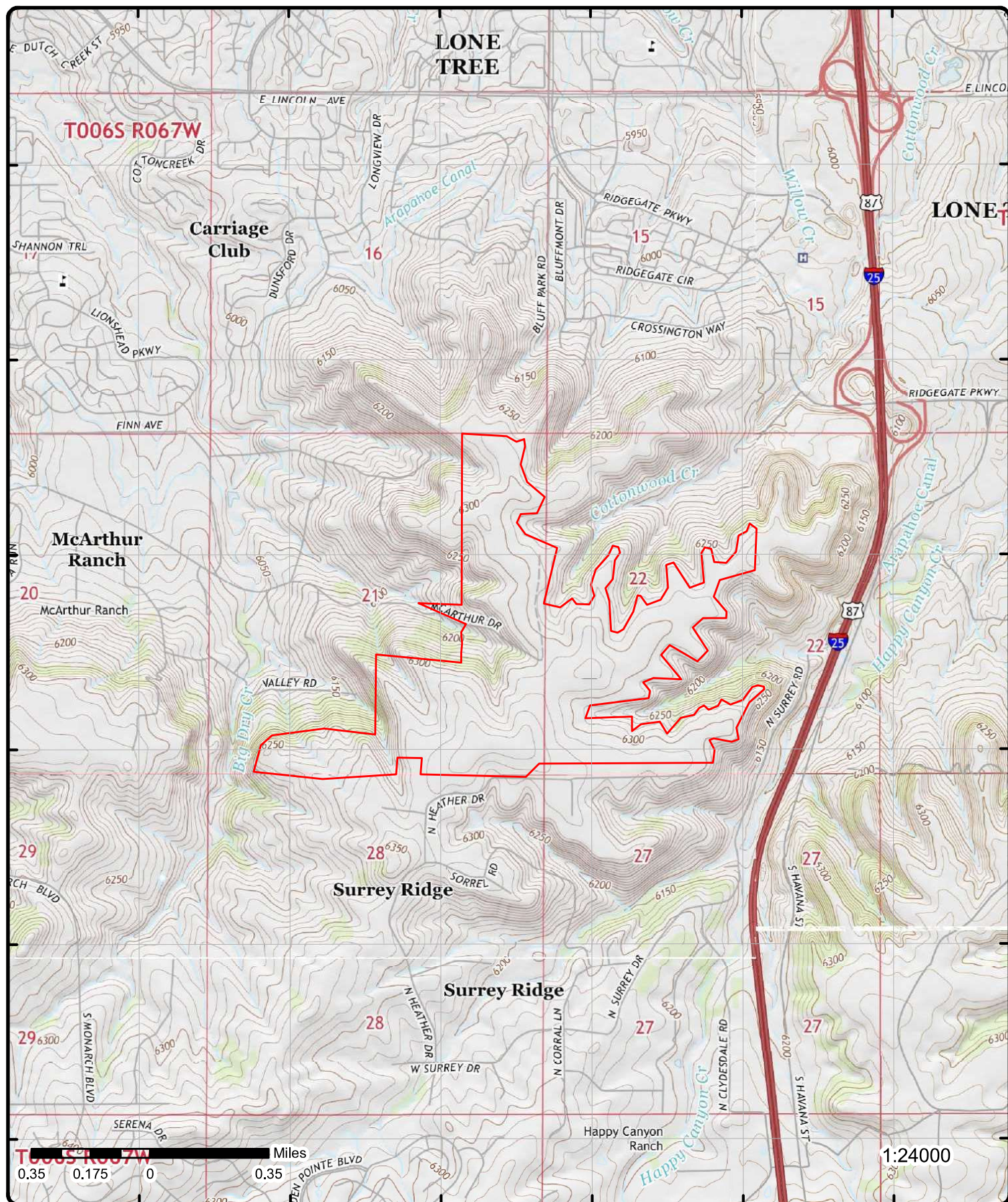
39°31'30"N

39°31'N

39°30'30"N

39°30'N

39°29'30"N



Topographic Map

Year: 2016

Address: SW of Ridgegate Pkwy and I-25, CO

Quadrangle(s): Castle Rock North, CO; Sedalia, CO; Highlands Ranch, CO; Parker, CO

Source: USGS Topographic Map

Order Number: 23080301087



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	W	0.11 / 581.43	6,136.28 / -155	MJB ENVIRONMENTAL SERVICES, INC. 634 VALLEY ROAD LONE TREE CO	ASBESTOS
Permit:		15DG2327N		Source Lat:		
Permit Beg:		05/13/15		Source Lon:		
Begin Date:				Source County:		
End Date:				Elevation:		
Project:		ASBESTOS ABATEMENT PROJECT		Linear Feet:		
Projec Len:				Sq Feet:		272
Owner Name:				Drums:		
Location:		634 VALLEY ROAD, LONE TREE				
1	2 of 2	W	0.11 / 581.43	6,136.28 / -155	MJB ENVIRONMENTAL SERVICES, INC. 634 VALLEY ROAD LONE TREE CO	ASBESTOS
Permit:		15DG2327N		Source Lat:		
Permit Beg:		05/13/15		Source Lon:		
Begin Date:				Source County:		
End Date:				Elevation:		6197
Project:		ASBESTOS ABATEMENT PROJECT		Linear Feet:		
Projec Len:				Sq Feet:		272
Owner Name:				Drums:		
Location:		634 VALLEY ROAD, LONE TREE				
2	1 of 1	NW	0.24 / 1,249.01	6,209.38 / -82	GRAVEL PIT DOUGLAS COUNTY LONE TREE CO 80124	MRDS
Dep ID:		10166987		I1:		28
Dev Status:		PRODUCER		Latitude:		39.518311
Code List:		STN_C		Longitude:		-104.894897
Url:		http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10166987				
<u>Commodity</u>						
I1:		33		Line:		1
Code:		STN_C		Inserted By:		MAS migration
Commodity:		Stone, Crushed/Broken		Insert Date:		29-OCT-2002 09:00:24
Commodity Type:		Non-metallic		Updated By:		USGS
Commodity Group:		Stone, Crushed		Update Date:		29-OCT-2002 09:01:39
Importance:		Primary				
<u>Names</u>						
I1:		15		Inserted By:		MAS migration
Status:		Current		Insert Date:		29-OCT-02
Site Name:		Gravel Pit		Updated By:		USGS
Line:		1		Update Date:		29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 1	E	0.30 / 1,593.45	6,084.66 / -207	Mile High Equipment Co I-25 & Surrey Rd Castle Rock 80104 CO	LST

Facility ID: 14070
Event ID:
Facility Name(OPS): Mile High Equipment Co
Facility Type(OPS): Non-Retail
Fac Category(OPS): Other
Address(OPS): I-25 & Surrey Rd
City(OPS): Castle Rock
Zip Code(OPS): 80104
County(OPS): Douglas
State(OPS): CO
Lat Long(OPS): 39.493823, -104.873448
Fac Name(COSTIS): Mile High Equipment Co
Address (COSTIS): I-25 & Surrey Rd
Castle Rock 80104
County (COSTIS): Douglas
Original Source: Colorado Storage Tank Information System (COSTIS) (As of October, 2021); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events
Owner ID: 17087
Owner Name: Mile High Equipment Co;

Events (CDLE)

Event ID: 685
Alt Event ID: 9000224-1
Status: Closed
UST Tank Count: 0
AST Tank Count: 0
Source of Release:
Cause of Release:
Confirm Rel Dt:
Site Name: Mile High Equipment Co
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Joe'l Lambe
Logged On: 7/10/1997
Logged By:

Facility (CDLE)

Owner Costis ID: OWN-17087
No of Active Tanks: 0
No of Metred Prod: 0

Type: Non-Retail
Facility Owner: Mile High Equipment Co

Events (COSTIS) (As of October 2021)

Event ID: 685
Process Status Name: Closed
Site Name: Mile High Equipment Co
Facility Name: Mile High Equipment Co
Address: I-25 & Surrey Rd Castle Rock CO 80104
Loc Address: I-25 & Surrey Rd
Castle Rock 80104
Loc City: Castle Rock
Loc County: Douglas

Log Date: 7/10/1997

OPS Regulated Storage Tanks

No of Tanks: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	685	Phone:	(303) 318-4357
Release No:	REL-008480	City:	Castle Rock
Status:	Closed	Zip:	80104
Release Date:		State:	CO
Closure Date:	4/7/1998	County:	Douglas
NFA Type:	Pre-RBCA	Latitude:	39.493823
Release Cause:		Longitude:	-104.873448
Reimbursement Total:		Latitude Longitude:	39.493823, -104.873448
Contact:	Joe'l Lambe		
Release Source:			
Site Name:	Mile High Equipment Co		
Address:	I-25 & Surrey Rd		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KXSk		

4	1 of 1	E	0.34 / 1,770.09	6,059.23 / -232	HAPPY CANYON CREEK GOLD OCCURRENCE DOUGLAS COUNTY PARKER CO 80134	MRDS
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Dep ID:	10087566	I1:	22
Dev Status:	OCCURRENCE	Latitude:	39.513306
Code List:	AU	Longitude:	-104.868286
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10087566		

Commodity

I1:	18	Line:	1
Code:	AU	Inserted By:	MRDS migration
Commodity:	Gold	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Metallic	Updated By:	USGS
Commodity Group:	Gold	Update Date:	29-OCT-2002 09:02:45
Importance:	Tertiary		

I1:	19	Line:	2
Code:	AG	Inserted By:	MRDS migration
Commodity:	Silver	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Metallic	Updated By:	USGS
Commodity Group:	Silver	Update Date:	29-OCT-2002 09:01:06
Importance:	Tertiary		

Materials

I1:	20	Inserted B:	MRDS migration
Material:	Silver	Insert Dat:	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	Updated By:	
Rec:	2	Update Dat:	
I1:	20	Inserted B:	MRDS migration
Material:	Gold	Insert Dat:	29-OCT-2002 09:44:3
Ore or Gangue:	Ore	Updated By:	
Rec:	1	Update Dat:	

Names

I1:	30	Inserted By:	MRDS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Happy Canyon Creek Gold Occurrence	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 1	W	0.48 / 2,528.65	6,273.88 / -18	GRAVEL PIT DOUGLAS COUNTY LONE TREE CO 80124	MRDS
Dep ID:	10165850			I1:	64	
Dev Status:	UNKNOWN			Latitude:	39.511108	
Code List:	SDG			Longitude:	-104.909912	
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10165850					
<u>Commodity</u>						
I1:	32			Line:	1	
Code:	SDG			Inserted By:	MAS migration	
Commodity:	Sand and Gravel, Cons			Insert Date:	29-OCT-2002 09:00:24	
Commodity Type:	Non-metallic			Updated By:	USGS	
Commodity Group:	Sand and Gravel			Update Date:	29-OCT-2002 09:01:38	
Importance:	Primary					
<u>Names</u>						
I1:	33			Inserted By:	MAS migration	
Status:	Current			Insert Date:	29-OCT-02	
Site Name:	Gravel Pit			Updated By:	USGS	
Line:	1			Update Date:	29-OCT-02	
6	1 of 1	N	0.52 / 2,743.41	6,114.36 / -177	GRAVEL PIT DOUGLAS COUNTY LONE TREE CO 80124	MRDS
Dep ID:	10287895			I1:	16	
Dev Status:	PRODUCER			Latitude:	39.529297	
Code List:	STN_C			Longitude:	-104.888611	
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10287895					
<u>Commodity</u>						
I1:	16			Line:	1	
Code:	STN_C			Inserted By:	MAS migration	
Commodity:	Stone, Crushed/Broken			Insert Date:	29-OCT-2002 09:00:24	
Commodity Type:	Non-metallic			Updated By:	USGS	
Commodity Group:	Stone, Crushed			Update Date:	29-OCT-2002 09:02:29	
Importance:	Primary					
<u>Names</u>						
I1:	24			Inserted By:	MAS migration	
Status:	Current			Insert Date:	29-OCT-02	
Site Name:	Gravel Pit			Updated By:	USGS	
Line:	1			Update Date:	29-OCT-02	
7	1 of 1	N	0.80 / 4,212.57	6,029.69 / -262	GRAVEL PIT DOUGLAS COUNTY LONE TREE CO 80124	MRDS
Dep ID:	10288646			I1:	27	
Dev Status:	PRODUCER			Latitude:	39.533325	
Code List:	STN_C			Longitude:	-104.888306	
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10288646					
<u>Commodity</u>						
I1:	36			Line:	1	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Code:	STN_C			Inserted By:	MAS migration	
Commodity:	Stone, Crushed/Broken			Insert Date:	29-OCT-2002 09:00:24	
Commodity Type:	Non-metallic			Updated By:	USGS	
Commodity Group:	Stone, Crushed			Update Date:	29-OCT-2002 09:02:30	
Importance:	Primary					
<u>Names</u>						
I1:	10			Inserted By:	MAS migration	
Status:	Current			Insert Date:	29-OCT-02	
Site Name:	Gravel Pit			Updated By:	USGS	
Line:	1			Update Date:	29-OCT-02	

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

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

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Mar 23, 2023

Inventory of Open Dumps, June 1985:[ODI](#)

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

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Mar 23, 2023

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:[CERCLIS](#)

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

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:[IODI](#)

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

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

Government Publication Date: Jan 30, 2014

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

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 24, 2023

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

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Apr 24, 2023

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 24, 2023

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

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 24, 2023

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

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 24, 2023

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

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 24, 2023

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

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

Government Publication Date: Apr 24, 2023

Federal Engineering Controls-ECs:[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Apr 26, 2023

Federal Institutional Controls- ICs:[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Apr 26, 2023

Land Use Control Information System:

LUCIS

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

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

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

Government Publication Date: Jan 16, 2023

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

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

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

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Aug 8, 2022

Delisted Facility Response Plans:

DELISTED FRP

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

Government Publication Date: Aug 8, 2022

Historical Gas Stations:[HIST GAS STATIONS](#)

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

Government Publication Date: Jul 1, 1930

Petroleum Refineries:[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals:[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:[SEMS LIEN](#)

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

Government Publication Date: Mar 23, 2023

Superfund Decision Documents:[SUPERFUND ROD](#)

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

Government Publication Date: Mar 23, 2023

Formerly Utilized Sites Remedial Action Program:[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State**Methane Gas Study Sites:**[LANDFILL METHANE](#)

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

Government Publication Date: Jan 2, 1981

Environmental Covenants and Use Restrictions:[COVENANTS](#)

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

Government Publication Date: Apr 20, 2023

Superfund National Priorities List and Natural Resource Damages sites:[SUPERFUND NRD](#)

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

Government Publication Date: Apr 14, 2023

Superfund Sites:[SHWS](#)

A list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA). This list includes active Superfund sites, deleted sites, proposed sites, and natural resource damage sites.

Government Publication Date: Jun 29, 2022

Delisted Superfund Sites:[DELISTED SHWS](#)

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

Government Publication Date: Jun 29, 2022

Solid Waste Facilities and Landfills:[SWF/LF](#)

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

Government Publication Date: May 4, 2023

Historical Solid Waste (Closed or Abandoned Landfills):[HIST LF](#)

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

Government Publication Date: 1984

Tri-County Historic Landfills:[HIST LANDFILLS](#)

A list of historical landfills made available by the Tri-County Health Department (TCHD). The TCHD serves Adams, Arapahoe, and Douglas Counties.

Government Publication Date: Jun 1, 2022

Registered Recycling Facilities:[RECYCLING](#)

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

Government Publication Date: Mar 13, 2023

Leaking Storage Tanks:[LST](#)

A list of leaking storage tank locations from the Colorado Storage Tank Information System (COSTIS) database, including those which have applied for reimbursement from the Petroleum Storage Tank Fund. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE) and includes data compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Jun 1, 2023

LUST Trust Sites:[LUST TRUST](#)

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

Government Publication Date: Jun 1, 2023

Delisted Leaking Storage Tanks:[DELISTED LST](#)

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

Government Publication Date: Jun 1, 2023

Underground Storage Tanks:

UST

A list of underground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This database is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Jun 1, 2023

Aboveground Storage Tanks:

AST

A list of aboveground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets. Classified military tanks are excluded from this data.

Government Publication Date: Jun 1, 2023

Storage Tank Information System (COSTIS):

TANKS

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

Government Publication Date: Jun 1, 2023

Delisted Storage Tanks:

DTNK

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

Government Publication Date: Jun 1, 2023

Environmental Covenants and Environmental Use Restrictions List:

AUL

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

Government Publication Date: Apr 20, 2023

Voluntary Cleanup and Redevelopment Program Sites:

VCP

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

Government Publication Date: Mar 20, 2023

Brownfield Sites:

BROWNFIELDS

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

Government Publication Date: Apr 3, 2023

Tribal**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN LUST

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

Government Publication Date: Apr 20, 2023

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

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

Government Publication Date: Apr 20, 2023

Delisted Tribal Leaking Storage Tanks:[DELISTED INDIAN LST](#)

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

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:[DELISTED INDIAN UST](#)

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

Government Publication Date: Apr 26, 2023

County**Douglas County Trash Transfer and Landfills:**[SWF DOUGLAS](#)

A list of trash transfer sites and landfills made available by the Land Management and Development Department of Douglas County.

Government Publication Date: Aug 9, 2019

Additional Environmental Record Sources**Federal****Facility Registry Service/Facility Index:**[FINDS/FRS](#)

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

Government Publication Date: Aug 18, 2022

Toxics Release Inventory (TRI) Program:[TRIS](#)

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

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:[PFAS NPL](#)

This list of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been detected in water and/or soil is provided by the U.S. Environmental Protection Agency (EPA). EPA Disclaimer with FOIA file: Inclusion on the list does not necessarily mean that drinking water has been affected, nor does inclusion mean that anyone at the site has been exposed or is at risk for detrimental health effects.

Government Publication Date: Jun 15, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites:[PFAS SSEHRI](#)

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

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

[ERNS PFAS](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Limitations: The data from the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 15, 2023

PFAS NPDES Discharge Monitoring:

[PFAS NPDES](#)

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

Government Publication Date: Feb 19, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

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

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

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

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

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

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

[PFAS IND](#)

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

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 8, 2023

Toxic Substances Control Act:

[TSCA](#)

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

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

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

Government Publication Date: Jan 25, 2023

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities:

FED DRYCLEANERS

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

Government Publication Date: Apr 15, 2023

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 15, 2023

Formerly Used Defense Sites:

FUDS

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

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

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

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

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

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Mar 31, 2021

Material Licensing Tracking System (MLTS):

MLTS

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

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

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

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

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

Government Publication Date: Nov 7, 2022

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Aug 18, 2022

Mineral Resource Data System:

MRDS

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

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

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

Government Publication Date: May 25, 2023

Alternative Fueling Stations:

ALT FUELS

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

Government Publication Date: Jun 5, 2023

Superfunds Consent Decrees:

CONSENT DECREES

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

Government Publication Date: Apr 19, 2023

Air Facility System:

AFS

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

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

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

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

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

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

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

Government Publication Date: Nov 3, 2022

State

Spills:

SPILLS

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

Government Publication Date: Apr 8, 2022

Colorado Oil and Gas Conservation Commission Spills:

[OG SPILLS](#)

A list of spills made available by the Colorado Oil and Gas Conservation Commission (COGCC).

Government Publication Date: Jun 7, 2023

Dry Cleaning Facilities:

[DRYCLEANERS](#)

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

Government Publication Date: Mar 14, 2023

Delisted Dry Cleaning Facilities:

[DELISTED DRYCLEANERS](#)

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

Government Publication Date: Mar 14, 2023

Air Pollution Control Division Permitted Facilities:

[AIR PERMITS](#)

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

Government Publication Date: Feb 13, 2023

Per- and Polyfluoroalkyl Substances (PFAS):

[PFAS](#)

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

Government Publication Date: Dec 8, 2020

Asbestos Abatement and Demolition Projects:

[ASBESTOS](#)

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

Government Publication Date: Dec 28, 2017

Hazardous Waste Sites- Generator:

[HAZ GEN](#)

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

Government Publication Date: Jun 30, 2003

Permitted Facilities Listing:

[NPDES](#)

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

Government Publication Date: May 1, 2023

Hazardous Waste Sites- Treatment, Storage & Disposal:

[HAZ TSD](#)

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

Government Publication Date: Jun 30, 2003

Hazardous Waste Sites- Corrective Action:

[HAZ CORRACT](#)

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

Government Publication Date: Jun 30, 2003

Uranium Mill Tailings Sites:

[UMTRA](#)

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

Government Publication Date: Sep 26, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



APPENDIX D

LOCAL GOVERNMENT RESPONSE

Parcel 2231-211-00-002



Open Records <openrecords@Southmetro.org>

9:32 AM

To: Carolyn Fagundes

Good morning,

As per your request, a search of our records has been conducted on the above referenced parcel number. There were no ESA/Haz

Please let us know if you have any questions.

Thank you,

Open Records Team

South Metro Fire Rescue
9195 East Mineral Avenue
Centennial, CO 80112
720-989-2000



Disclaimer: This email message and all attachments are for the sole use of the intended recipient(s) and may contain confidential a disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required, ple



Mat incident reporting found.

and privileged information. Any unauthorized review, use,
y all copies of the original message. Content cannot be
r contain viruses. The sender therefore does not accept liability for
ease request a hard-copy version.

8 September 2023

Karolyn Fagundes
CTL Thompson
1971 W 12th Ave
Denver, CO 80204

RE: Environmental Record Review for property to SE of Ridgeway Pkwy and I-25 in Lone Tree, CO.

Dear Karolyn Fagundes:

In response to your request, I have conducted an environmental record review of Douglas County Health Department (DCHD) records for information on the property located at property to SE of Ridgeway Pkwy and I-25 in Lone Tree, CO, specifically parcels: 2231-211-00-002, 2231-280-00-003, 2231-210-00-006, 2231-223-00-009, 2231-211-00-006, 2231-214-00-002, 2231-210-00-012. These records include databases of historic solid waste disposal sites, on-site wastewater treatment systems, clandestine methamphetamine labs and complaints regarding possible hazardous material spills or hazardous waste releases.

No records were found.

You may also wish to check with other environmental protection/public health agencies that have different or additional databases than those maintained by DCHD. Following is contact information for the Colorado Department of Public Health and Environment (CDPHE):

Colorado Department of Public Health & Environment
HMWMD Records Center
4300 Cherry Creek Drive South
Denver, Colorado 80246-1530
(303) 692-3331
Toll free: (888) 569-1831
FAX: (303) 759-5355
E-mail requests: comments.hmwmd@state.co.us

Sincerely,

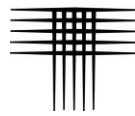
Ben Huff, MPH
Environmental Health Specialist

Douglas County Health Department
410 S Wilcox St.
Castle Rock, CO 80104
(720) 643-2492
bhuff@douglas.co.us



APPENDIX E

RESUMES



Matthew L. Wardlow, P.E.

Environmental Department Manager

Office Location

Denver, Colorado

Years of Experience

20 Years

Professional

Registration

Registered Professional
Engineer: Colorado

Education

B.S. Engineering and Policy,
Washington University,
St. Louis, MO, 1993

Training & Certifications

40 Hour OSHA Training

Confined Space Training

Mold Remediation
Technician

Training Principals of Forced
Air Remediation

Asbestos Inspector
Air Monitoring Specialist
Designer

Professional Affiliations

American Society of Civil
Engineers

American Society of
Foundation Engineers

Colorado Environmental
Management Society

Urban Land Institute

Mr. Wardlow has a variety of technical expertise in Phase I and II Environmental Site Assessments, CDPHE Voluntary Cleanup (VCP) applications, asbestos consultation, underground storage tank removals, site characterizations, and assessments under the National Environmental Policy Act. Mr. Wardlow reviews all environmental deliverables, making sure that the latest practices are followed. He has developed a reputation as a consistent and reliable consultant for his clients, which include the City & County of Denver, Auraria Campus and its colleges, and Boulder County. He encompasses a variety of project experience including brownfields, historical mine sites, medical facilities, and wastewater treatment plants.

Project Experience

Regency Athletic Complex at MSU Denver, Denver Colorado

2016 ACEC CO GRAND CONCEPTOR AWARD – Highest Engineering Honor

This former brownfield, located at the southern end of Auraria Campus, was the site of geotechnical and environmental issues from past industrial use. There was also the potential for settlement due to undocumented fill. Mr. Wardlow devised an idea using Deep Dynamic Compaction (DDC), which is a ground improvement technique that densifies the majority of soils and fills in-place by using a drop weight. CTL then provided on-site geotechnical and environmental inspection services, management of contaminants excavated, and also successfully entered the client into the State of Colorado Voluntary Cleanup Program. Measures were also taken to monitor air quality and vibrations from the impact. The solution was about 25% of the removal and replacement costs, and there has been no noticeable settlement.

Other Redevelopment/Voluntary Cleanup Projects:

Prepared Overall 2016 Auraria Campus Materials Management Plan

New Breckenridge Brewery – VCP – Remediation of Pesticides

Community College of Denver Confluence Building

Metro State Hotel and Hospitality Learning Center

Metro State Student Success Building

AHEC 5th Street Parking Garage – VCP – Coal Ash and Asbestos

Gold Hill Mesa - VCP - Subdivision Constructed on Mine Tailings

4th and Santa Fe – VCP Remediation of Chrome Plating Site

ConocoPhillips - Purchase/Redevelopment of 400-acre StorageTek

Other Major Projects and Clients

Denver Department of Environmental Health - 20+ P1 and P2 ESAs

CDOT - Over 30 Asbestos Surveys, Air Clearances of Buildings

Land Developers - Due Diligence Studies and SWMP Consultation

Urban Land Conservancy - P1 and P2 ESAs, IAQ Concerns

CU Boulder - Asbestos Consultant - Ketchum Hall, Hallett Hall

Homebuilders - Due Diligence, Mold and Moisture Consultation

Boulder County Risk Management - On-Call Industrial Hygienist

Boulder Valley School District - On-Call Asbestos Consultant

Regis University - P1 ESA of 7 Parcels of Campus