

CTL | THOMPSON

Founded in 1971

WILDLIFE PRESERVATION PLAN

RIDGEGATE – MESA TOPS
SOUTHWEST OF RIDGEGATE PARKWAY AND INTERSTATE 25
LONE TREE, COLORADO

Prepared for:

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6465 South Greenwood Plaza Boulevard, Suite 700
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Attention:

Brad Wilkin

Project No. DN52,036.000-232-R1R3

September 15, 2025
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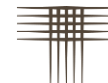


FIGURE 1 – TOPOGRAPHIC AREA MAP

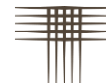
FIGURE 2 – PROPERTY AREA MAP

FIGURE 3 – ESTIMATED WILDLIFE MOVEMENT MAP

APPENDIX A – PROPERTY PHOTOGRAPHS

APPENDIX B – CPW MAP

APPENDIX C – NWI MAP



TERMS

BGEPA – Bald and Golden Eagle Protection Act

CHS – Colorado Historical Society

CPW – Colorado Parks and Wildlife

CWA – Clean Water Act

ESA – Endangered Species Act

Federally Endangered/Threatened Species – Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future.

FEMA – Federal Emergency Management Agency

IPaC – Information for Planning and Consultation

Jurisdictional WOTUS – Waters that are "jurisdictional" are subject to the multiple regulatory requirements of the Clean Water Act by the US Army Corps of Engineers. Non-jurisdictional waters are not subject to those requirements.

MBTA – Migratory Bird Treaty Act

NFHL – National Flood Hazard Layer

NHD – National Hydrology Dataset

NHPA – National Historic Preservation Act

PMJM – Preble's meadow jumping mouse

SGCN – Species of Greatest Conservation Need (CPW)

SGIN – Species of Greatest Information Need (CPW)

State Endangered/Threatened Species – A species that is considered Endangered or Threatened by State legislature. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range throughout the state. "Threatened" means a species is likely to become endangered within the foreseeable future.

SWAP – State Wildlife Action Plan

'Take' – According to the Endangered Species Act, 'take' means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

USACE – United States Army Corps of Engineers

USFWS – United States Fish and Wildlife Service

USGS – United States Geological Survey

WOTUS – Waters of the U.S.



1.0 INTRODUCTION

This report was prepared by CTL|Thompson, Inc. (CTL|T) for BCUS Acquisitions LLC (BCUS) and presents the results of the Wildlife Preservation Plan for the property known as Ridgeway - Mesa Tops, located southwest of Ridgeway Parkway and Interstate 25 in Lone Tree, Colorado, hereto referred to as the “Subject Property” or “Property”. The Biological Assessment and Cultural Resources Records Review was conducted in general accordance with Proposal No. DN-23-0210R-CM1 dated August 1, 2024, under the Agreement for Consultant Services between BCUS and CTL|T dated July 25, 2023, and subsequent email authorization by Mr. Brad Wilkin on August 4, 2025.

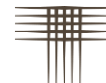
TABLE I
SUBJECT PROPERTY LOCATION AND DESCRIPTION

Descriptor	Description
<i>Location</i>	Southwest of the intersection of Ridgeway Parkway and Interstate 25, Lone Tree, Douglas County, Colorado
<i>Township and Range</i>	Portions of Sections 21, 22, 27, 28, Township 6 South, Range 67 West of the 6th Principal Meridian
<i>USGS Quadrangle</i>	Castle Rock North, CO; Sedalia, CO; Highlands Ranch, CO; Parker, CO
<i>Parcel Number(s)</i>	223121100002, 223121100006, 223121000006, 223122200015, 223121400002, 223121000012, 223128000003, 223122300009, 223122100016
<i>Current Use</i>	Vacant land
<i>Total Land Area</i>	~390 acres
<i>Ownership</i>	BC-RG Mesa Tops JV LLC

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

We evaluated the Subject Property for:

- The presence of jurisdictional wetlands;
- The presence of threatened or endangered species;
- The presence of endangered or threatened species critical habitat; and,
- The presence of registered archeological and/or historic sites.



1.2 Existing Conditions

The Subject Property consists of approximately 390 acres of vacant grazing land. There are existing developments and human encroachments on all sides of the Property, largely dominated by residential subdivisions (to the north, west, and south) and Interstate 25, a major roadway, to the east. The EPA's Region 8 Ecoregion Map classifies the Subject Property as Pine-Oak Woodlands in the south central semi-arid prairies. A photographic record of our site reconnaissance is presented in **Appendix A**.

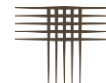
2.0 RESOURCES AND RECORDS REVIEW

The following subsections discuss our research and limited records review of potential wildlife habitat, including movement corridors on the Subject Property and/or in connection with the Subject Property.

2.1 Colorado Parks and Wildlife Maps Review

Colorado Parks and Wildlife (CPW) publishes data regarding certain species habitats, ranges, production areas, and concentration areas. Primarily, CPW maintains a Wildlife Species Mapping Application and a High Priority Habitat (HPH) Web Map Application. We referenced data available in these CPW resources, as follows:

According to the Wildlife Species Map, the Property falls within the overall range of several species. Overall species ranges are generally broad and do not indicate the confirmed presence of species on the Property. Overall species ranges mapped on the Property include: Bald eagle, big brown bat, fringed myotis, hoary bat, little brown myotis, long-eared myotis, long-legged myotis, red bat, silver-haired bat, tri-colored bat, western small-footed myotis, black bear, black-tailed prairie dog, elk, mountain lion, mule deer, olive-backed pocket mouse, Preble's meadow jumping mouse, bullsnake, common garter snake, Hernandez's short-horned lizard, North American racer, painted turtle, plains black-headed snake, plains gartersnake, plains hog-nosed snake, prairie lizard and plateau fence lizard, prairie rattlesnake and western rattlesnake, six-lined racerunner, terrestrial gartersnake, variable skink and many lined skink, and white-tailed jackrabbit. For more



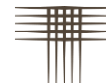
information about terrestrial animal and flying mammal habitat use on the Property, please reference Section 3.3. For more information about bald eagle use on or near the Property, reference Section 3.2.

The most pertinent finding of the Wildlife Species Map is the Big-Game Pinch Point mapped on the southeastern side of Property. This pinch point is correlated with the I-25 wildlife crossing located southeast of the Property. According to the CPW published document titled “Recommendations to Avoid and Minimize Impacts to Wildlife from Land Use Development in Colorado”, CPW recommend No Surface Occupancy and No Ground Development in Big Game Pinch Point Areas. Although this pinch point may indicate increased wildlife use on the Property, we believe that with proposed corridors and minimization as discussed in Section 4 of this report, big game conflicts with development will be sufficiently minimized. No other CPW recommendations to minimize impacts to wildlife per the aforementioned document apply to the Property. No “Migration Corridors” or “Migration Patterns” layers are indicated on the Subject Property.

According to the HPH Map, the Property does not contain high priority habitat, production areas, or migration corridors. The northwest edge of the Property overlaps with an estimated 500-foot buffer zone for an Aquatic Native Species Conservation Water (Cottonwood Creek), as shown on the map included in **Appendix B**. This water, and associated buffer zone, are discussed further in Section 3.4 of this report.

Combined, the HPH Map and Wildlife Species Map provide data on the locations of active bald and golden eagle nests and roosts, as well as the nesting and roosting locations of some raptor species. No eagle or raptor nests or roosts were mapped within a mile of the Property, other than a Golden Eagle nest mapped approximately 0.9 miles from the southwestern tip of Subject Property, and 0.95 miles from the nearest residential lots on the Subject Property. CPW provides ¼-mile and ½-mile mapped buffer zones from the Golden Eagle nest. The ½-mile buffer zone (outlined in red on the HPH map in **Appendix B**) is at its closest point approximately 0.4 miles from the Subject Property. This nest is discussed further in Section 3.2 of this report

We also reviewed PDF maps published by CPW titled Merriam’s Turkey Overall Range and Rio Grande Turkey Overall Range. Merriam’s Turkey and Rio Grande Turkey are the two species of wild turkey present in Colorado. The maps did not indicate that the Property falls within the overall range of either of these species.



2.2 County Wildlife Maps Review

We reviewed Douglas County's Wildlife Resources Map. According to this map, the Subject Property falls within the category of Moderate Habitat Value. Per the map, there are no wildlife migration corridors, overland connections, proposed or existing wildlife links, or wildlife crossing areas on the Property.

2.3 Zoning and Assessor's Records

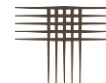
We reviewed Douglas County Assessor records for the parcels that comprise the Subject Property. According to the assessor, the land type of the Property is generally agricultural. Most of the property is listed under grazing use, but some parcels are listed as dry farmland. Land attributes for the parcels that comprise the Subject Property include: powerline low impact, conservation easement, open area high impact, split parcel multi-district, open area local, and open space.

We also reviewed the City of Lone Tree Zoning Map which indicates the Subject Property is within the RGPD and SRPD districts.

3.0 BIOTIC CONDITIONS

3.1 Vegetative Conditions

The Subject Property consists of approximately 390 acres of vacant grazing land. Herbaceous species observed at the Subject Property mostly consisted of a mixture of native and non-native prairie species. The dominating species also varied based on location on the Property. Flat areas near the southern edge of the Property were dominated by field bindweed (*Convolvulus arvensis*), prairie sagewort (*Artemesia frigida*), and white prairie aster (*Symphyotrichum falcatum*). Areas further north but still flat were dominated more frequently by blue grama (*Bouteloua gracilis*), smooth brome (*Bromus inermis*), field alison (*Alyssum simplex*), needle and thread grass (*Hesperostipa comata*), and other brome grasses (*Bromus sp.*). Below the mesa on sloped areas of the Property, tree/shrub cover was present at a relatively low level and included the native



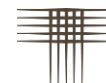
Gambel oak (*Quercus gambelii*). The EPA's Region 8 Ecoregion Map classifies the Subject Property as Pine-Oak Woodlands in the south central semi-arid prairies. A photographic record of our site reconnaissance is presented in **Appendix A**.

3.2 Migratory Bird, Raptor, and Eagle Habitat

The Subject Property was assessed for potential migratory bird nesting habitat. We observed species including western meadowlark, spotted sandpiper, and black-billed magpie. The majority of the Property provides ground-nesting migratory bird habitat and some tree-nesting habitat. For a higher level of assurance and to avoid destruction of migratory bird nests, vegetation should be removed outside of the breeding season (March to August). If removal is planned during the breeding season, we recommend a migratory bird survey prior to this activity.

We did not observe large trees on the Property which would provide habitat for nesting raptors or eagles. As discussed in Section 2.1, no eagle or raptor nests or roosts were mapped within a mile of the Property, other than a Golden Eagle nest mapped approximately 0.9 miles from the southwestern tip of Subject Property, and 0.95 miles from the nearest residential lots on the Subject Property. CPW provides ¼-mile and ½-mile mapped buffer zones from the Golden Eagle nest. The ½-mile buffer zone (outlined in red on the HPH map in **Appendix B**) is at its closest point approximately 0.4 miles from the Subject Property. CPW recommends No Surface Occupancy beyond that which has historically occurred in the area within ¼-mile of active nests and no permitted, authorized, or human encroachment activities within ½-mile radius of active nests from December 15 through July 15. The development of the Subject Property does not encroach on recommended raptor buffer zones no further action is required regarding the nearby Golden Eagle nest.

Additionally, bald eagles have a listed overall range layer which overlaps the Subject Property per our review of the CPW Wildlife Species Map application as outlined in Section 2.1. The bald eagle is not included on the Colorado State Wildlife Action Plan but is protected by the Bald and Golden Eagle Protection Act of 1980. In addition to overall ranges, bald eagle nests are mapped by CPW, and none are indicated within a mile of the Property. We did not observe bald eagles or significant habitat for bald eagles on the site during our in-person observations. We do not believe the development of the site will impact this species in its current state. If a bald eagle



is nest, or other suspected eagle or raptor nests, are encountered during development, we recommend further consultation.

Prairie dog burrows are located on the Property, which may provide habitat for burrowing owls. The burrowing owl breeding season is generally March 15 to August 15th. Prairie dog removal on the Property will be performed outside of this breeding season to avoid potential conflicts with nesting burrowing owls.

3.3 Terrestrial Animal and Flying Mammal Habitat

The Subject Property may provide habitat for diverse terrestrial animal species. Specifically, we observed prairie dogs, squirrels, and white-tailed rabbits during our site visit. We also observed scat, primarily from deer, on the Property. Other species which commonly utilize the area of the Property include but are not limited to: foxes, raccoons, pronghorn, and coyotes. This is not an exhaustive list of species that may be using the Property; for the purpose of this report, we used reasonable obtainable information to estimate usage patterns rather than more exhaustive long-term monitoring and species surveys.

Additionally, per our CPW Wildlife Map review in Section 2.1, several species' overall ranges overlap with the Subject Property. These are outlined in the table below and discussed in the following paragraphs.

TABLE II
TERRESTRIAL SPECIES WITH OVERALL RANGE ON THE SUBJECT PROPERTY
PER THE CPW WILDLIFE SPECIES MAP APPLICATION

Species	Taxon	SWAP SCGN Ranking	Primary Habitat Usage on Property
Silver-haired bat	Bat	Tier 2	No
Fringed myotis	Bat	Tier 1	Yes
Little brown myotis	Bat	Tier 1	No
Long-eared myotis	Bat	Tier 1	No
Long-legged myotis	Bat	Tier 1	No
Tri-colored bat	Bat	Tier 1	No
Western small-footed myotis	Bat	Tier 1	No
Big brown bat	Bat	Tier 2	No
Hoary bat	Bat	None	No
Red bat	Bat	None	No

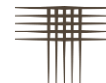


Species	Taxon	SWAP SCGN Ranking	Primary Habitat Usage on Property
Black bear	Large Mammal	None	No
Elk	Large Mammal	None	No
Mountain lion	Large Mammal	None	No
Mule deer	Large Mammal	None	No
Preble's meadow jumping mouse	Small Mammal	Tier 1	No
Black-tailed prairie dog	Small Mammal	Tier 2	No
White-tailed jackrabbit	Small mammal	Tier 2	No
Olive-backed pocket mouse	Small Mammal	SGN	No
Hernandez's short-horned lizard	Reptile	Tier 2	Yes
Plains hog-nosed snake	Reptile	Tier 2	No
Common garter snake	Reptile	SGN	No
Bullsnake	Reptile	None	No
North American racer	Reptile	None	No
Painted turtle	Reptile	None	No
Plains black-headed snake	Reptile	None	No
Plains gartersnake	Reptile	None	No
Prairie lizard and plateau fence lizard	Reptile	None	No
Prairie rattlesnake and western rattlesnake	Reptile	None	No
Six-lined racerunner	Reptile	None	No
Terrestrial gartersnake	Reptile	None	No
Variable skink and many lined skink	Reptile	None	No

In total there are 32 terrestrial and flying mammal species with mapped overall ranges on the Subject Property. It is important to note that CPW does not provide range maps for all species, and other vertebrate species may range on the Property. Out of the 32 species listed, 15 have designations in the State Wildlife Action Plan (SWAP). We used the SWAP data hub to verify which of the species with overall range on the Property use the habitat type of the property (Oak & Mixed Mountain Shrub and Foothill & Mountain Grasslands) as primary habitat. Only two SGCN are listed with primary habitat on the Property: the fringed myotis and Hernandez's short-horned lizard. These species are indicated in **bold** in Table II above. Species are discussed in the following paragraphs based on their taxon.

3.3.2 *Bats*

Although several bats are mapped with overall range on the Subject Property, only one, the fringed myotis, has primary habitat on the Property. Other bat species are likely listed with

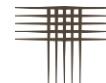


overall ranges on the Property because they may utilize it for foraging but not roosting or nesting. This is consistent with our in-person observations which revealed limited nesting habitat for bats due to the absence of structures, cliffs, caverns, canyons, or large rock faces. We believe maintaining native grass cover and avoiding shrubbed areas where possible will preserve much of the foraging habitat for these bats. The planned development also does not include high-speed roads, which will minimize noise pollution.

The fringed myotis (*Myotis thysanodes*) is a colonial-roosting bat species found mostly in dry habitats where open areas (e.g., grasslands and deserts) are interspersed with mature forests (usually ponderosa pine, pinyon-juniper, or oak), creating complex mosaics with ample edges. Most reported occurrences in Colorado are at elevations between roughly 3,900 feet and 6,900 feet. Roost structures vary widely for this species, from caves and underground mines to buildings, bridges, and rock crevices. They may utilize pinyon-juniper cavities for local roosting, though larger colony activity in this setting is rare. These bats are most threatened by impacts to roost sites, foraging areas, water sources, and exposure to toxic chemicals. Maintenance of the forested-grassland mosaic habitat is important to the conservation of this species. While we do believe it is possible that the fringed myotis may utilize the Subject Property as habitat based on their range and habitat preferences, we do not believe significant roost sites exist on or directly adjacent to the Property. Based on the size of this project, we believe impacts to this species, if they occur, will be minimal. The SWAP does not impose any direct regulatory protection requirements for these species.

3.3.3 Large Mammals

Large mammals which may utilize the Property include but are not limited to black bear, elk, mountain lion, and mule deer. Large mammal movement has been preserved by the incorporation of wildlife movement corridors in the site plan. Additional measures which will mitigate impacts to large mammals are wildlife crossing road signage, low speed limits, a wildlife crossing bridge underpass, height and material restricted fencing and retaining walls, retaining shrub cover, and utilizing native vegetation. See Section 4.2 For proposed mitigation measures on the part of the developer. We also recommend educating home buyers and residents that feeding wildlife (with the exception of birds) in Colorado is illegal; wildlife should not be approached; and trash, food, and pet food should be kept indoors. In the case of trash, it should be left outside in proper containers only shortly before collection.



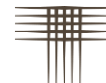
3.3.4 Small Mammals

Small mammals that may utilize the subject property include but are not limited to Preble's meadow jumping mouse, black-tailed prairie dog, white-tailed jackrabbit, and olive-backed pocket mouse. All of these species are SGCN, aside from the olive-backed pocket mouse which is a SGIN. However, the Property does not include primary habitat for any of these species. Additionally, when it comes to the Preble's meadow jumping mouse, the Subject Property falls within the block-clearance zone for the Denver metropolitan area, for which the PMJM is generally not considered a concern for development purposes. Additionally, no portion of the Property falls within 300-feet of a 100-year floodplain per the FEMA map. CPW has provided guidance that they have no concerns about projects that fall greater than 300-feet from the nearest 100-year floodplain impacting the PMJM. Mitigation measures which will protect the movement and habitat of small mammals include minimized grading, fencing standards and guidelines which will allow for movement, avoidance of shrubbed areas, plant litter retainment, and wildlife corridor setbacks. See Section 4.2 for proposed mitigation measures.

Prairie dogs are a likely species to be directly impacted by the development of the Subject Property. Douglas County does not have a prairie dog management plan or policy for private properties. Colorado Parks and Wildlife (CPW) recommends attempting to remove or exterminate prairie dogs prior to bulldozing an active prairie dog town for humane reasons.

The Colorado Parks and Wildlife offers three options for the handling of prairie dogs:

1. Do nothing and develop the Subject Property as per usual.
2. Poison the Prairie Dogs. This option should be utilized with caution, as it can have unintended effects to other wildlife in the area and could result in a take of a protected species.
3. Relocation; this requires that the developer find an appropriate site and obtain CPW approval of the site (wild to wild permit). Alternatively, the prairie dogs may be transported to facilities that support the USFWS national black-footed ferret recovery program (wild to black-footed ferret recovery program permit) or a licensed raptor rehabilitation program (wild to raptor rehabilitation permit). No permit fees are charged for the wild to black-footed ferret recovery program permit or wild to raptor rehabilitation permit.



The developer of the Property will utilize prairie dog relocation. Prairie dog relocation will occur outside of the burrowing owl breeding season to avoid conflict with nesting Burrowing Owls.

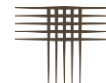
3.3.5 Reptiles

Thirteen reptile species are listed with overall range on the Subject Property, three of which are part of the SWAP. Of these three, only one species, Hernandez's short horned lizard, is indicated to have primary habitat on the Property. Additional reptiles listed in Table II above with no SWAP status may have primary or secondary habitat on the Property. In general, impacts to reptiles on the Property will be minimized and mitigated through minimized grading, fencing standards and guidelines which will allow for movement, avoidance of shrubbed areas, plant litter retainment, and wildlife corridor setbacks. See Section 4.2 for proposed mitigation measures.

Hernandez's short-horned lizard (*Phrynosoma hernandesi*) is a small, wide, and flat lizard species with a fringe of enlarged scales lining each side of the body. They are variable in color and typically blend with the local soil. They generally range throughout Colorado and may even reach elevations of up to 11,000 feet in the southwestern portion of the state. While they are generally scarce, they are common in a few localized areas, particularly in shortgrass prairie, sagebrush, semidesert shrubs, shale barrens, shrubby plateaus, pinyon-juniper woodland, pine-oak woodland, and oak-grass associations. They rely on areas of sparse ground vegetation and access to sunlight. We believe development of the Property may overlap with habitat and range for this species. Per CPW, while a specific management plan for this species has not been developed, impacts can be mitigated through maintaining appropriate habitat and foraging cover for this species – namely, by planting appropriate cover such as bunchgrasses. Management of invasive plants, such as cheatgrass, can also help this species. Based on the size of this project, we believe impacts to this species, if they occur, will be minimal. The SWAP does not impose any direct regulatory protection requirements for these species.

3.4 Aquatic Resources Assessment

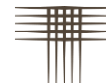
CTL|T previously completed a Biological Assessment for the Subject Property under our Project No. DN52,036.000-240-R1, report dated September 26, 2023, which did not reveal evidence of aquatic resources on the Subject Property. This included Waters of the United States (WOTUS), wetlands, and floodplains as defined by FEMA.



Aquatic resources including surface water and wetlands provide important habitat for many species, and stopover for many more. Happy Canyon Creek to the southwest of the Property is the most prominent surface water feature in the immediate vicinity of the Subject Property and provides connectivity from areas southwest of the Property to areas northeast.

As mentioned in Section 2.1, the HPH Map indicates the northwest edge of the Property overlaps with an estimated 500-foot buffer Aquatic Native Species Conservation Water buffer zone (500-foot buffer zone) associated with Cottonwood Creek, as shown on the map included in Appendix B. The main development activity planned within the 500-foot buffer is for the construction of Hilltop Road, which encroaches approximately 200 to 300 feet within the buffer. The new road is proposed to branch from the already existing Cabela Drive, where a connection point is already constructed. Additionally, some residential lots encroach on the buffer zone, although actual construction of houses is not planned within the zone. We have contacted CPW regarding development within the 500-foot Native Species Conservation Water buffer. They recommend avoiding encroachments within the 500-foot buffer where practicable. However, where encroachments are proposed, they recommend the use of BMPs like straw waddles and silt fencing to prevent sediment runoff into the stream, as well as taking precautions to avoid any trash or asphalt from construction entering the waterway. They also recommend construction during the dry season when possible to minimize additional runoff. We recommend construction staff be briefed and trained on proper solid waste and construction material disposal to prevent impacts to Cottonwood Creek. It is important to note that impacts to the 500-foot buffer itself are not necessarily a concern, but rather encroaching on the 500-foot buffer introduces slightly higher risk of impacting Cottonwood Creek. It should also be noted that there are existing roads and development between the proposed Hilltop Road and Cottonwood Creek, and existing ground disturbance in the area already. We believe these existing developments will also provide additional barrier for runoff, sedimentation, and debris between construction and Cottonwood Creek. With proper BMPs, we do not believe the proposed construction of Hilltop Road presents a significant ecological concern for Cottonwood Creek beyond that which has historically occurred. For a higher level of assurance, CTL|T can optionally have a biologist on-site during construction to monitor BMPs and construction activities.

On a larger scale, Chatfield Reservoir and Reuter-Hess Reservoir fall on either side of the Property (Chatfield approximately 8.5 miles west, Reuter-Hess approximately 2.5 miles southeast). Wildlife movement between these two reservoirs likely consists mainly of big game and



birds, given their distance from one another. Big game movement between the two has been marginally preserved by wildlife underpasses crossing US Highway 85 and I-25, however, movement between these reservoirs requires crossing several other major roads including East Hess Road and Monarch Boulevard. Given the proposed development plan for the Property which includes only small neighborhood streets with speed limits less than or equal to 25 miles per hour, along with the presence of other potential routes for wildlife, we do not believe the development of the Property will directly and/or significantly increase impacts on big game migration between these reservoirs past what has already historically occurred in the area.

The National Wetlands Inventory map, which displays surface water features as well as wetland features, is presented in Appendix C.

4.0 PROPOSED DEVELOPMENT

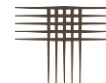
The development plan for the Property consists of a single-family residential neighborhood named Hillcamp. We reference the Draft Sub-Area Plan and Design Guidelines, dated March 27, 2026, for specifics on the design of the Property in the following sections.

4.1 Proposed Mitigation/Minimization

Minimization and mitigation of impacts to wildlife habitat and movement has been incorporated into the design of the proposed Subject Property development. The efforts to reduce adverse impacts are outlined in the following sections. See Figure 3 – Wildlife Movement Map for locations of proposed corridors, potential road crossings, and road underpasses.

While all development and road installations have potential to impact wildlife usage and habits, we believe by utilizing and preserving existing wildlife corridors, as well as minimizing the impacts from fencing and roads, the proposed development of the Subject Property will minimize and/or mitigate wildlife habitat and movement ability.

It should be noted that only 49.8% of the total Property is proposed to be disturbed or permanently impacted as a part of development; the remaining 50.2% will be landscaped (though only in areas surrounded by disturbance), restored to native, or undisturbed. Additionally, the



majority of the disturbance area is mostly located within the flatter grassland mesa area of the Property rather than within the low-lying scrubby areas or other potential areas of higher quality habitat, such as wetlands or floodplains.

4.1.1 Wildlife Movement Corridors

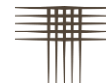
A 200-foot wildlife corridor is planned for the west side of the northern reach of the Property (Parcel 5). This corridor will run from Bluffs Regional Park located north of the Property, toward Mac Arthur Drive. The corridor will then run southeast toward backcountry open space and provide additional connection between open spaces on the north and south sides of the development. A 300-foot wildlife corridor is planned for the southwestern corner of the Property (Parcel 4), to further connect Backcountry Open Space to areas north of the Property. On the southern boundary of the Property, a 45-foot movement corridor has been created to provide connectivity from east to west.

4.1.2 Wildlife Crossing Bridge Underpass

In addition to the wildlife movement corridors, movement from north to south will be further protected by the utilization of a wildlife underpass formed by a bridge connecting Parcel 4 to the rest of the Property. This bridge, to be located in the southwest corner of the Property, will remain a sufficient size to allow wildlife movement under the road.

4.1.3 Trail Preservation

An important wildlife movement feature in the region of the Property is the I-25 wildlife crossing located approximately one mile south of the Ridgeway Parkway exit. This wildlife crossing is part of the East-West regional trail. This trail will remain undisturbed by the development of the Subject Property and will still provide connectivity to Bluffs Regional Park. Alternatively, if wildlife traveled southwest from the I-25 crossing, they may utilize the wildlife movement corridor provided along the southern Property boundary, or the corridor provided by Happy Canyon Creek. The southern wildlife movement corridor provides connectivity to Backcountry open space and Happy Canyon Creek provides a connectivity to areas south of the Property.



4.1.4 Road Signage, Use, and Speed Limits

Conflicts between wildlife movement and road usage on the Property will be minimized by the placement of the wildlife bridge underpass, signage, and speed limits.

Roads will not pass through the wildlife movement corridor setback on the west side of the Property, aside from an extension of Mac Arthur Drive which will provide only emergency access to the Subject Property. This road will not constitute regular traffic or a significant disruption of the wildlife movement corridor.

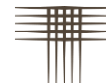
The roads on the Property will be generally residential in nature and are not expected to have speed limits higher than 25 miles per hour. The roads planned for the Subject Property are also not expected to provide a highly utilized commuting route for non-residents, meaning traffic and frequency of cars is expected to remain relatively low compared to through streets that already run in the area such as Hess Road and Monarch Boulevard.

Additionally, at select locations on the Property where wildlife movement across roads is determined to be likeliest, wildlife crossing warning signs will be utilized. Wildlife crossing signs are intended to warn drivers of potential wildlife crossing and encourage increased caution. These signs will reduce the risk of driving accidents involving wildlife road crossings.

4.1.5 Retain Shrub Cover and Utilize Native Vegetation

The development plan for the Property has been designed to largely avoid areas with shrub cover (Gambel oak). These areas are valuable from a habitat and wildlife movement perspective, and by avoiding them, we believe the developer will minimize habitat impacts.

The development on the Subject Property plans to utilize native vegetation from the City of Lone Tree's approved plants list. By prioritizing native vegetation in landscaped areas, habitat for native animal species may also be preserved. Landscaping practices will minimize the use of fabric weed barriers and the use of mulch in beds. Trimming of perennial herbs and grasses will also be limited, ideally no less than 6 to 8 inches in height. Following construction, adaptive management will be utilized to address excess weed cover or underperforming vegetation areas.



4.1.6 Plant Litter Retainment

When located outside of wildfire defensible spaces, dormant plant material and fallen litter/stems/leaves will be left in place over winter to provide additional cover and movement opportunities for small animals and insects.

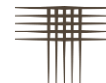
4.1.7 Minimized Grading

Grading on the Subject Property will be contained to the actual housing lots, streets, and select open areas. Much of the area on the perimeter of the Property will remain undisturbed. Additionally, some common areas which must be graded will be restored with native landscaping. We believe this will allow for additional connection throughout the development.

4.1.8 Fencing

Fencing used within the development will be compatible with the ecological character and wildlife use of the Property. In this case, fencing shall allow for small animals to pass and utilize the area for movement, foraging, and cover, and also allow for larger animals to pass. We believe this will improve the Property's overall function for migration and wildlife movement and habitat. According to the Hillcamp Sub Area Plan, fencing will meet the following standards:

1. "Retaining walls in excess of 8-feet are not permitted. Retaining walls in excess of 6-feet shall be tiered with 2-foot minimum terraces."
2. "Fencing shall not exceed 42-inches in height and must be designed to allow wildlife movement, ensuring a sense of openness while supporting safe, enclosed outdoor living spaces."
3. "Privacy fencing up to 6-feet in height is permitted only for trash enclosures in the Primary Amenity area."
4. "Where yard fencing is necessary, it must be open (not opaque) to maintain visibility and facilitate wildlife movement."
5. "In order to reduce unnecessary barriers and preserve open views between lots, fencing on individual lots may extend only to the building envelope, or a maximum of 10 feet beyond the rear building footprint line."



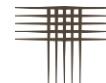
6. "All fencing shall utilize high quality, durable materials that blend with the surrounding landscape and complement the architecture, reinforcing the cohesive rural character of the community. Allowed fire resistant fence materials include metal or cement-based wood-look products. Prohibited materials include chain link, vinyl, wood, and solid masonry walls."
7. "Fencing shall be limited to public parks, individual home sites, and the pool area at the Primary Amenity facility, and shall not be included along project edges or between lots."

Additionally, the Sub Area Plan has outlined the following guidelines regarding fencing:

1. "Incorporate open fencing that allows wildlife movement, while still maintaining safe and functional private yards to control pet movement."
2. "Project edges adjacent to open space should be designed to complement the existing natural character through the use of compatible landscaping rather than fencing."
3. "Design project edges to complement the natural landscape where adjacent to existing natural open space by utilizing compatible landscaping."
4. "When necessary, walls and fences should feature materials and finishes that harmonize with the landscape design, surrounding natural environment, and architectural style."
5. "Design retaining walls to minimize excessive slopes and reduce storm water disturbance while preserving natural open space character and habitat corridors."
6. "Minimize fences and walls in front and side yard areas or where visible from public streets and open spaces."

In addition to the aforementioned standards and guidelines, we recommend the following measures to ensure adequate wildlife movement ability and safety.

1. No stakes or posts which protrude past the 42-inch (or 6-foot in the case of trash enclosures) fence height limit. Additionally, no sharply pointed stakes or posts which protrude more than three inches above the body of the fence regardless of total height. Flat topped posts may protrude more than three inches above the body of the fence, so long as they do not exceed the total fence height limit.
2. Wire grid in fences should be a minimum of 4 inches by 4 inches, and horizontally slatted fences shall not have slats within 4 inches of ground level to ensure adequate movement ability for reptiles, amphibians, and small mammals.
3. Retaining wall terraces, where required by the Sub Area plan standards, should be at least four feet wide to allow for adequate large game movement ability.



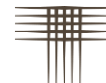
4.1.9 Lighting

Lighting used within the development will also be compatible with wildlife use on the Property while retaining safety for residents and guests of the development and complying with appropriate lighting code. We recommend outdoor lighting is minimized and/or targeted wherever safe and practical, and lights with lower brightness and/or warm colors are utilized where appropriate. We also recommend against the use of motion-activated floodlights, particularly along open spaces and the migration corridor.

5.0 OPINION AND RECOMMENDATION

Based on the direct field observations, professional opinion and experience in the area, and our limited literature research, it is our opinion that the proposed development plan for the Property will adequately preserve wildlife habitat and movement corridors by implementing minimization and mitigation techniques. Wildlife may currently utilize the majority of the Property as a movement corridor and/or habitat. Though the development of the Property will decrease the potential for wildlife to use and move across it, we believe the impacts are consistent with already-existing development in the area. Proposed development on the Subject Property is consistent with existing development, human encroachment, and movement barriers on adjacent properties in all directions. By employing minimization and mitigation techniques including a wildlife corridor setback, a bridge underpass wildlife crossing, trail preservation, road signage, speed limits, avoidance of shrub covered areas, native vegetation planting, and minimized grading; we believe further direct impacts to wildlife will be minimized.

While all construction and development activities have the potential to cause indirect impacts, which may include, but may not be limited to, noise, pollution, dust, and general encroachment, we believe that potential impacts at the Property are limited. Proposed development at the Property is presumably in accordance with local zoning and existing development in the area. There is already residential and commercial development in the area of the Property, as well as major barriers to wildlife movement, such as I-25 to the east. Regulations and best management practices regarding stormwater management and spill prevention and control should be followed to best protect local water resources. Additionally, local regulations and best management practices to reduce noise and dust during construction should be followed. With these measures in



mind, we do not believe construction or development at the Property will cause additional impacts beyond those which have historically occurred in the vicinity.

6.0 LIMITATIONS

This assessment only applies to the Subject Property in its current state, in areas that were easily observed. If development of the Subject Property is planned for 2026 or after, we recommend a supplementary biological assessment and/or migratory bird survey as species behaviors are not static season to season. Furthermore, it should be noted that this Plan does not include in-depth wildlife population surveying or migration pattern analysis. We have formed an opinion based on web-based resources, our knowledge of the area and development plans, and professional opinion. We believe that CTL|T performed services in a professional manner, consistent with industry standards and practices in the locality of the project at the time the services were performed. No warranty, express or implied, is made.

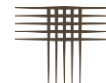
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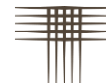
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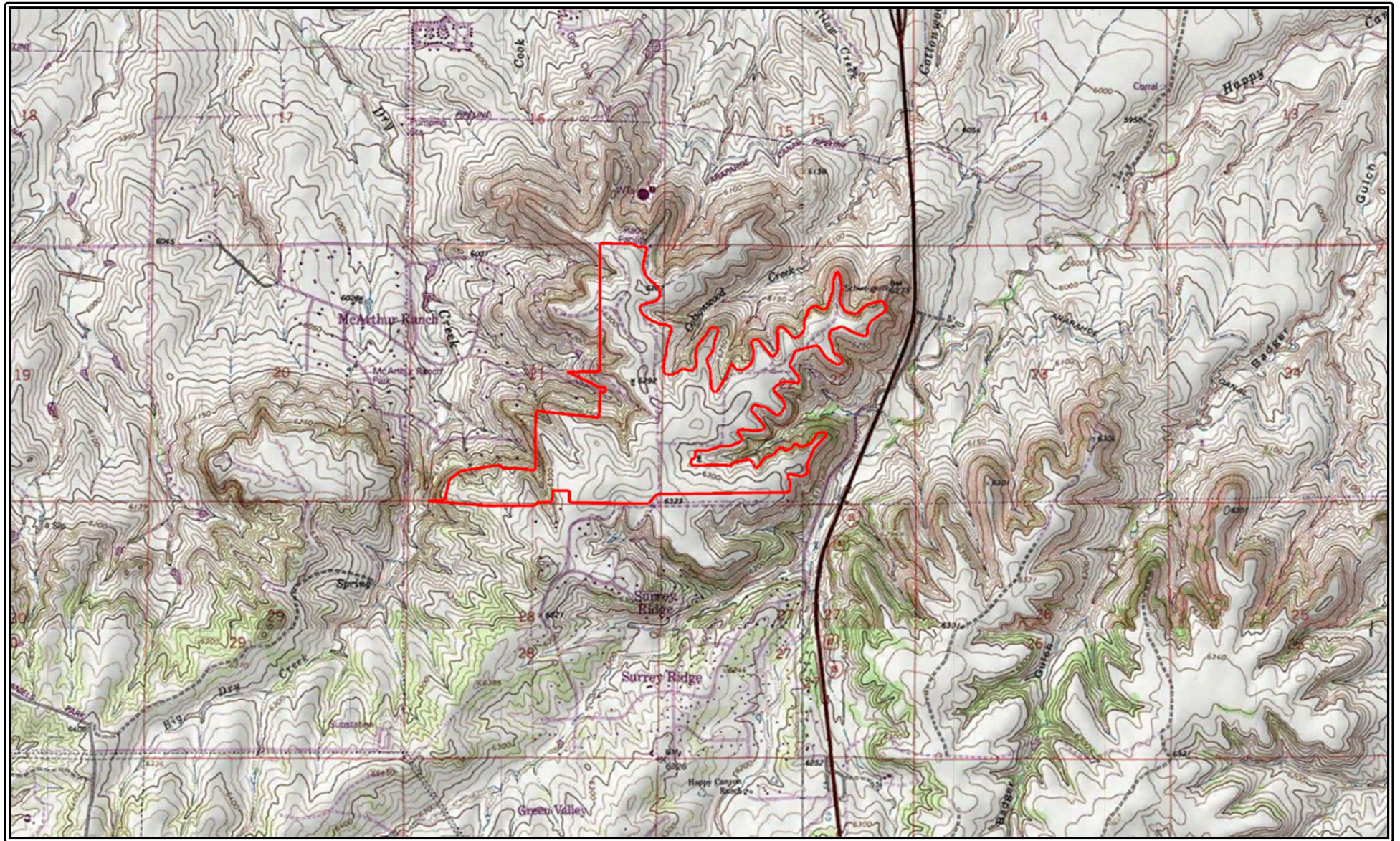
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Approximate Subject Property Boundary

Source: Earth Point Topo, USGS

Not to Scale

Figure 1 – Topographic Area Map

Ridgegate – Mesa Tops
August 13, 2025

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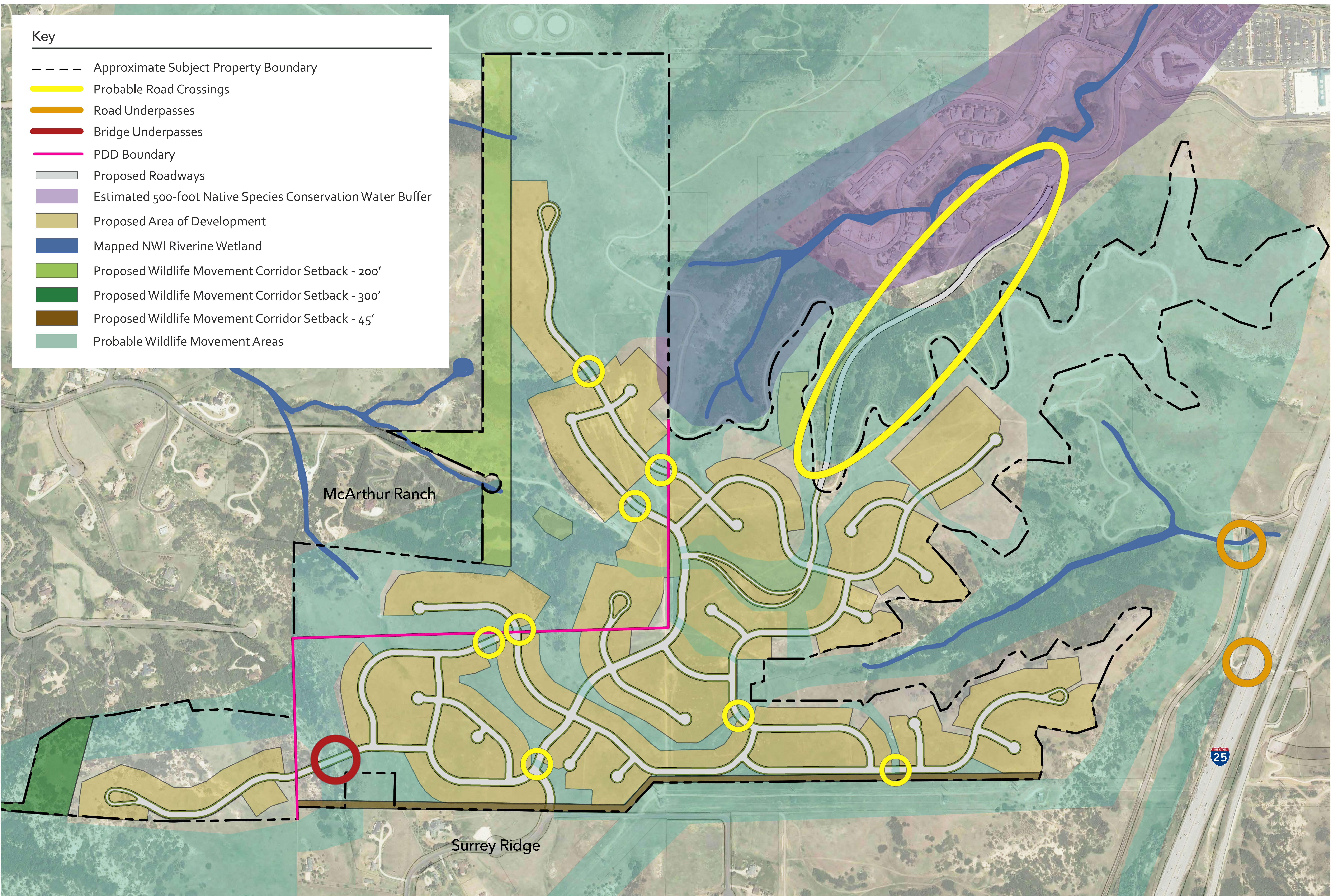


 Approximate Subject Property Boundary

Source: Google Earth, 2023

Not to Scale

Figure 2 – Property Area Map
Ridgegate – Mesa Tops

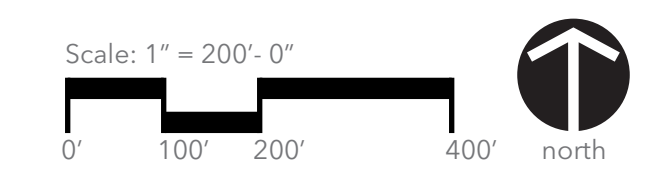


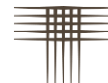
Key

Approximate Subject Property Boundary

Probable Road Crossings

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION





APPENDIX A

PROPERTY PHOTOGRAPHS



Description: General Property view and utility corridor to the south
View Direction: South



Description: General Property view
View Direction: Southwest



Description: General Property view
View Direction: Southeast



Description: View of I-25 wildlife underpass from Property
View Direction: East

PROPERTY PHOTOGRAPHS

RIDGEGATE – MESA TOPS
 Site Reconnaissance – August 11, 2025



Description: Utility corridor south of Property
View Direction: East



Description: General Property view and East-West Trail
View Direction: North



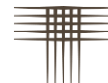
Description: Cow Manure
View Direction: N/A



Description: Deer scat
View Direction: N/A

PROPERTY PHOTOGRAPHS

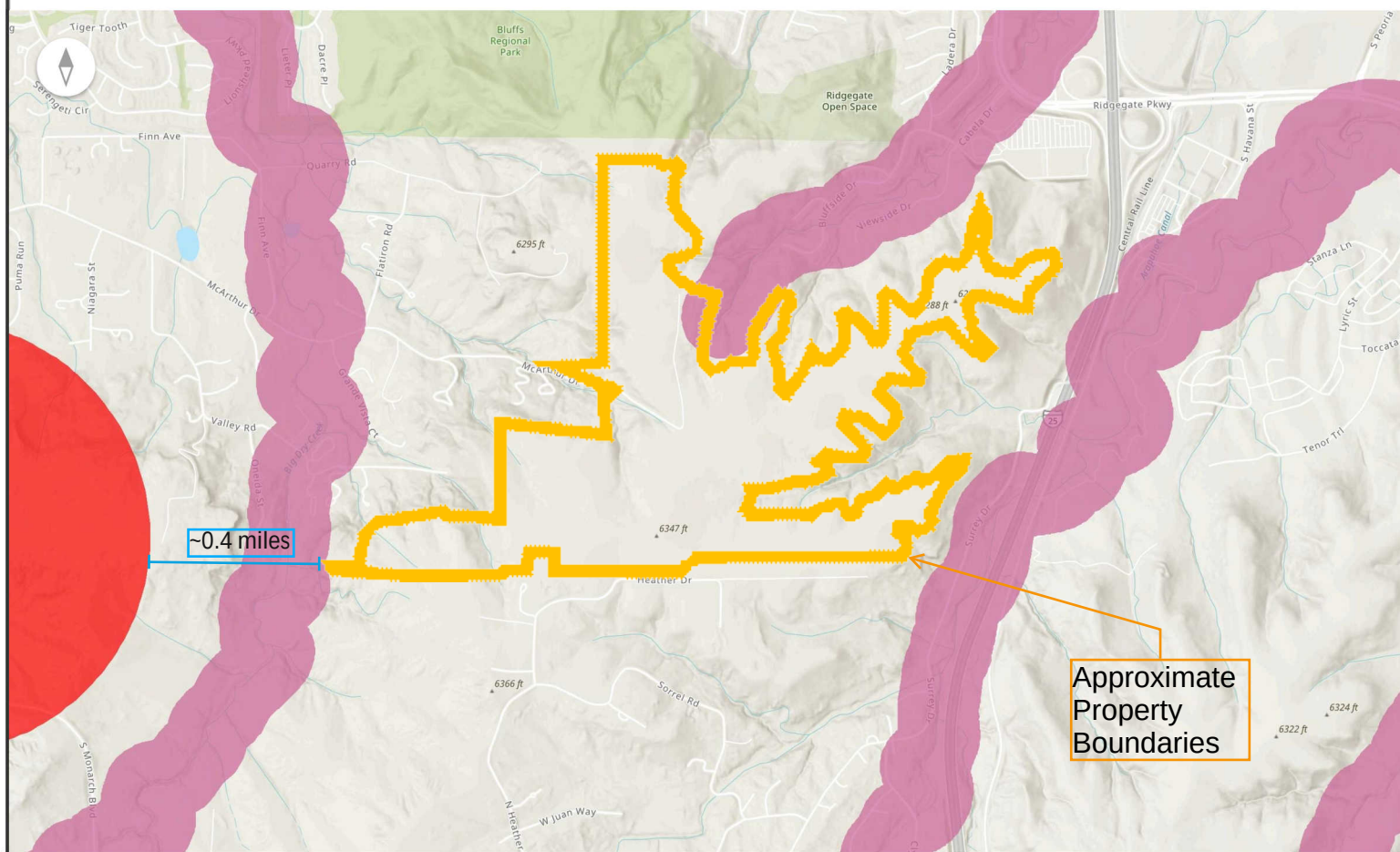
RIDGEGATE – MESA TOPS
 Site Reconnaissance – August 11, 2025



APPENDIX B

CPW MAPS

Colorado Parks & Wildlife High Priority Habitat (HPH) Web Map Application



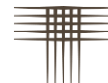
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Colorado Parks and Wildlife Biologists, District Wildlife Managers, and Researchers. | Colorado Parks & Wildlife.

Aquatic Native Species Conservation Waters HPHC



Golden Eagle Active Nest Site HPHE1 - 1/2 mile buffer





APPENDIX C

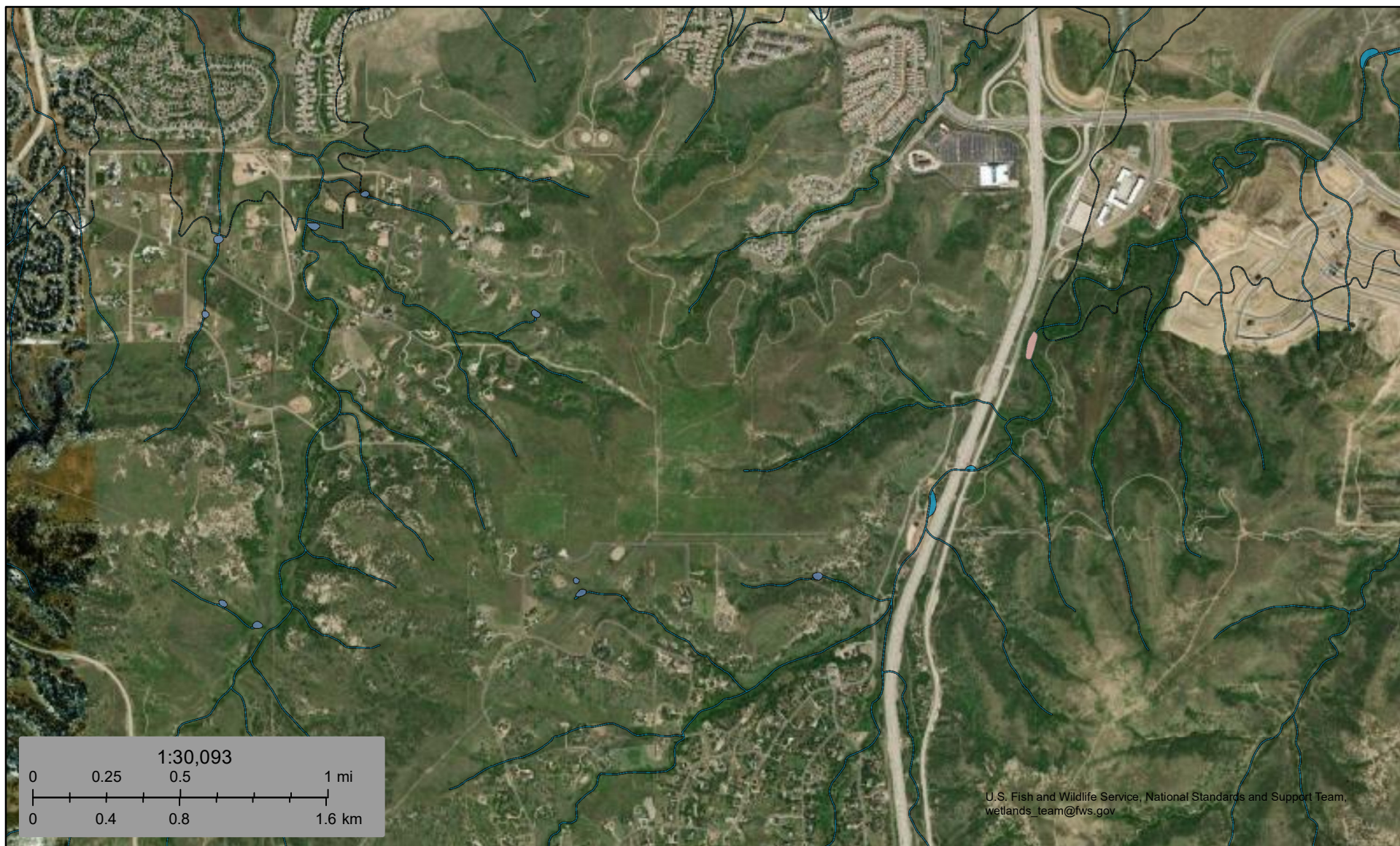
WETLAND INVENTORY MAP



U.S. Fish and Wildlife Service

National Wetlands Inventory

Ridgegate - Mesa Tops - Appendix B



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

August 12, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.