

Phase I Environmental Site Assessment

**15.976 Acres in Section 8,
Township 2 North, Range 69 West
Boulder County, Colorado 80503**



PREPARED FOR:

Modern West Properties, LLC
1727 15th Street, Suite 100
Boulder, Colorado 80302

WESTERN ENVIRONMENT AND ECOLOGY, INC.

2217 West Powers Avenue
Littleton, Colorado 80120
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Township 2 North, Range 69 West
Boulder County, Colorado 80503**

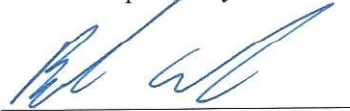
**Western Environment and Ecology, Inc.
Project Number: 745-001-01**

PREPARED FOR:

**Modern West Properties, LLC
1727 15th Street, Suite 100
Boulder, Colorado 80302**

May 18th, 2017

Prepared By:



Brendan Calonge
Senior Staff Scientist

Reviewed By:



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President

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1.0 INTRODUCTION

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible, recognized environmental conditions associated with the subject property. A Phase I Environmental Site Assessment has four components: Records Review, Site Reconnaissance, Interviews, and a Report. These specific activities are further defined by the American Society for Testing and Materials (ASTM 1527-13, Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process, December, 2013).

The U.S. Environmental Protection Agency issued a final rule governing “All Appropriate Inquiries” (AAI) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) on November 1, 2006 (40 C.F.R. Part 312). The EPA has determined that a Phase I Environmental Site Assessment prepared in accordance with ASTM 1527-13 meets the AAI requirements.

The following document was prepared at the request of Mr. Todd Borger on behalf of Modern West Properties, LLC, the current owner of the property. Mr. Borger indicated that this assessment is in response to the potential annexation to the City of Longmont and redevelopment of the property.

On April 28th, 2017, Western Environment sent Mr. Derek Guarascio, of Modern West Properties, LLC, an Owner Environmental Questionnaire. This questionnaire requests copies of past environmental assessment reports and asks for any information regarding environmental issues, liens, covenants, or hazardous material spills associated with the site.

On May 5th, 2017, Mr. Guarascio returned the Owner’s Questionnaire indicating that he had no knowledge of any environmental concerns with the site.

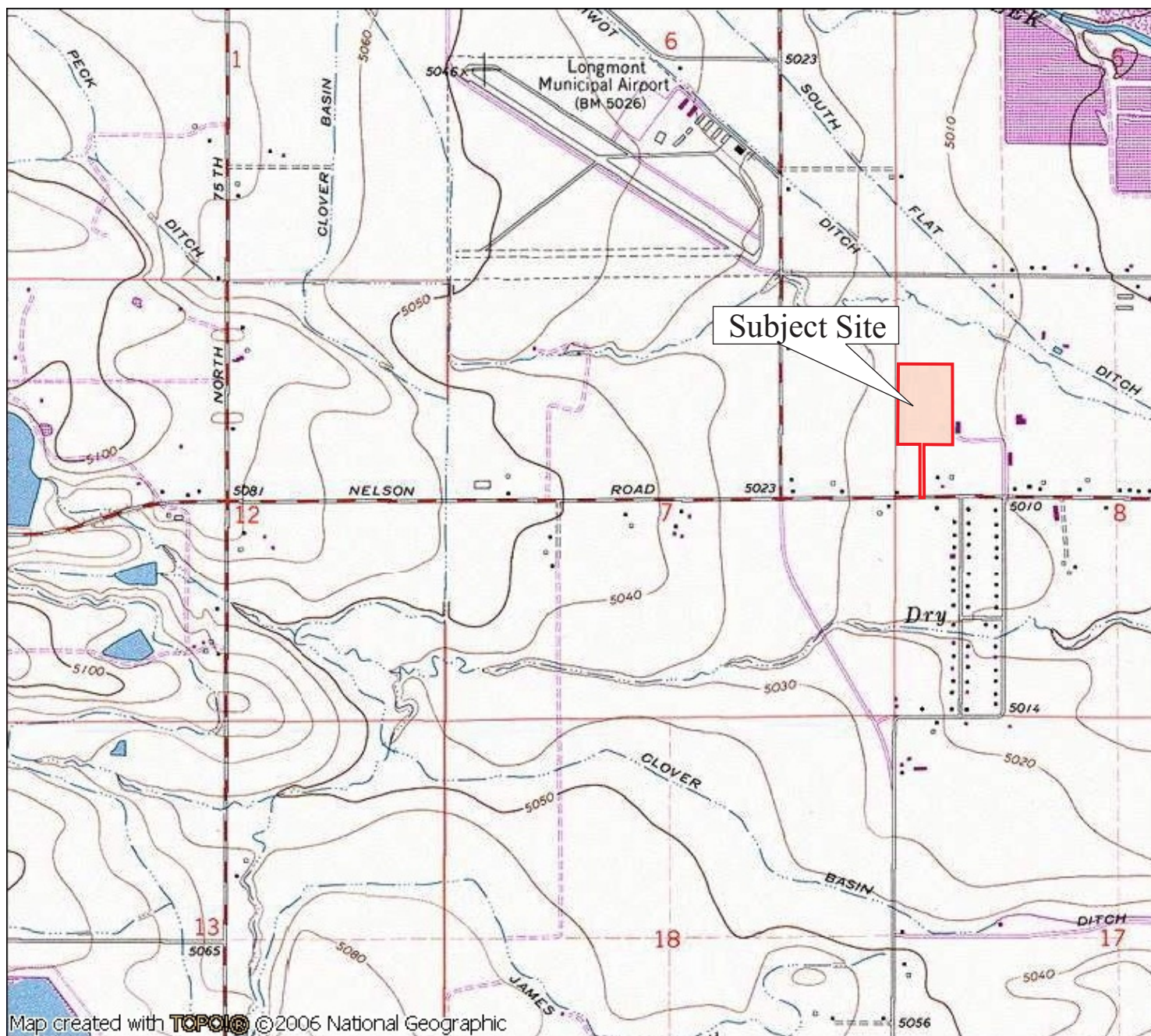
2.0 SITE DESCRIPTION

This Phase I Environmental Site Assessment was conducted for approximately 15.976 acres within Section 8, Township 2 North, Range 69 West, unincorporated Boulder County, Colorado (Figure 1). The subject property is located northwest of the intersection of Schlager Street and Nelson Road (Figure 2). The Boulder County Assessors Office identifies no current structures on the site.

Agricultural property surrounds the site to the north south and east, with single family residences present to the southwest and southeast. A self storage and recreational vehicle storage lot is located adjacent to the east. The Niwot Ditch is present approximately 400 feet north of the property. The Longmont Vance Brand Municipal Airport is located approximately 2,000 feet to the northwest. The site is located within the Airport Influence Zone, and may be subject to Use Restrictions, Height Limitations, or Nonconforming Uses. The property is currently zoned for Agricultural use; however, a Airport Master Plan, prepared for the City of Longmont, indicates the area is planned industrial development.

The site occurs at an elevation of approximately 5,015 feet above sea level (USGS Hygiene 7.5 Minute Quadrangle, 1979). The topography is generally flat, with a gradual slope to the northeast toward the Saint Vrain Creek, 3/4 of a mile to the northeast. Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Maps (attached) indicated that the site is outside of the 100 year flood zone. The US Resource Conservation Service classifies the majority of the site soils as a Nunn-Kim complex overlaying the Cretaceous Age Pierre Shale Formation (Tweto, Ogden 1979).

Review of the Colorado Division of Water Resources records identified a domestic well adjacent to the southeast corner of the site. The lithologic log prepared well (attached) indicated that site geology includes sand and gravel from the surface to 29 feet where weathered claystone was encountered. The Cretaceous Age Pierre Shale Formation occurred at 43 feet. Static groundwater was encountered at 17.0 feet below grade.



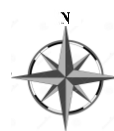
0.0 0.5 1.0 miles
0.0 0.5 1.0 1.5 km

TN MN
8 1/2°
07/01/15

USGS Hygiene, Quadrangle, 1979

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2217 West Powers Avenue
Littleton, Colorado 80120

Figure 1 - Site Location Map
15.976 Acres within Section 8,
Township 2 North, Range 69 West,
Boulder County, Colorado 80503



Approximate Scale in feet
 0 500

WESTERN ENVIRONMENT
 AND ECOLOGY, INC.
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Figure 2 - Site Map
 15.976 Acres within Section 8,
 Township 2 North, Range 69 West,
 Boulder County, Colorado 80503

3.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information that will help identify the potential for recognized environmental conditions in connection with the property. Availability of records varies from information source to information source, including governmental jurisdictions. Western Environment did not identify, obtain, or review every possible record that might exist with respect to the property. Instead, record information from reasonably ascertainable standard sources was reviewed. The approximate minimum search distance incorporated in the review, the resources utilized, and the number of sites found are listed below:

Lists Reviewed	ASTM Standard Minimum Search Distance	Number of Site Within Search Distance
Federal and Colorado NPL List	1.0 mile	0
Federal and State CERCLIS List	0.5 Mile	0
Federal RCRA TSD Facilities List	1.0	0
Federal RCRA Generators List	Property and Adjoining Property	0
Federal RCRA Corrective Action List	1.0	1
State Landfill and/or Solid Waste Disposal Site List	0.5	0
State Leaking UST List	0.5	0
State Registered UST List	Property and Adjoining Property	0
Colorado Brownfield / Voluntary Cleanup List	0.5	0
Federal ERNS List	Property and Adjoining Property	0

Definitions:

NPL:	<i>National Priority List (Superfund)</i>
CERCLIS:	<i>Comprehensive Environmental Response, Compensation and Liability Information System</i>
RCRA:	<i>Resource Conservation and Recovery Act</i>
TSD:	<i>Hazardous Waste Transport, Storage, and Disposal</i>
UST:	<i>Underground Storage Tank</i>
ERNS:	<i>Emergency Response Notification System</i>

3.1 Results

One **Resource Conservation and Recovery Act (RCRA) Corrective Action** site is listed within the ASTM search radius. The Displaytech, Inc facility, located approximately 3,500 feet southeast at 2602 Clover Basin Drive, manufactured display components and was listed as a conditionally exempt small quantity generator. In March of 1998, a release of approximately 45 gallons of hexane was reported to the Colorado Department of Public Health and Environment (CDPHE) following a site inspection. Subsequent soil and groundwater assessment identified no hexane contamination above laboratory reporting limits. A request for a No Further Action (NFA) determination was submitted on October 26th, 2000. No documentation of an NFA was available; however, no further assessment or corrective action was performed. Based on the distance of the facility, no contamination identified at the site, and the groundwater flow to the east, it is the opinion of Western Environment that this release does not affect the subject property.

One National Pollutant Discharge Elimination System (NPDES) facility, Park Meadow Longmont, was listed adjacent to the south of the property at 8756 Nelson Road. The facility, that had previously operated under a Clean Water Act minor permit for heavy construction, was listed in “Significant Violation” between July 28th, 2015 and July 1st, 2016 for failure to develop and implement a Storm Water Management Plan (SWMP).

3.2 Aerial Photography Review

Google Earth historic aerial images were reviewed to document past uses of the property. The earliest image available for review, dated October 3rd, 1999 showed the property as vacant agricultural land. Surrounding property included agricultural land to the north and west, a cattle feeding operation to the east, and single family residences to the southeast and southwest. Niwot Ditch and Longmont Vance Brand Municipal Airport were located to the northeast and northwest, respectively. The image dated October 10th, 2003 showed the eastern portion of the property to the east had been paved. The livestock yards to the east had been graded and replaced with vehicle storage in the August 5th, 2004 image. In the June 15th, 2010 image, the lot to the east had been paved and a self storage facility had been constructed. Fill dirt was observed on the property adjacent to the south across Nelson Road in the most recent image reviewed, dated October 9th, 2015.

A complete list of the aerial photographs reviewed is presented as Appendix B.

3.3 Governmental Inquiries

On May 12th, 2017, Western Environment reviewed the Boulder County Hazardous Waste Map. No mines, mills, dumps, coal mines, or other sites of concern were identified on or within ½ mile of the subject site.



View of the entrance road from the south

4.0 SITE INSPECTION / INTERVIEWS

The purpose of a site inspection is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. On a visit to the site on April 26th, 2017, Western Environment personnel visually and physically observed the site to the extent not obstructed by bodies of water, vegetation, adjacent buildings or other obstacles and debris.

The property was accessed via a gravel driveway extending south to Nelson Road. At the time of the inspection, the property contained three pole sheds and a 20 foot metal shipping container. The pole sheds, located in the southeastern corner of the site, were constructed with a wood frame and asphalt shingle roof. Personal vehicles, motorcycles, farm equipment, propane tanks, and construction material were observed within and adjacent to the sheds. At the time of the inspection, the shipping container, located along the gravel driveway, was locked.

The remainder of the property consisted of a managed grass lot. Irrigation ditch laterals bordered the property to the north and west, and bisected the center of the site from the west to the east, terminating in the eastern portion of the field. Several head gates were observed within the ditch.

Surrounding properties included agricultural land to the north and west, a self storage and recreational vehicle storage lot to the east, and farmhouses to the southwest and southeast. Livestock, including chickens and goats, as well as agricultural land surrounded the farmhouses.



View of the sheds on the southeast corner of the site

5.0 CONCLUSIONS

Western Environment performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 15.976 acres in Section 8, Township 2 North, Range 69 West, Longmont, Colorado. Any exceptions to, or deletions from, this practice are described in Section 5.1 of this report. This assessment has revealed no evidence of recognized environmental conditions (REC's) in connection with the property.

5.1 Deviations/Data Gaps

The review of site usage did not extend to 1940, however, it is the opinion of Western Environment that no environmental issues were likely to have occurred between 1940 and the first available topographic map from 1954. It is the opinion of Western Environment that this lack of information does not constitute a Data Failure as defined by ASTM E-1527-13, Section 8.3.2.3.

APPENDICES

APPENDIX A
Reference List

Section 8 Longmont

40.155067, -105.148118

Prepared for: wee

Ref: 745-001-01

Friday, April 28, 2017

Environmental Radius Report



2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

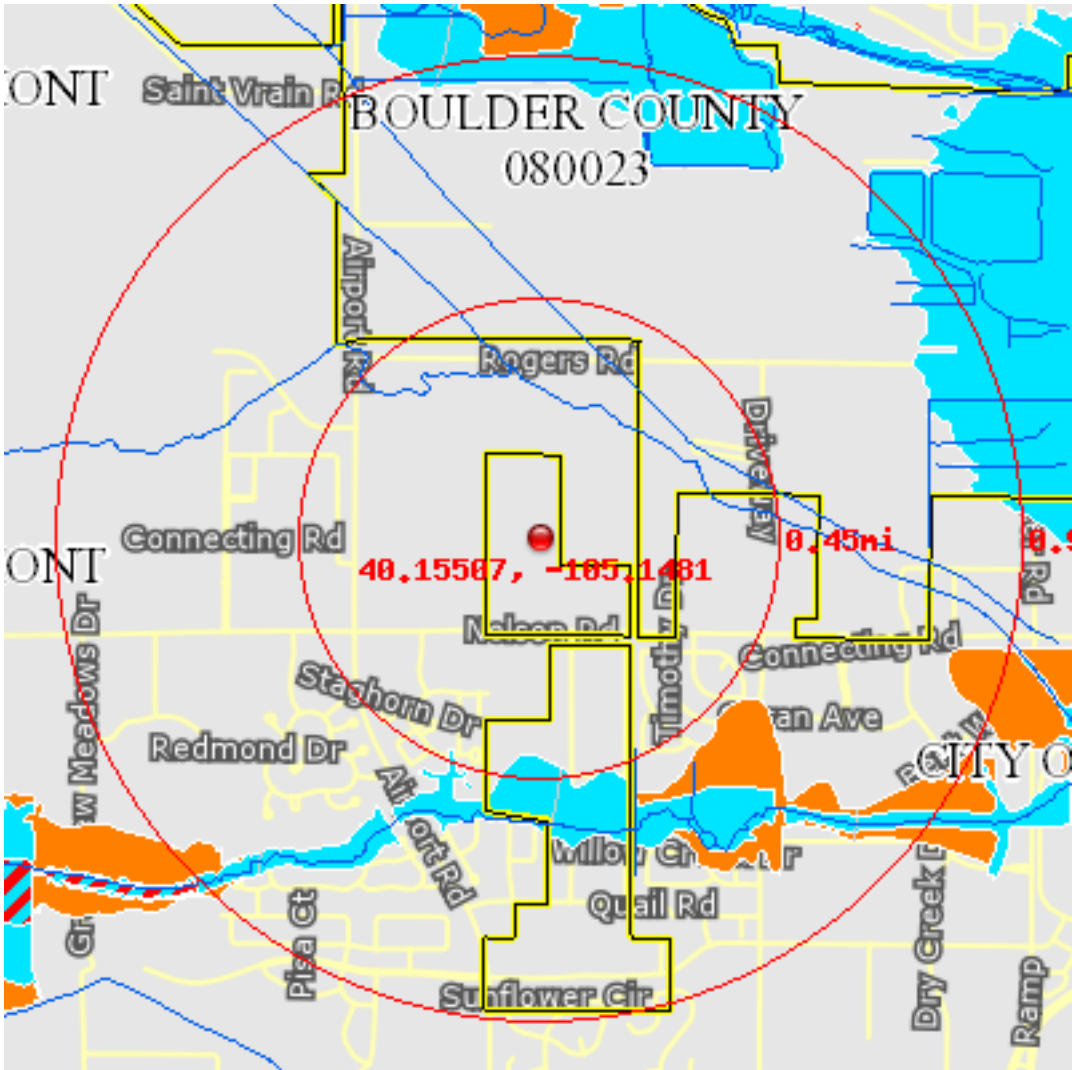
Summary








Flood Zones Hazard Map

Federal Emergency Management Agency (FEMA)

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			1
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			1
US Toxic Release Inventory			1
US RCRA Generators (CESQG, SQG, LQG)			7
US ACRES (Brownfields)			
US NPDES		3	5
US Air Facility System (AIRS / AFS)			9
CO Underground Storage Tanks			15
CO Superfund - National Priorities List			
CO Uranium Mill Tailings Sites			
CO Solid Waste Sites			

Flood Hazard Zones Map



-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area with Reduced Risk Due to Levee

National Priorities List (NPL)

This database returned no results for your area.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

CERCLIS List

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

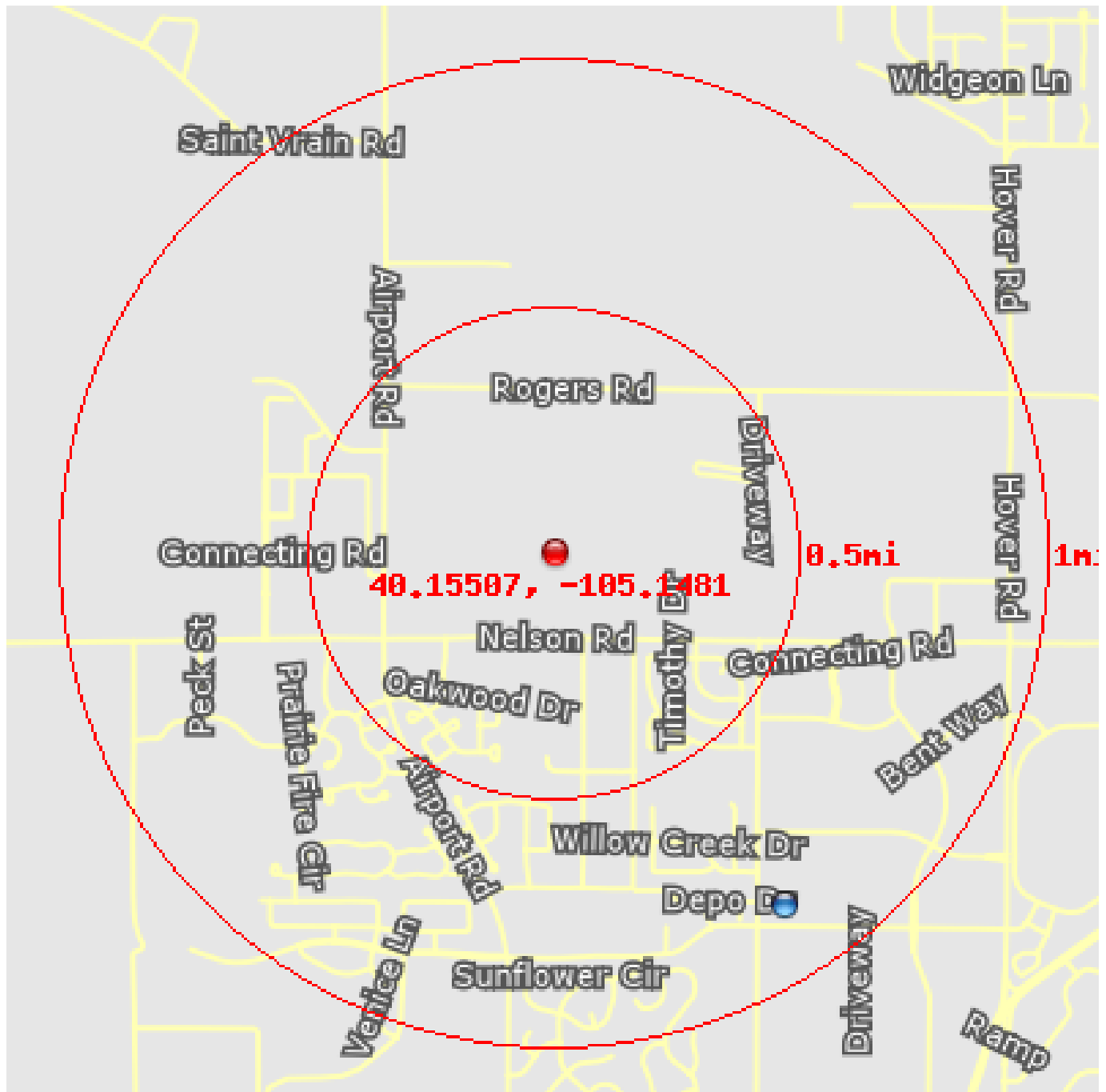
CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

CERCLIS NFRAP

This database returned no results for your area.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

RCRA CORRACTS Facilities



This database returned 1 results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA CORRACTS Facilities

Location	40.14474, -105.1392
Distance to site	4510 ft / 0.85 mi SE
Site Name	DISPLAYTECH INCORPORATED
EPA Facility Website	http://oaspub.epa.gov/enviro/fac_gateway.main?p_regid=110001725697
Facility Registry ID	110001725697
Address	2602 CLOVER BASIN DR
City	LONGMONT
State	CO
Zip	80503

RCRA non-CORRACTS TSD Facilities

This database returned no results for your area.

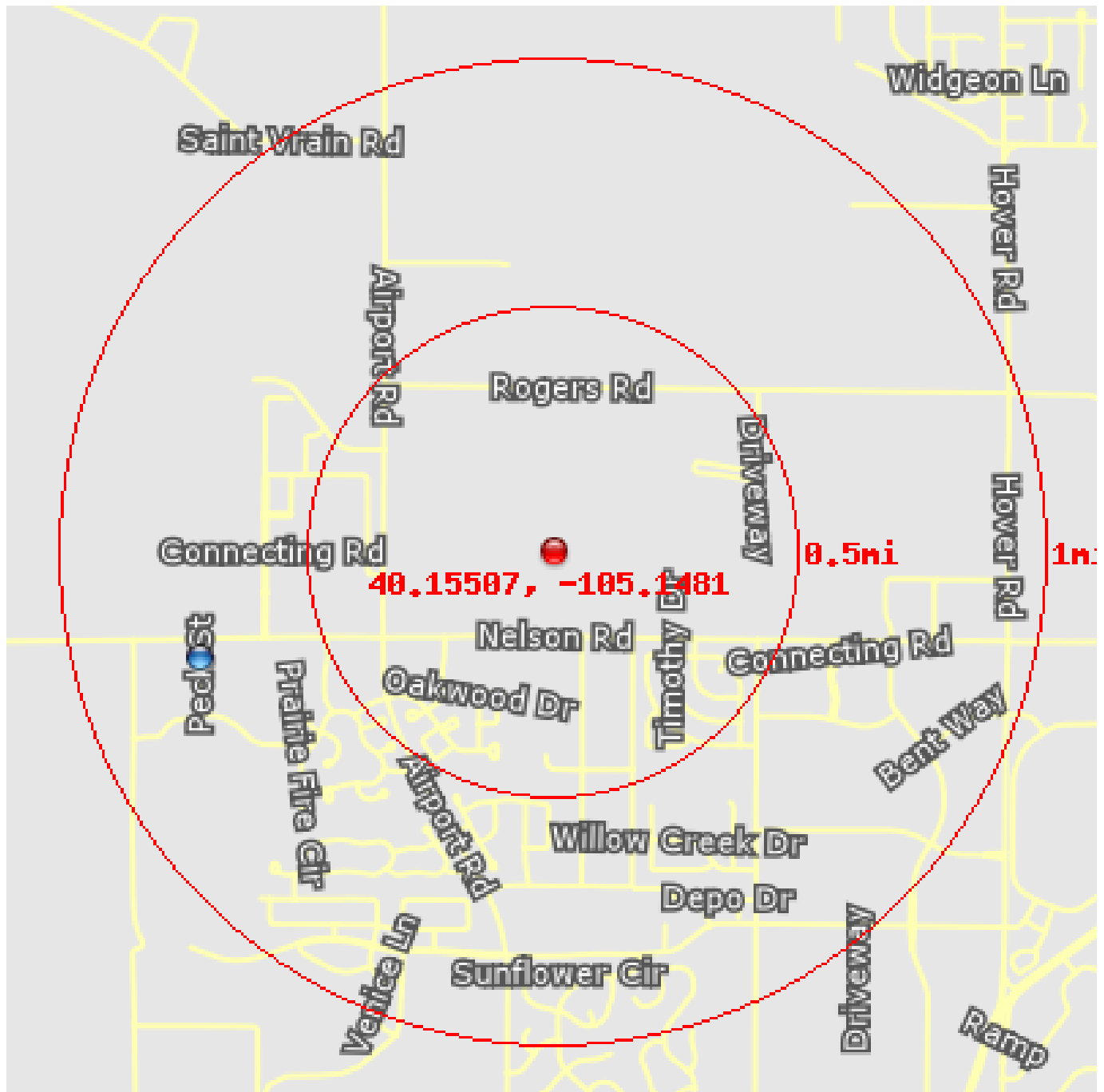
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

Federal Institutional Control / Engineering Control Registry

This database returned no results for your area.

Federal Institutional Control / Engineering Control Registry

Emergency Response Notification System (ERNS)



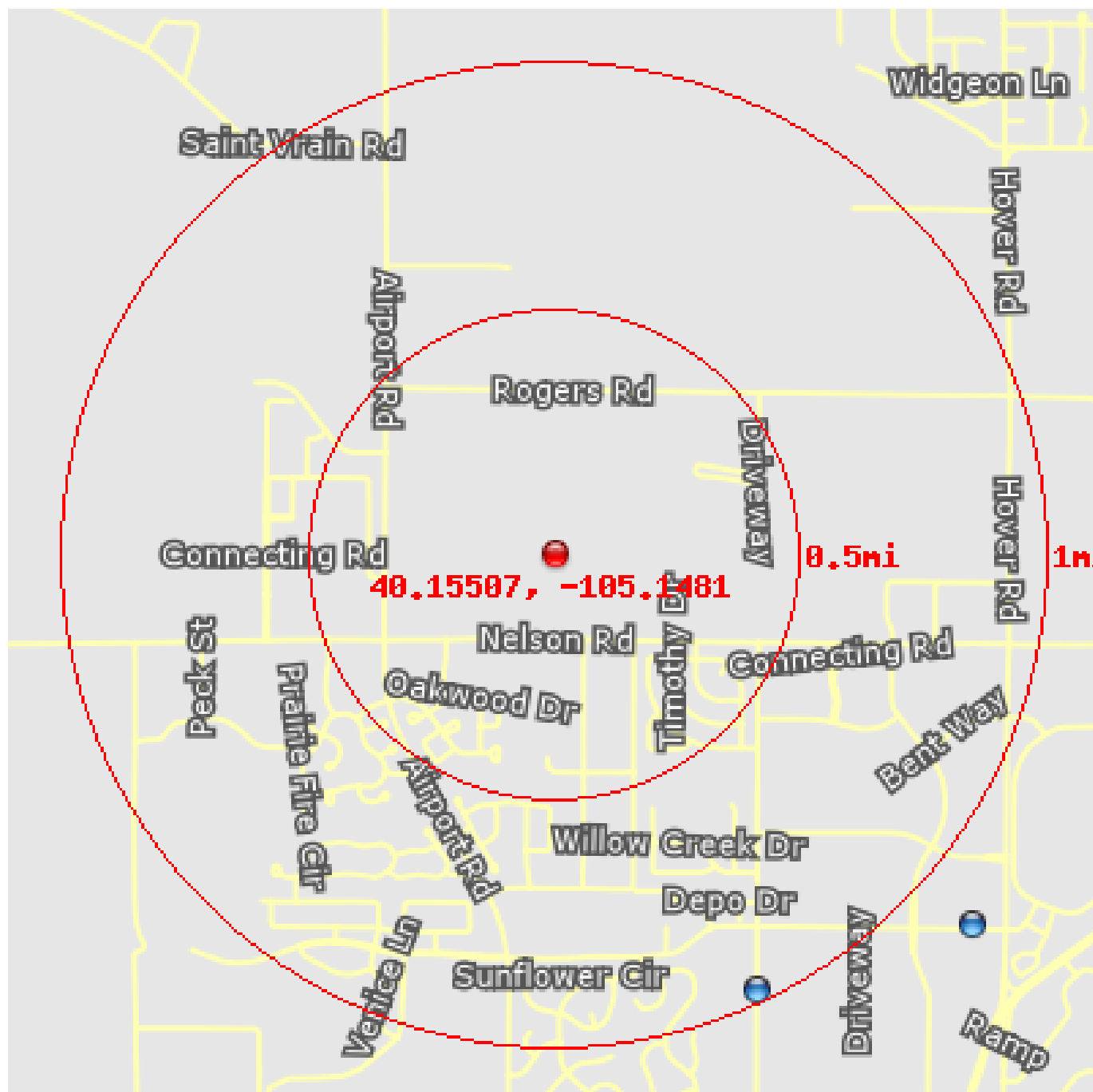
This database returned 1 results for your area.

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

Emergency Response Notification System (ERNS)

Location	40.15185, -105.1615
Distance to site	3911 ft / 0.74 mi W
Incident	CALLER IS REPORTING AN APARTMENT COMPLEX THAT IS RELEASING AN UNKNOWN CHEMICAL INTO THE AIR, CALLER STATED THAT THE CHEMICAL IS BEING PUT AROUND THE TREES IN THE AREA, CALLER ALSO STATED THAT THERE ARE BEES THAT ARE DYING EVERYWHERE, CALLER IS CONCERNED FOR HEALTH REASONS.
Incident Date	8/21/2012 10:00
Year Reported	2012
Address	630 PECK DRIVE
City	LONGMONT
State	CO
County	BOULDER
Zip Code	80503

US Toxic Release Inventory



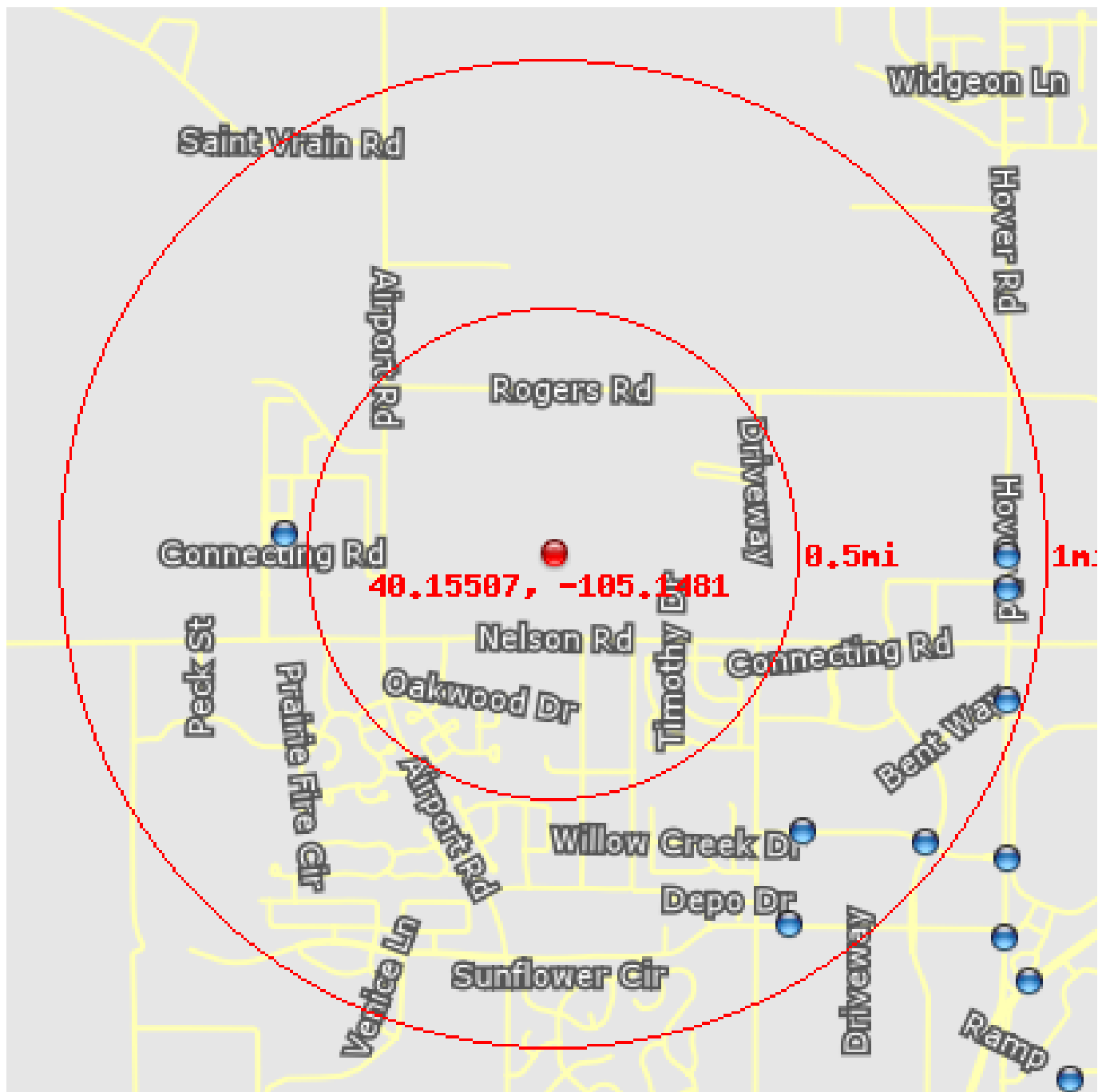
This database returned 1 results for your area.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

US Toxic Release Inventory

Location	40.14227, -105.1403
Distance to site	5152 ft / 0.98 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000467389
EPA Identifier	110000467389
Primary Name	SHELDAHL INCORPORATED
Address	1285 S. FORDHAM ST.
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	334412
SIC Codes	3672, PRIV
SIC Descriptions	PRINTED CIRCUIT BOARDS
Programs	AIRS/AFS, BR, ECOMAP, RCRAINFO, TRIS
Program Interests	AIR SYNTHETIC MINOR, HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, TRI REPORTER, UNSPECIFIED UNIVERSE
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	BARE PRINTED CIRCUIT BOARD MANUFACTURING.
Program ID	0801300598

US RCRA Generators (CESQG, SQG, LQG)



This database returned 7 results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

US RCRA Generators (CESQG, SQG, LQG)

Location	40.15556, -105.1583
Distance to site	2855 ft / 0.54 mi W
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001746479
EPA Identifier	110001746479
Primary Name	AMGEN INCORPORATED
Address	4000 NELSON ROAD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503-9004
NAICS Codes	325412, 325414
SIC Codes	2834, 2836, 4922, PRIV
SIC Descriptions	BIOLOGICAL PRODUCTS, EXCEPT DIAGNOSTIC SUBSTANCES, NATURAL GAS TRANSMISSION, PHARMACEUTICAL PREPARATIONS
Programs	AIRS/AFS, BR, ECOMAP, EIS, NPDES, RCRAINFO
Program Interests	AIR MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, STATE MASTER
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	BIOLOGICAL PRODUCT (EXCEPT DIAGNOSTIC) MANUFACTURING., PHARMACEUTICAL PREPARATION MANUFACTURING.
Program ID	COR900160

Location	40.14688, -105.1385
Distance to site	4008 ft / 0.76 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003000485
EPA Identifier	110003000485
Primary Name	ARRAY BIOPHARMA INC - LONGMONT
Address	2620 TRADE CENTER AVE
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503-7551
NAICS Codes	541712
Programs	BR, ECOMAP, RCRAINFO
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER
Updated On	26-JUN-14
Recorded On	01-MAR-00
Program ID	COR000012187

US RCRA Generators (CESQG, SQG, LQG)

Location	40.14417, -105.1391
Distance to site	4712 ft / 0.89 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001725697
EPA Identifier	110001725697
Primary Name	DISPLAYTECH INCORPORATED
Address	2602 CLOVER BASIN DR
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	334419
SIC Codes	3679, PRIV
SIC Descriptions	ELECTRONIC COMPONENTS, NOT ELSEWHERE CLASSIFIED
Programs	AIRS/AFS, ECOMAP, EIS, RCRAINFO, TSCA
Program Interests	AIR MINOR, CESQG, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, STATE MASTER, TSCA SUBMITTER, UNSPECIFIED UNIVERSE
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	OTHER ELECTRONIC COMPONENT MANUFACTURING.
Program ID	1343111

Location	40.15399, -105.1308
Distance to site	4859 ft / 0.92 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110045534329
EPA Identifier	110045534329
Primary Name	TARGET STORE T2218
Address	551 S HOVER RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501
NAICS Codes	452112
Programs	BR, RCRAINFO
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, SQG
Updated On	26-JUN-14
Recorded On	21-MAY-12
NAICS Descriptions	DISCOUNT DEPARTMENT STORES.
Program ID	COR000210773

US RCRA Generators (CESQG, SQG, LQG)

Location	40.15488, -105.1307
Distance to site	4861 ft / 0.92 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110014376022
EPA Identifier	110014376022
Primary Name	THE HOME DEPOT - 1521
Address	393 S HOVER RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501-7918
Programs	ECOMAP, RCRAINFO
Program Interests	SQG, STATE MASTER
Updated On	26-JAN-12
Recorded On	18-MAY-03
Program ID	COR000205054

Location	40.14659, -105.1338
Distance to site	5044 ft / 0.96 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110055442392
EPA Identifier	110055442392
Primary Name	SUNDROP FUELS INC
Address	2410 TRADE CENTER AVE SUITE A
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	325998
Programs	RCRAINFO
Program Interests	CESQG
Recorded On	30-JUL-13
NAICS Descriptions	ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION MANUFACTURING.
Program ID	COR000229765

US RCRA Generators (CESQG, SQG, LQG)

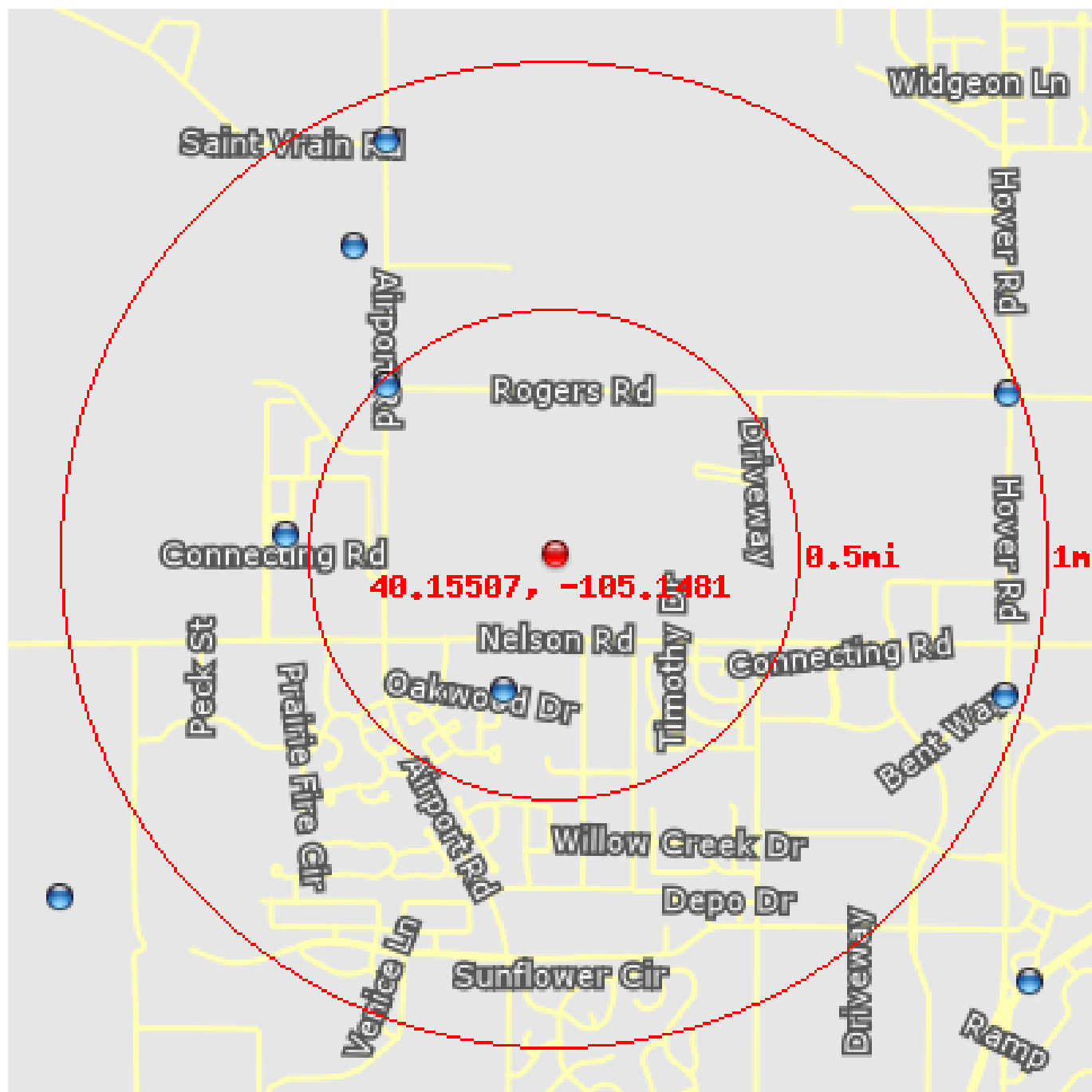
Location	40.15071, -105.1307
Distance to site	5122 ft / 0.97 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002992780
EPA Identifier	110002992780
Primary Name	FIRESTONE TIRE SERVICE CENTER
Address	940 S. HOVER
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501-7900
Programs	RCRAINFO
Program Interests	CESQG
Updated On	26-JAN-12
Recorded On	01-MAR-00
Program ID	COD983802042

US ACRES (Brownfields)

This database returned no results for your area.

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. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

US NPDES



This database returned 8 results for your area.

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

US NPDES

Location 40.151, -105.15
Distance to site 1574 ft / 0.3 mi SW
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110040437881
EPA Identifier 110040437881
Primary Name SOUTHERN WATER SUPPLY
Address E OF INTERSECTION OF BOXWOOD LN AND OAKWOOD DR
City LONGMONT
County BOULDER
State CO
Zipcode 80503
SIC Codes 1629
SIC Descriptions HEAVY CONSTRUCTION, NOT ELSEWHERE CLASSIFIED
Programs NPDES
Program Interests ICIS-NPDES NON-MAJOR
Updated On 05-MAR-13
Recorded On 18-FEB-10
Program ID COG073283

Location 40.15992, -105.1545
Distance to site 2508 ft / 0.48 mi NW
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110041248138
EPA Identifier 110041248138
Primary Name LYKINS GULCH RESTORATION PROJECT
Address AIRPORT AND ROGERS RD
City LONGMONT
County BOULDER
State CO
Zipcode 80501
SIC Codes 1629
SIC Descriptions HEAVY CONSTRUCTION, NOT ELSEWHERE CLASSIFIED
Programs NPDES
Program Interests ICIS-NPDES NON-MAJOR
Updated On 05-MAR-13
Recorded On 28-MAY-10
Program ID COG073344

US NPDES

Location 40.15992, -105.1545
Distance to site 2508 ft / 0.48 mi NW
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110043743321
EPA Identifier 110043743321
Primary Name AIRPORT ROAD UNDERPASS AT LYKINS GULCH
Address AIRPORT RD & ROGERS RD
City LONGMONT
County BOULDER
State CO
Zipcode 80503
SIC Codes 1799
SIC Descriptions SPECIAL TRADE CONTRACTORS, NOT ELSEWHERE CLASSIFIED
Programs NPDES
Program Interests ICIS-NPDES NON-MAJOR
Updated On 05-MAR-13
Recorded On 29-AUG-11
Program ID COG073745

Location 40.15556, -105.1583
Distance to site 2855 ft / 0.54 mi W
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001746479
EPA Identifier 110001746479
Primary Name AMGEN INCORPORATED
Address 4000 NELSON ROAD
City LONGMONT
County BOULDER
State CO
Zipcode 80503-9004
NAICS Codes 325412, 325414
SIC Codes 2834, 2836, 4922, PRIV
SIC Descriptions BIOLOGICAL PRODUCTS, EXCEPT DIAGNOSTIC SUBSTANCES, NATURAL GAS TRANSMISSION, PHARMACEUTICAL PREPARATIONS
Programs AIRS/AFS, BR, ECOMAP, EIS, NPDES, RCRAINFO
Program Interests AIR MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, STATE MASTER
Updated On 30-APR-14
Recorded On 01-MAR-00
NAICS Descriptions BIOLOGICAL PRODUCT (EXCEPT DIAGNOSTIC) MANUFACTURING., PHARMACEUTICAL PREPARATION MANUFACTURING.
Program ID COR900160

US NPDES

Location 40.16402, -105.1558
Distance to site 3899 ft / 0.74 mi NW
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110046319328
EPA Identifier 110046319328
Primary Name VANCE BRAND AIRPORT
Address 229 AIRPORT RD
City LONGMONT
County BOULDER
State CO
Zipcode 80503
SIC Codes 4581
SIC Descriptions AIRPORTS, FLYING FIELDS, AND AIRPORT TERMINAL SERVICES
Programs NPDES
Program Interests ICIS-NPDES NON-MAJOR
Updated On 05-MAR-13
Recorded On 31-JUL-12
Program ID COR900210

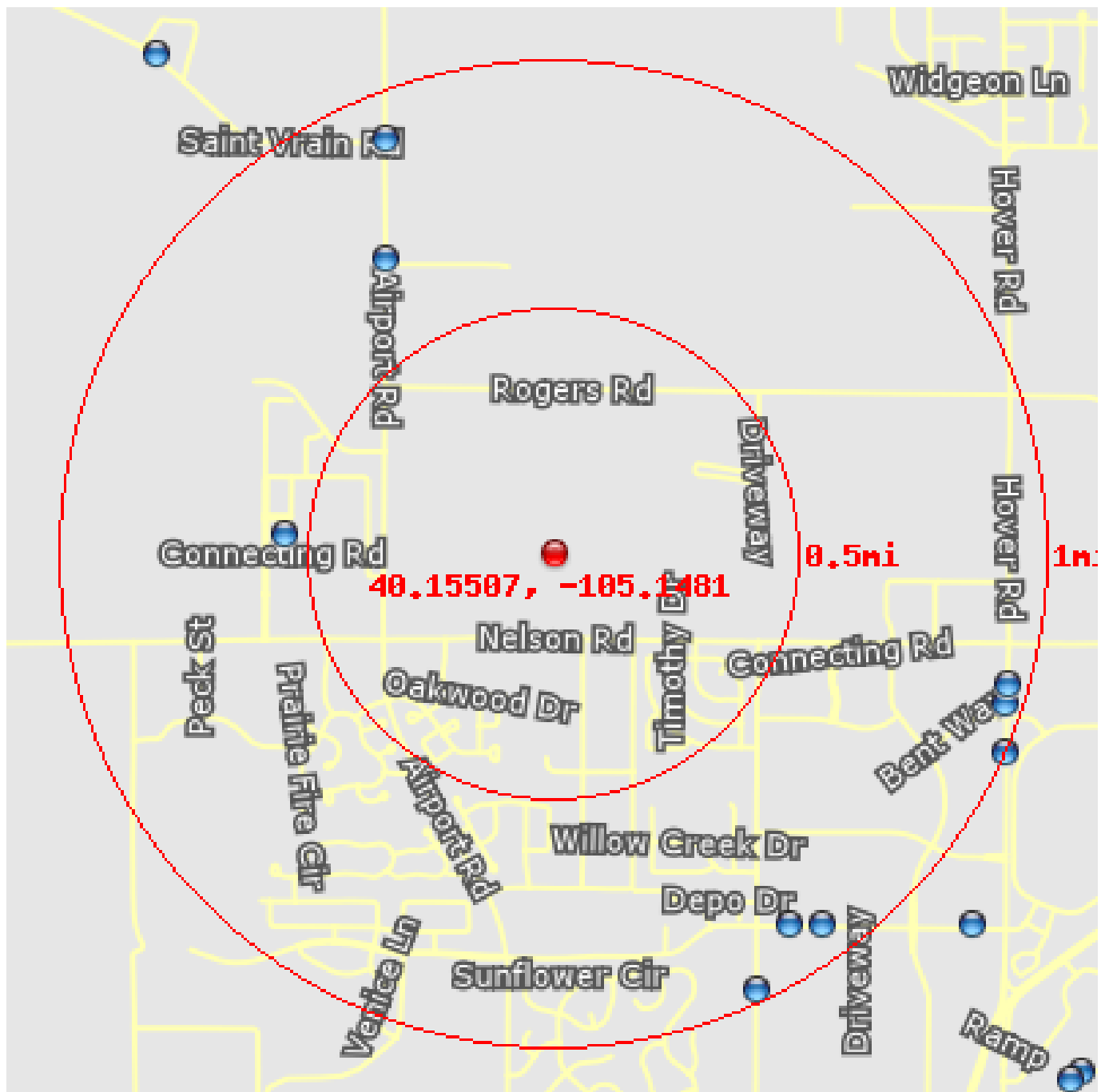
Location 40.16706, -105.1545
Distance to site 4724 ft / 0.89 mi NW
Info URL http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001719542
EPA Identifier 110001719542
Primary Name AGGREGATE INDUSTRIES - WCR, INC.
Address 10720 AIRPORT ROAD
City LONGMONT
County BOULDER
State CO
Zipcode 80503
NAICS Codes 212321, 444190
SIC Codes 1442, 5032, PRIV
SIC Descriptions BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS, CONSTRUCTION SAND AND GRAVEL
Programs AIRS/AFS, EIS, NPDES
Program Interests AIR MINOR, AIR SYNTHETIC MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, ICIS-NPDES NON-MAJOR
Updated On 30-APR-14
Recorded On 01-MAR-00
NAICS Descriptions CONSTRUCTION SAND AND GRAVEL MINING., OTHER BUILDING MATERIAL DEALERS.
Program ID 1343511

US NPDES

Location	40.15083, -105.1308
Distance to site	5069 ft / 0.96 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110045478121
EPA Identifier	110045478121
Primary Name	KING SOOPERS FUEL #80
Address	975 S HOVER RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501
Programs	NPDES
Program Interests	ICIS-NPDES NON-MAJOR
Updated On	05-MAR-13
Recorded On	10-MAY-12
Program ID	COG073995

Location	40.15967, -105.1307
Distance to site	5150 ft / 0.98 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110059790506
EPA Identifier	110059790506
Primary Name	XCEL ENERGY AMGEN LATERAL
Address	HOVER RD AND ROGERS RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501
SIC Codes	1799
SIC Descriptions	SPECIAL TRADE CONTRACTORS, NOT ELSEWHERE CLASSIFIED
Programs	NPDES
Program Interests	ICIS-NPDES NON-MAJOR
Recorded On	14-JUL-14
Program ID	COG074814

US Air Facility System (AIRS / AFS)



This database returned 9 results for your area.

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

US Air Facility System (AIRS / AFS)

Location	40.15556, -105.1583
Distance to site	2855 ft / 0.54 mi W
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001746479
EPA Identifier	110001746479
Primary Name	AMGEN INCORPORATED
Address	4000 NELSON ROAD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503-9004
NAICS Codes	325412, 325414
SIC Codes	2834, 2836, 4922, PRIV
SIC Descriptions	BIOLOGICAL PRODUCTS, EXCEPT DIAGNOSTIC SUBSTANCES, NATURAL GAS TRANSMISSION, PHARMACEUTICAL PREPARATIONS
Programs	AIRS/AFS, BR, ECOMAP, EIS, NPDES, RCRAINFO
Program Interests	AIR MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, STATE MASTER
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	BIOLOGICAL PRODUCT (EXCEPT DIAGNOSTIC) MANUFACTURING., PHARMACEUTICAL PREPARATION MANUFACTURING.
Program ID	COR900160

Location	40.16356, -105.1545
Distance to site	3573 ft / 0.68 mi NW
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110038609468
EPA Identifier	110038609468
Primary Name	FLYING COLORS INC
Address	10393 AIRPORT RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	805038560
SIC Codes	3721, PRIV
SIC Descriptions	AIRCRAFT
Programs	AIRS/AFS
Program Interests	AIR MINOR
Updated On	01-MAY-14
Recorded On	23-JUN-09
Program ID	0801300520

US Air Facility System (AIRS / AFS)

Location	40.14417, -105.1391
Distance to site	4712 ft / 0.89 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001725697
EPA Identifier	110001725697
Primary Name	DISPLAYTECH INCORPORATED
Address	2602 CLOVER BASIN DR
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	334419
SIC Codes	3679, PRIV
SIC Descriptions	ELECTRONIC COMPONENTS, NOT ELSEWHERE CLASSIFIED
Programs	AIRS/AFS, ECOMAP, EIS, RCRAINFO, TSCA
Program Interests	AIR MINOR, CESQG, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, STATE MASTER, TSCA SUBMITTER, UNSPECIFIED UNIVERSE
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	OTHER ELECTRONIC COMPONENT MANUFACTURING.
Program ID	1343111

Location	40.16706, -105.1545
Distance to site	4724 ft / 0.89 mi NW
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001719542
EPA Identifier	110001719542
Primary Name	AGGREGATE INDUSTRIES - WCR, INC.
Address	10720 AIRPORT ROAD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	212321, 444190
SIC Codes	1442, 5032, PRIV
SIC Descriptions	BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS, CONSTRUCTION SAND AND GRAVEL
Programs	AIRS/AFS, EIS, NPDES
Program Interests	AIR MINOR, AIR SYNTHETIC MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY, ICIS-NPDES NON-MAJOR
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	CONSTRUCTION SAND AND GRAVEL MINING., OTHER BUILDING MATERIAL DEALERS.
Program ID	1343511

US Air Facility System (AIRS / AFS)

Location	40.14416, -105.1378
Distance to site	4919 ft / 0.93 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110056288324
EPA Identifier	110056288324
Primary Name	AMERICAN HONDA MOTORS CO. - DATA CENTER
Address	2501 CLOVER BASIN DRIVE
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	423120
SIC Codes	5013, PRIV
SIC Descriptions	MOTOR VEHICLE SUPPLIES AND NEW PARTS
Programs	AIRS/AFS
Program Interests	AIR MINOR
Updated On	30-APR-14
Recorded On	26-NOV-13
NAICS Descriptions	MOTOR VEHICLE SUPPLIES AND NEW PARTS MERCHANT WHOLESALERS
Program ID	0801301456

Location	40.15119, -105.1307
Distance to site	5068 ft / 0.96 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110001399157
EPA Identifier	110001399157
Primary Name	CST METRO LLC DBA CORNER STORE #1147
Address	575 S HOVER RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80501-7920
NAICS Codes	447190
SIC Codes	5541, PRIV
SIC Descriptions	GASOLINE SERVICE STATIONS
Programs	AIRS/AFS, EIS
Program Interests	AIR MINOR, CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	OTHER GASOLINE STATIONS.
Program ID	1343911

US Air Facility System (AIRS / AFS)

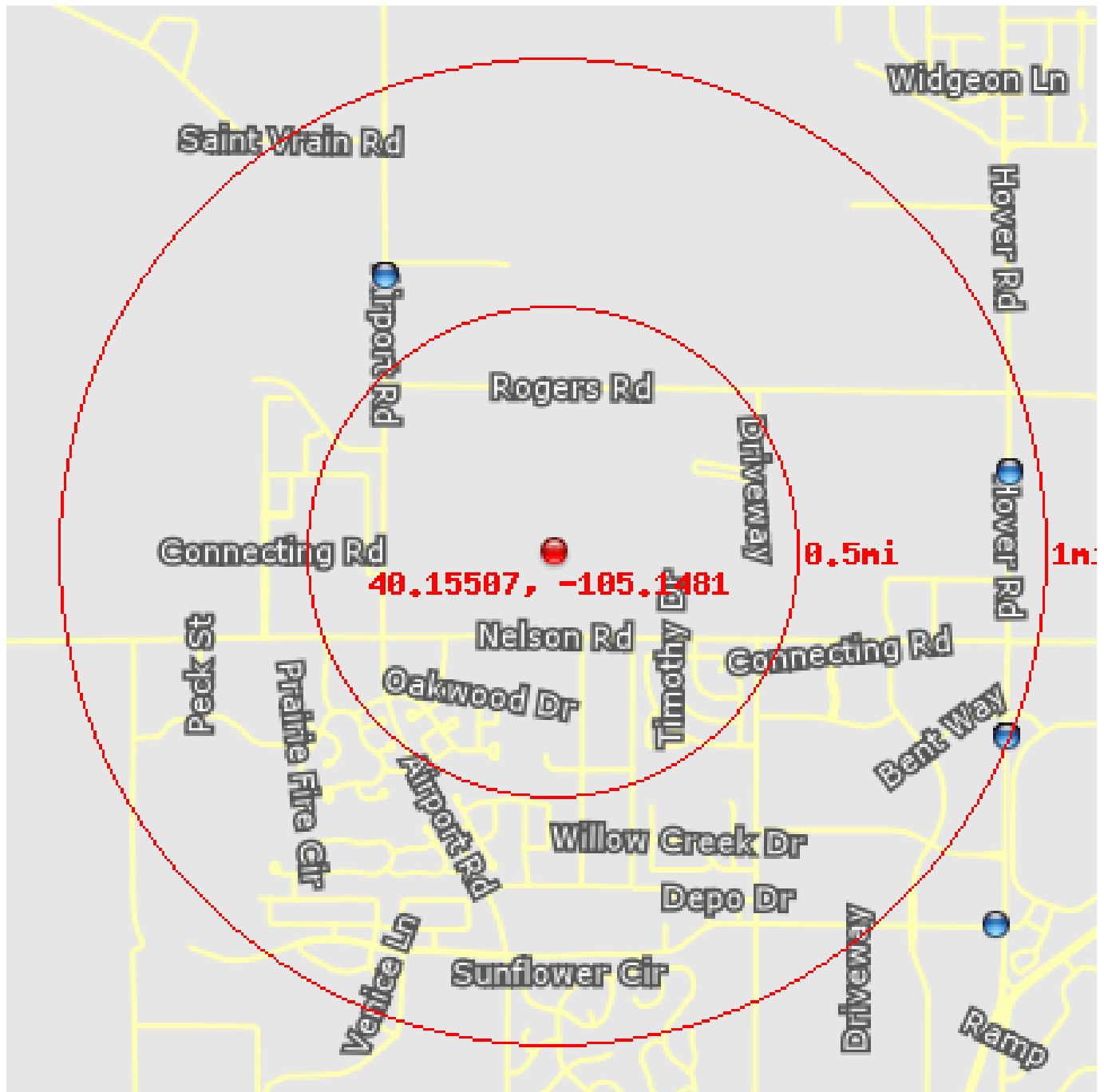
Location	40.15065, -105.1308
Distance to site	5086 ft / 0.96 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110054882999
EPA Identifier	110054882999
Primary Name	KING SOOPERS INC. - FUEL LOCATION #80
Address	975 S HOVER ST
City	LONGMONT
County	BOULDER
State	CO
Zipcode	805017908
NAICS Codes	447110
SIC Codes	5541, PRIV
SIC Descriptions	GASOLINE SERVICE STATIONS
Programs	AIRS/AFS
Program Interests	AIR MINOR
Updated On	30-APR-14
Recorded On	01-FEB-13
NAICS Descriptions	GASOLINE STATIONS WITH CONVENIENCE STORES.
Program ID	0801301443

Location	40.14227, -105.1403
Distance to site	5152 ft / 0.98 mi SE
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000467389
EPA Identifier	110000467389
Primary Name	SHELDAHL INCORPORATED
Address	1285 S. FORDHAM ST.
City	LONGMONT
County	BOULDER
State	CO
Zipcode	80503
NAICS Codes	334412
SIC Codes	3672, PRIV
SIC Descriptions	PRINTED CIRCUIT BOARDS
Programs	AIRS/AFS, BR, ECOMAP, RCRAINFO, TRIS
Program Interests	AIR SYNTHETIC MINOR, HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, TRI REPORTER, UNSPECIFIED UNIVERSE
Updated On	30-APR-14
Recorded On	01-MAR-00
NAICS Descriptions	BARE PRINTED CIRCUIT BOARD MANUFACTURING.
Program ID	0801300598

US Air Facility System (AIRS / AFS)

Location	40.14919, -105.1308
Distance to site	5276 ft / 1 mi E
Info URL	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110038609388
EPA Identifier	110038609388
Primary Name	HRM ENTERPRISES INC
Address	1051 S HOVER RD
City	LONGMONT
County	BOULDER
State	CO
Zipcode	805017908
SIC Codes	5541, PRIV
SIC Descriptions	GASOLINE SERVICE STATIONS
Programs	AIRS/AFS
Program Interests	AIR MINOR
Updated On	01-MAY-14
Recorded On	23-JUN-09
Program ID	0801300489

CO Underground Storage Tanks



This database returned 15 results for your area.

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The Colorado Department of Labor and Employment/Division of Oil and Public Safety maintains a list of registered aboveground and underground storage tanks.

CO Underground Storage Tanks

Location	40.16299, -105.1544
Distance to site	3388 ft / 0.64 mi NW
Tank ID	5800
Facility ID	2060
Capacity	1000
Product	Gasoline
Facility	LONGMONT MUNICIPAL AIRPORT 10383 N 85TH LONGMONT 80501
Owner	LONGMONT CIVIC CENTER

Location	40.16299, -105.1544
Distance to site	3388 ft / 0.64 mi NW
Tank ID	5799
Facility ID	2060
Capacity	1000
Product	Gasoline
Facility	LONGMONT MUNICIPAL AIRPORT 10383 N 85TH LONGMONT 80501
Owner	LONGMONT CIVIC CENTER

Location	40.16299, -105.1544
Distance to site	3388 ft / 0.64 mi NW
Tank ID	5798
Facility ID	2060
Capacity	1000
Product	Gasoline
Facility	LONGMONT MUNICIPAL AIRPORT 10383 N 85TH LONGMONT 80501
Owner	LONGMONT CIVIC CENTER

Location	40.15731, -105.1306
Distance to site	4941 ft / 0.94 mi E
Tank ID	17438
Facility ID	6548
Capacity	12000
Product	3 - Unleaded Premium (PUL)
Facility	DIAMOND SHAMROCK 1147 575 S HOVER RD LONGMONT 80501
Owner	DIAMOND SHAMROCK STATIONS INC

CO Underground Storage Tanks

Location	40.15731, -105.1306
Distance to site	4941 ft / 0.94 mi E
Tank ID	17436
Facility ID	6548
Capacity	12000
Product	1 - Unleaded Regular (RUL)
Facility	DIAMOND SHAMROCK 1147 575 S HOVER RD LONGMONT 80501
Owner	DIAMOND SHAMROCK STATIONS INC

Location	40.15731, -105.1306
Distance to site	4941 ft / 0.94 mi E
Tank ID	17437
Facility ID	6548
Capacity	12000
Product	4 - Diesel
Facility	DIAMOND SHAMROCK 1147 575 S HOVER RD LONGMONT 80501
Owner	DIAMOND SHAMROCK STATIONS INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9106
Facility ID	3292
Capacity	10000
Product	Gasoline
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9113
Facility ID	3292
Capacity	10000
Product	3 - Unleaded Premium (PUL)
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

CO Underground Storage Tanks

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9109
Facility ID	3292
Capacity	1000
Product	Z Unknown
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9105
Facility ID	3292
Capacity	10000
Product	Gasoline
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9112
Facility ID	3292
Capacity	10000
Product	2 - Unleaded Mid-Grade (MUL)
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9107
Facility ID	3292
Capacity	10000
Product	Gasoline
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9108
Facility ID	3292
Capacity	1000
Product	Z Unknown
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

CO Underground Storage Tanks

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9110
Facility ID	3292
Capacity	1000
Product	6 - Used Oil (Waste Oil)
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

Location	40.14957, -105.1308
Distance to site	5240 ft / 0.99 mi E
Tank ID	9111
Facility ID	3292
Capacity	10000
Product	1 - Unleaded Regular (RUL)
Facility	K & G STORE #534 1051 S HOVER RD LONGMONT 80501
Owner	K & G PETROLEUM INC

CO Superfund - National Priorities List

This database returned no results for your area.

This data is provided by the Colorado Department of Public Health and Environment created from the US Environmental Protection Agency National Priorities List (NPL). The purpose was to improve the location of superfund sites from point data to a polygon.

These large sites are also known as National Priority List (NPL) sites. These sites are being remediated jointly by the State of Colorado and the U.S. EPA under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This law created Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. These sites are undergoing or have completed long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. Some of the sites have also undergone short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response.

CO Uranium Mill Tailings Sites

This database returned no results for your area.

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

CO Solid Waste Sites

This database returned no results for your area.

The Colorado Solid Waste Act requires that solid waste be disposed of in designated facilities. Disposal facilities receive their designation from the local government after the Colorado Department of Public Health and Environment makes a recommendation that the proposed facility can meet the required rules. The solid waste sites depicted in this dataset include landfills, surface impoundments, scrap tire disposal sites, incinerators, landfarming, and specified composting facilities. This dataset does not depict all historic landfills in Colorado. Transfer stations are not required to obtain a designation but are cited in this dataset where the information is available.

APPENDIX B
Aerial Photography Documentation

APPENDIX C
Environmental Issues Inquiry

Western Environment and Ecology, Inc.
User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Subject Property Address or Description:

15.9 Acres Section 8, Township 2 North, Range 69 West, Longmont, Colorado 80503

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

1. Environmental cleanup liens that are filed or recorded against the site:

Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? NONE KNOWN

If yes, please describe the lien and provide supporting documentation:

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry:

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law? NONE KNOWN

If yes, please describe the AUL and provide supporting documentation:

Western Environment and Ecology, Inc.
User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

3. Specialized knowledge or experience of the person seeking to qualify for the LLP

As the potential user of the subject property, do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals, processes, etc., used by this type of business?

NO

If yes, please describe this specialized knowledge or experience:

4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.

Has the purchase price of this property been lowered below fair market value because of any contamination or some type of environmental issue? NO

If yes, please describe the reasons for the lower purchase price:

5. Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

A. Do you know the past uses of the property? (if "Yes", what?)

NO

B. Do you know of chemicals that are present or once were present at the property? NO

User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

- C. Do you know of any petroleum based products that are present or were once present on the subject property (in 5-gal or greater size containers, barrels, or tanks)? NO
- D. Do you know of any spills or other chemical releases that have taken place at the property? NO
- E. Do you know of any environmental cleanups that have taken place at the property? NO

If yes, please describe the information:

6. Do you know of any special permits need for the operation of the business or businesses that have occupied the subject property?

- Waste water discharge permit? NO
- Air emissions permit? NO
- Any other type of permits? NO

7. The degree of obviousness of the presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the potential user of the subject property, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

NO

If yes, please describe the information:

User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

8. Are you aware or have you ever been notified that another property around the subject site has caused or had an environmental impact to the property.

NO

If yes, please describe which property and a brief description of the issue: _____

9. Are there any prior environmental reports concerning the subject property or related addresses? NO

If yes, can you provide copies of these reports or know where there are copies of these reports? _____

Additional Information

How long have you had interest in acquiring the subject property?

12 MONTHS

Description of current activity on the subject property? AGRICULTURAL -

GRASS HAY

Do you have any knowledge of past ownership or activity on the subject property that would be of environmental concern? NONE

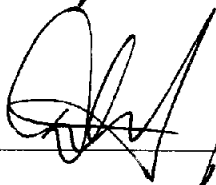
What is the reason the Phase I is being conducted? ANNEXATION - CITY OF

List all parties who will rely on the Phase I ESA report:

LONGMONT

MODERN WEST PROPERTIES, LLC

Completed by:

Signature: 

Printed Name: DERRELL GUARNACCIA

Date: 5.5.17

Western Environment and Ecology, Inc.
User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Additional Notes:

— NONE —

Form C, Rev.
9-62/10M

STATE OF COLORADO

APPLICATION FOR: ☐ A PERMIT TO USE GROUND WATER
☒ A PERMIT TO CONSTRUCT A WELL

RECEIVED

MAY 4 1966

GROUND WATER SECT.

COLORADO

STATE ENGINEER

Applicant Leroy Christopher

P. O. Address Rt 2 Box 139M, Longmont, Co 80501

Quantity applied for 25 gpm or
AF Storage

Used for Domestic Purposes

on/at _____
(legal description of land site)

Total acreage irrigated and other rts.

ESTIMATED DATA OF WELL

Hole size: 9 in. to _____ ft.
_____ in. to _____ ft.

Casing Plain 5 in. from 0 to 10 ft.
_____ in. from _____ to _____ ft.

Open or Perf. 5 in. from 10 to 40 ft.
_____ in. from _____ to _____ ft.

PUMP _____ Outlet
DATA: Type _____ HP _____ Size _____

Use initiation date _____ 19____
(Use Supplemental pages for additional data)

Driller to furnish Log and History (Form E)
within 30 days after completion of well.

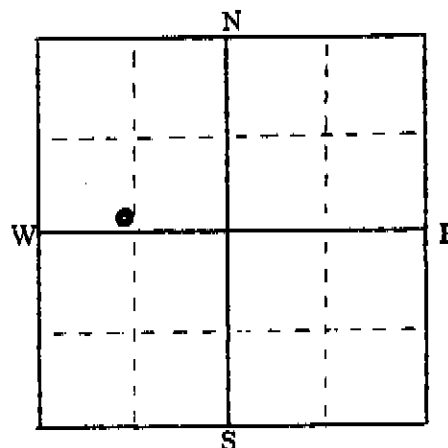
LOCATION OF WELL
County Boulder

SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sect. 8, Twp. 2N,

Rge. 6W, 6 P. M. OR

Street Address or Lot & Block No.

Town or Subdivision



Locate
well in
40 acre
(small)
square
as near
as possible.

Large square
is one section.

\$25.00 fee required for uses other
than Domestic or Livestock.

Applicant Leroy Christopher
Agent or
Driller Marshall Drilling No. 84

Address Longmont

THIS APPLICATION APPROVED

PERMIT NO. 27109
ISSUED:
DATE MAY 4 1966 19____

NOTE — SATISFACTORY COMPLETION REQUIRED FOR APPROVAL OF APPLICATION

JUL 5 1966

WRJ-25-66
20-M-45

Index No. 537
IDWD 1-5
Use 1
Registered 5-31-66

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

RECEIVED
MAY 31 1966
GROUND WATER SECT.
COLORADO
STATE ENGINEER

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 27109

Know all men by these presents: That the undersigned Laray Christopher, claimant(s), whose address is Rt 2 Box 139 M, City of Englewood, Colo, states: Claimant(s) is (are) the owner(s) of well No. Q 27109 located as shown on the map below; the total number of acres of land owned by him (them) to be irrigated from this well is _____; work was commenced on this well by actual construction 14 day of May, 1966; the tested capacity of said well is 30 (gpm) (cfs), for which claim is hereby made for Domestic purposes; that the average annual amount of water to be diverted is _____ acre-ft.; and that the aforementioned statements are made and this map and statement are filed in compliance with the law.

State of Colorado)
County of _____) ss

Claimant(s)

Subscribed and sworn before me this _____ day of _____, 19____.

My Commission expires _____

Notary Public

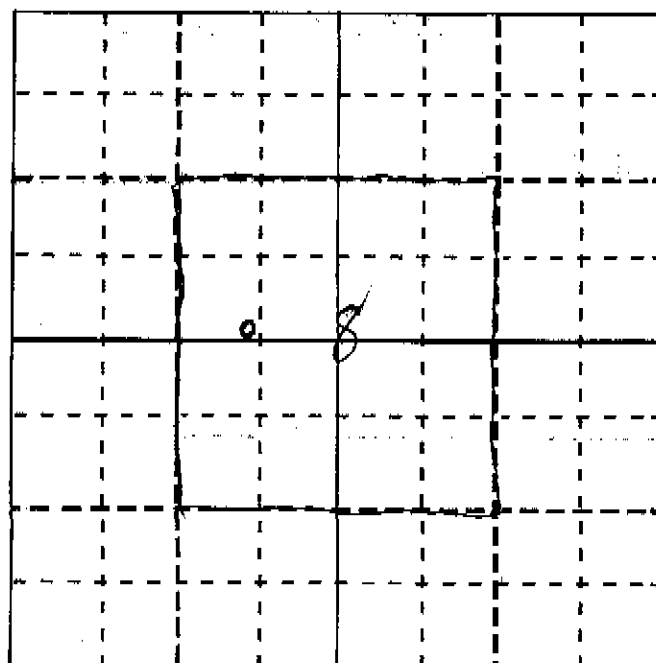
MAP

THE WELL SHALL BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS OR MONUMENTS, OR SECTION LINES BY DISTANCE AND BEARING.

_____ feet from _____ (North or South) section line
_____ feet from _____ (East or West) section line

IF WELL IS FOR IRRIGATION, THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED.

The square below will be used to indicate the location of the well and the irrigated land.



WELL LOCATION

Boulder 07 County

SW 1/4 NW 1/4, sec. 8

T. 2N, R. 69W, 6th P. M.

Ground Water Basin _____

Water Management _____

District _____

Domestic wells may be located by the following: LOT _____, BLOCK _____

_____ SUBDIVISION

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS _____ DAY OF _____, 19____.

State Engineer

LOG AND HISTORY

WELL LOG

WELL DATA

Ground Elevation _____

Date Started 5-14-66

Type Drilling _____

Date Completed 5-14-66

From	To	Type of Material	Water Loc.	Perf.
0	11	Surface		
11	17	Fine sand		
17	29	Gravel	✓	✓
29	40	Sandy slate	✓	✓
40	43	Shale		

Hole Diameter:

9 in. from 0 ft. to 43 ft.
 _____ in. from _____ ft. to _____ ft.
 _____ in. from _____ ft. to _____ ft.

CASING RECORD

Cemented from _____

Plain Casing

Size 5", kind Plastic from 0 ft. to 17 ft.

Size _____, kind _____ from _____ ft. to _____ ft.

Size _____, kind _____ from _____ ft. to _____ ft.

Perforated Casing

Size 5", kind Plastic from 17 ft. to 43 ft.

Size _____, kind _____ from _____ ft. to _____ ft.

Size _____, kind _____ from _____ ft. to _____ ft.

TEST DATA

Date Tested 5-14-66Type of Pump CentrifugalLength of Test 4 hrsConstant Yield 30Drawdown 2'

PUMP DATA (To be filled in)

Type of Pump Not yet installed

Outlet Size _____

Driven by _____

Horsepower _____

DEPTH TO WATER 170 ✓WELL DRILLERS STATEMENT Total Depth 43 ✓

Use additional paper if necessary to complete log and attach.

State of Colorado)
 County of _____) ss

_____ being duly sworn, deposes and says: he is the driller of the above described well; he has read the above map and statement, knows the content thereof, and the same is true of his own knowledge.

James C. Marshall

License No. 84

Subscribed and sworn to before me this _____ day of _____, 19____.

My Commission expires _____, 19____.

Notary Public

FORM TO BE MADE OUT IN QUADRUPLICATE:

Original WHITE (both sides) & Triplicate GREEN Copy must be filed with the State Engineer within 30-days after well is completed. Duplicate PINK copy is for the Owner & YELLOW copy for the Driller. WHITE FORM MUST BE AN ORIGINAL COPY ON BOTH SIDES AND SIGNED.

APPENDIX D
WESTERN ENVIRONMENT AND ECOLOGY, INC.
Statement of Qualifications

REAL ESTATE TRANSFER ENVIRONMENTAL AUDITS (RETA)

In response to provisions contained within the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), lending institutions, firms and individuals involved with property transfers have become painfully aware of the costs associated with environmental liabilities. In an attempt to make informed decisions and potentially avail themselves of the "innocent purchaser defense" as defined in CERCLA, lending institutions are requiring the completion of an environmental audit. Previously, the completeness and the thoroughness of these audits varied as greatly as the cost. However, in late 1992, the American Society of Testing and Materials (ASTM) adopted specific standards for completion of Phase I audits. The ASTM standards (E-1527 and E-1528) are quite specific as to the level of investigation necessary to complete the audit. **WESTERN ENVIRONMENT AND ECOLOGY, INC.** has performed Real Estate Transfer Environmental Audits to ASTM standards long before the standards were adopted. Additionally, **WESTERN ENVIRONMENT AND ECOLOGY, INC.** personnel have provided training to FDIC regional offices on environmental compliance and financial institution liabilities. This familiarity with lending institutions and more than fifteen years of experience in performing RETA's allows **WESTERN ENVIRONMENT AND ECOLOGY, INC.** to provide efficient and complete reports meeting short time frame requirements.

SERVICES

- ◆ Historical Photo Records Search
- ◆ Environmental Records Search
- ◆ Interviews
- ◆ On-site Inspection

- ◆ Lead-Based Paint Survey
- ◆ Asbestos Survey
- ◆ Radon Survey
- ◆ PCB Survey

SELECTED CLIENT LIST

Community Development Group Denver, Colorado
City of Aurora, Aurora, Colorado
City of Wheat Ridge, Colorado
Shively, Strommen & Holst, Longmont, Colorado
Town of Lyons, Colorado
Grant & Grant, Longmont, Colorado

GREG D. SHERMAN, P.G.
President

PROFESSIONAL CAPABILITIES:

Mr. Sherman has more than 35 years of professional experience. He is currently President of **WESTERN ENVIRONMENT AND ECOLOGY, INC.** Prior to his current position, he was the Principal Geologist with SEACOR in its Lakewood, Colorado office and Project Director with Roy F. Weston also in Lakewood.

Duties performed in these capacities involved responsibility for CERCLA RI/FS studies and RCRA investigations. His professional assignments include project management and technical direction of the design and installation of the 2,000-foot long the 881 Hillside Groundwater Interception trench at the Rocky Flats Nuclear Weapons Plant in Jefferson County, Colorado. Mr. Sherman was Field Operations Manager for the installation of 75 groundwater extraction wells and vapor extraction and sparging points. This work was completed on the Stanford Research Park Superfund site in Palo Alto, California. Recently, he has concentrated on VOC remediation system design and installation utilizing on-site re-injection of treated groundwater and enhanced oxygenation systems. Mr. Sherman was lead investigator for the City of Wheat Ridge regarding the characterization of the Jay Street Park. This project, which was submitted to the Colorado Voluntary Clean-Up Program, received a grant from the Colorado Department of Public Health and Environment for innovative use of a Brownsfields site. Mr. Sherman and Western Environment and Ecology, Inc. was selected by the Cities of Aurora and Lakewood as their approved USEPA Brownsfields contractor.

Mr. Sherman is past Chairman of the Rocky Mountain Section of the Association of Engineering Geologists. He has served as Chairman of Executive Enterprises Seminars on Sampling and Data Analysis. He has extensive experience in geotechnical and geological investigations, groundwater studies, UST testing and evaluation, construction materials testing and mineral resource evaluation.

Mr. Sherman is recognized in the region as one of the leading experts in underground storage tank management and mine subsidence. He has placed special emphasis on the application of geophysical techniques to environmental and geotechnical investigations. Clients for these projects range from Federal, state and local governments to private industry and commercial developments. The project types included petroleum distribution facilities, nuclear power plants, highways and streets, dams and reservoirs, transmission lines, sewage treatment plants and sewage systems, hazardous and industrial waste disposal areas, and mining facilities, as well as residential and commercial developments. Mr. Sherman has performed geotechnical and geological investigations in Alaska, Arizona, California, Colorado, Idaho, Illinois, Montana, New Mexico, New York, Nevada, North Dakota, South Dakota, Texas, Utah and Wyoming. Additionally, he has international evaluation experience in the Middle East and Mexico.

REGISTRATION/CERTIFICATION

Wyoming Professional Geologist #2296
Indiana Certified Geologist #786
Certified Professional Geologist, CPG #6586
Petro Tite Training Course, 1986
40-Hour OSHA Training Course, 1987
8-Hour OSHA Supervisor Course, 1987
Nuclear Density Gauge Operation and Safety Training Course, 1984
NRC Quality Assurance Training, 1978
Asbestos Inspector, 1996

EXPERIENCE

Western Environment and Ecology, Inc., Littleton, Colorado; President, 1994.
SEACOR, Inc., Lakewood, Colorado; Principal Scientist, 1992-1993.
Roy F. Weston, Inc., Lakewood, Colorado; Principal Geologist, 1990-1992.
ATEC Associates, Inc., Denver, Colorado; Environmental Division Manager, 1985-1990.
Tierra Consultants, Inc., Denver, Colorado; President, 1982-1985.
Apache Energy and Minerals, Denver, Colorado; Senior Project Geologist, 1979-1982.
Dames and Moore, Denver, Colorado; Project Geologist, 1977-1979.
Resource Associates of Alaska, Fairbanks, Alaska; Staff Geologist, 1976.
Uranerez U.S.A., Inc., Casper, Wyoming; Staff Geologist, 1975-1976.
Amoco Production Company, Denver, Colorado; Lab Technician, 1974.
Cities Service Company, Durango, Colorado; Field Technician, 1973.

EDUCATION

B.S., Geology, University of Northern Colorado, 1975
Graduate Studies, New Mexico Institute of Mining and Technology, 1977

AWARDS

Rocky Mountain Associate of Geologists, Outstanding Senior, 1975
Who's Who in the West, 1988
Colorado Wildlife Federation, 1996 Conservationist of the Year (Owl Mountain Partnership)

PROFESSIONAL ASSOCIATIONS

Association of Engineering Geologists
American Institute of Professional Geologists
Senior Scientist Colca Canyon Scientific Expedition, 1990
Colorado School of Mines, Non-facility Senior Design Team Advisor

PUBLICATIONS/PRESENTATIONS

Sherman Greg D., "Mine Subsidence Assessment, Boulder-Weld Coal Field, Using British National Coal Board Methods" The Mountain Geologist, Volume 46, Number 1 January 2009.

Sherman Greg D. and Brian R. Partington., "Abandoned Mine Subsidence Prediction Using British National Coal Board Methods, Boulder/Weld Coal Field, Denver, Colorado" Proceedings for the International Association of Engineering Geologists, 2006 Meeting Nottingham, United Kingdom. September 2006.

Sherman, Greg D., "Sampling and Data Analysis"; Executive Enterprises Seminar, Chairman, May 1992.

Sherman, Greg D., "Statistical Design of Sampling Plans"; Executive Enterprises Seminar, June 1990.

Sherman, Greg D., "Impact of the EPA UST Regulations"; Tri-State Petroleum Marketer, December 1988.

Sherman, Greg D., "Variables Effecting Volumetric Leak Detection Methods for Underground Storage Tanks"; Paper given to the Colorado Section, American Society of Civil Engineers, 1988.

Sherman, Greg D., "The Impact of Underground Storage Tank Regulations on Industry"; Extended Abstracts, American Institute of Chemical Engineers, National Meeting, 1988.

Sherman, Greg D., "Assessment of Subsidence Damage to Existing Structures in Louisville, Lafayette, Colorado"; Proceedings of the Colorado Governor's Conference on Subsidence, 1985.

Sherman, Greg D., "Geology and Mining History of the Boulder/Weld Coal Field"; Paper given at Denver Coal Club Meeting, 1985.

Sherman, Greg D., "The New Mexico Gold Belt Regional Structural Implications"; Proceedings of the Western Mining Association, 1982 Convention.

Sherman, Greg D., "Colorado Front Range Uranium Deposits, A Possible Origin": in review.

Sherman, Greg D., "Origin of Monoclinial Folding Near Livermore, Colorado"; The Mountain Geologist, April 1976.