HP Geotech
HEPWORTH - PAWLAK GEOTECHNICAL

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November 10, 2008

Compass Homes Development
Attn: Tim Crane
P.O. Box 5265
Frisco, Colorado 80443

Job No. 408 115A

Subject: Phase I Environmental Site Assessment Update, Red Peak Village Development (aka Smith Ranch), 25669 Highway 9, Silverthorne, Colorado.

Dear Mr. Crane:

As requested, Hepworth - Pawlak Geotechnical, Inc. (H-P Geotech) has conducted an updated assessment of the subject property in accordance with Section 4.6 of the Standard Practice for Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-05). We previously conducted a Phase I Environmental Site Assesement for the property and presented our findings in a report dated March 25, 2008, Job No. 408 115A. The results of our updated investigation of potential environmental concerns at the Property, data obtained and our recommendations are presented below.

Section 4.6 of the ASTM guidelines specify that for environmental site assessments more than 180 days old, but less than 1 year old, must be reviewed for potential changes in environmental conditions at the site. Specifically, portions of the site assessment that must be updated include:

i interviews with owners, operators and occupants;
ii searches for recorded environmental cleanup liens;
iii reviews of federal, tribal, state and local government records;
iv visual inspection of the property and of adjoining properties; and
v the declaration by the environmental professional responsible for the assessment or update.

H-P Geotech conducted a site visit on October 28, 2008 to observe the Property and adjacent land for current use. The site is undeveloped ranch land. We re-interviewed the property owner and performed records review for indications of an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures, ground, surface water or groundwater of the property. The records review consisted of an environmental database report provided by Satisfi. A site visit photograph log, interview documentation and the Satisfi database report are included as attachments.

H-P Geotech found no evidence of present or historical recognized environmental conditions associated with the Property. It is the opinion of H-P Geotech that no additional review is needed at this time.

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have any questions or need further assistance, please call our office.

Sincerely,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Jason Deem
Project Geologist

Reviewed by: JCP

Attachments: Site Visit Photo Log
Current Owner Transaction Screen Questionnaire
Satisfi Environmental Database Report dated October 29, 2008

Environmental Database Search

Subject Property

Smith Ranch
25669 Highway 9
Silverthorne, CO 80498

Latitude: 39.647587
Longitude: -106.084807

Performed For: H-P Geotech, Inc
P.O. Drawer 1887
Silverthorne, CO 80498
Attn: Jason Deem
Reference: 408 115A

Contents:
- Overview Map
- Close-up Map
- Executive Summary
  - mapped sites
  - unmapped sites
- Detailed Findings
  - mapped sites
  - unmapped sites
- Database Sources

This report complies with the requirements of EPA's AAI Rule and ASTM's E 1527-05 Standard for the records review of standard sources in a Phase One Environmental Site Assessment.

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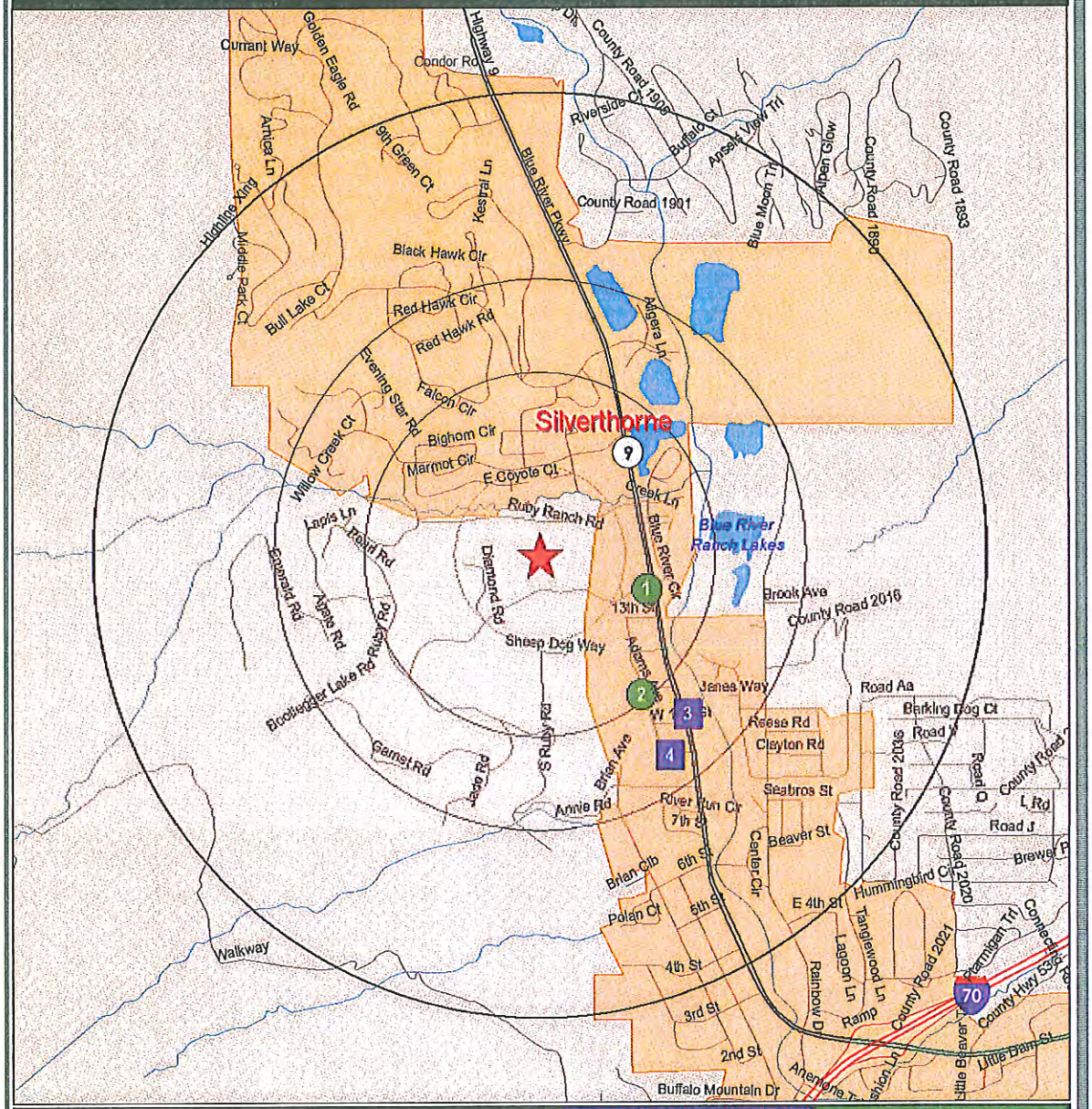
environmental information

Overview Map



Database Categories >	NPL/=, CORRACT			TSD, CERCLIS/=, VCL/=, SOLIDWASTE, TANKLEAK			TANK, AUL/=, SPILL, GENERATOR, OTHER		
Subject Property	Single Site	Grouped Sites	Regional Site	Single Site	Grouped Sites	Regional Site	Single Site	Grouped Sites	Regional Site

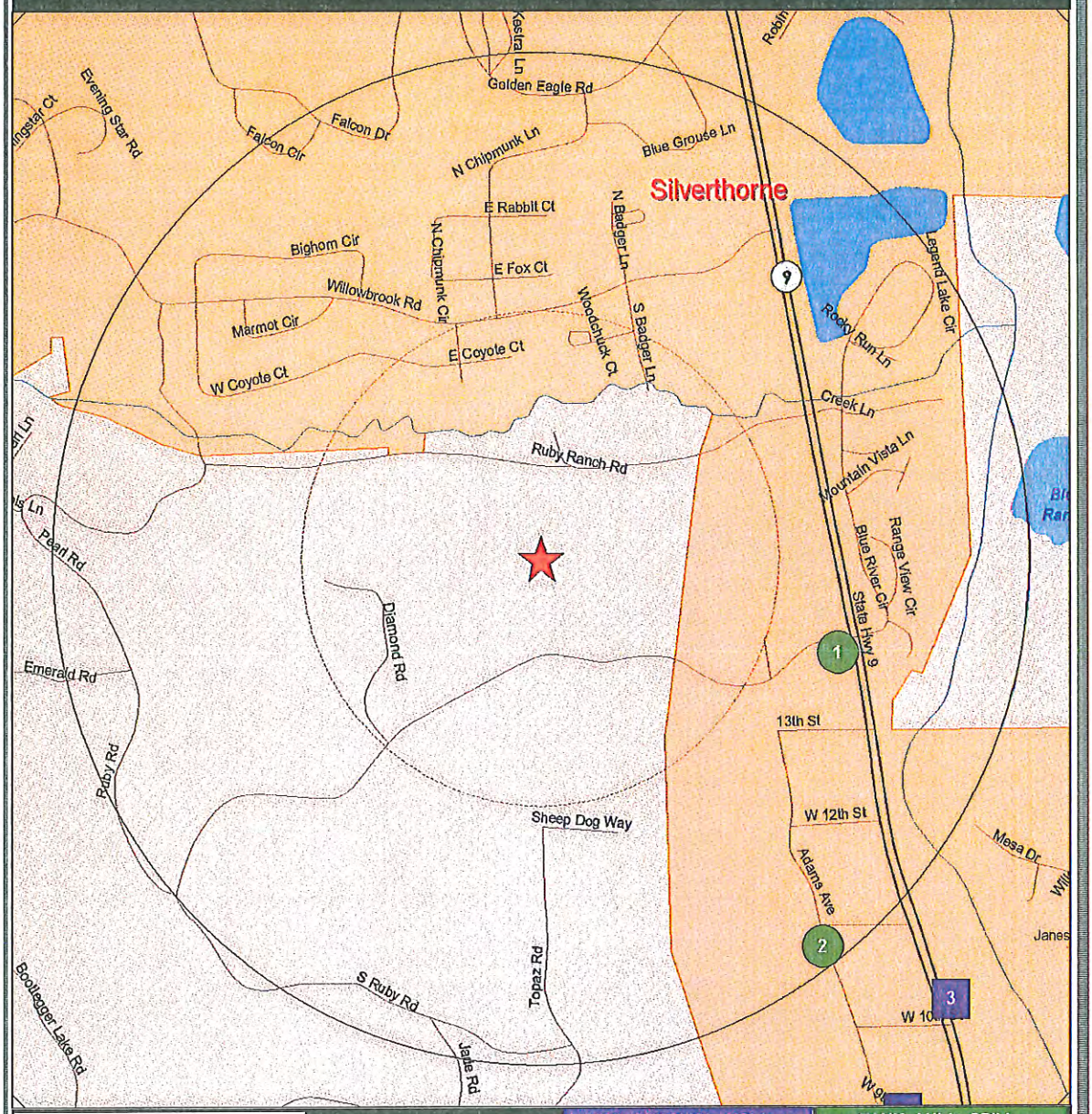
NORTH

Subject Property Buffer
0.24 mile radius

Outer Ring on Map
1.00 Mile beyond buffer

The ASTM Standard requires that distance be measured from a property's boundaries (not from a point). Accordingly, the specified buffer (dashed ring) has been drawn around the subject property point to approximate its boundaries. Each site point also has a buffer (0.04 mile is standard). Distance is measured from the subject property buffer to each site buffer.

Close-Up Map



Database Categories >	NPL/=, CORRACT		TSD, CERCLIS/=, VCL/=, SOLIDWASTE, TANKLEAK		TANK, AUL/=, SPILL, GENERATOR, OTHER	
Subject Property	Single Site	Regional Site	Single Site	Regional Site	Single Site	Regional Site

NORTH

Subject Property Buffer
0.24 mile radius

Outer Ring on Map
0.25 Mile beyond buffer

The ASTM Standard requires that distance be measured from a property's boundaries (not from a point). Accordingly, the specified buffer (dashed ring) has been drawn around the subject property point to approximate its boundaries. Each site point also has a buffer (0.04 mile is standard). Distance is measured from the subject property buffer to each site buffer.

Executive Summary - Mapped Sites

MAP #	SITE NAME	ADDRESS	Distance (miles)* and Direction	NPL/=	CORRACT	TSD	CERCLIS/=	VCL/=	SOLIDWASTE	TANKLEAK	TANK	AUL/=	SPILL	GENERATOR	OTHER
			Search Distance (miles) >	1.00	1.00	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	0.25	0.25
1	KUM & GO	101 RUBY RANCH RD	0.03 SE								●				
2	U S DRUG ENFORCEMENT ADI	1081 ADAMS UNIT B6	0.19 SE												●
3	ALPINE SPECIALTY SERVICES	1024 OLD HWY 9	0.31 SE							■	<				
4	HICKEY MOTORS	171 W 9TH AVE	0.37 SE							■	<				
	2 Sites Within 0 - 1/4 mile		**2 Findings >**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**
	2 Sites Within 1/4 - 1/2 mile		**4 Findings >**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**	**0**
	0 Sites Within 1/2 - 1 mile		**0 Findings >**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	4 SITES TOTAL		**6 FINDINGS TOTAL >**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**3**	**0**	**0**	**0**	**1**

* Distances and directions are approximate and should be confirmed during the site visit. Although Satisfi uses the best and most current digital street maps available, mapping by address is not an exact science. Sites are seldom mapped right at their centroids, and the buffers used to approximate their boundaries are inherently imprecise. If any site buffer (0.04 mile radius) overlaps the subject property buffer (see map), distance and direction are not reported. **If the location of a site is off by a city block or more, a revised map can be requested at no charge.**

< Tagalong findings are included to provide additional details. For instance, if a Tank Leak is found beyond the search distance for Tanks, the corresponding Tank listing is reported anyway in order to to add useful information about the tank contents, age, etc.

Category	Description
NPL/=	Federal National Priority List Superfund site list
"	State- and Tribal-equivalent NPL
CORRACTS	Federal RCRA Corrective Action facilities list
TSD	Federal RCRA Treatment, Storage or Disposal facilities list
CERCLIS/=	Federal CERCLIS list
"	Federal Delisted NPL site list
"	Federal CERCLIS NFRAP site list
"	State- and Tribal-equivalent CERCLIS
VCL/=	State and tribal voluntary cleanup list sites
"	State and tribal Brownfield sites
SolidWaste	State and tribal landfill and/or solid waste disposal site lists
"	Local Lists of Landfill/Solid Waste Disposal Sites
TankLeak	State and tribal leaking storage tank lists
Tank	State and tribal registered storage tank lists
Generator	Federal RCRA generators list
Spill	Federal ERNS list
AUL/=	Federal institutional control/ engineering control registries
"	State and tribal institutional control/engineering control registries
Other	RCRA-listed sites that are not CORRACTS, TSD or generators

The specific database for each finding (e.g., CERCLIS vs. NFRAP) is identified in the Detailed Findings. Additional information on each database is presented in the Database Sources section.

Unmapped Sites

THESE SITES WITHOUT GOOD ADDRESSES DO NOT NEED TO BE TRACKED DOWN. The ASTM Standard says in Section 8.1.4.3, "Listings in publicly available records which do not have adequate address information to be located geographically are not generally practically reviewable." The only reason for reporting these sites is on the slight possibility that their location might be revealed during the site visit, historical research, through personal knowledge, etc. Each site has some detail (e.g., city, county) in common with the subject property. Please review the Detailed Findings for any additional details that might indicate a site is close enough and significant enough to impact the subject property. If a location can be firmly identified, please call Satisfi and a revised report will be issued accordingly.

THE PHASE ONE REPORT DOES NOT NEED TO DISCUSS EACH OF THESE SITES. The ASTM Standard specifically says in section 8.1.9, "the environmental professional may make statements applicable to multiple sites (for example, a statement to the effect that none of the sites listed is likely to have a negative impact on the property except ...)".

SITE NAME	ADDRESS	NPL/=	CORRACT	TSD	CERCLIS/=	VCL/=	SOLIDWASTE	TANKLEAK	TANK	AUL/=	SPILL	GENERATOR	OTHER
BLUE RIVER TRAILER PARK	COLORADO HWY 9;												●
GREEN MT. FALLS	ADDRESS NOT REPORTED;						■						
HEENEY SPRINGS	ADDRESS NOT REPORTED;						■						
MT POWELL RANCH	BLUE RIVER RT SH9 BOX 47;								●				
SUMMIT CO DUMP VICINITY OF DA	ADDRESS NOT REPORTED;						■						
	5 TOTAL FINDINGS >	0	0	0	0	0	3	0	1	0	0	0	1

Limitation of Liability: Please note that the accuracy of public records cannot be guaranteed, nor can this search of those records. No warranty is made or implied regarding this report. By reviewing this report, the reader agrees to assume all related risk and to release Satisfi from liability for any damages. However, if this report is not satisfactory for any reason, a full refund will be issued.

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Detailed Findings - Mapped Sites

KUM & GO
101 RUBY RANCH RD, SILVERTHORNE, CO, 80498
Map # ▶ ~0.03 mile SE
1

Registered Tank - Source 176/ TANKS
TANK

Satisfi ID:	00176-0017083
Facility ID:	18107
Owner:	20639 - KUM & GO LC ATTN GARY D REYNOLDS, 6400 WESTOWN PKWY, WEST DES MOINES, IA, 50266
Tank Details:	18107-1 20000 gal. UST Contents: 9 - Gas/Gas (Multi-Comp) Status: OPEN
Tank Details:	18107-2 8000 gal. UST Contents: 4 - Diesel Status: OPEN
Facility Details:	http://costis.cdle.state.co.us/facility.asp?h_id=18107

U S DRUG ENFORCEMENT ADMINISTRATION
1081 ADAMS UNIT B6, SILVERTHORNE, CO 80498
Map # ▶ ~0.19 mile SE
2

See RCRIS Activity below - Source 178/ RCRIS
Other

Satisfi ID:	00178-0007085
RCRA Handler ID:	COR000007013
Contact:	DAN BALDWIN 401 23RD ST SUITE 300, GLENWOOD SPRINGS, CO 81601 9709450744
Owner:	U S DEA
RCRIS Activity:	31-JAN-1997 - Not a Generator
RCRIS Violations:	None
EPA Link:	http://oaspub.epa.gov/enviro/rcris_web.report?pgm_sys_id=COR000007013

ALPINE SPECIALTY SERVICES
1024 OLD HWY 9, SILVERTHORNE, CO, 80498
Map # ▶ ~0.31 mile SE
3

Registered Tank - Source 176/ TANKS
TANK

Satisfi ID:	00176-0013516
Facility ID:	14289
Owner:	19328 - MALLETTE OIL COMPANY INC, 2400 N POPLAR ST, LEADVILLE, CO, 80461
Tank Details:	14289-4 0 gal. LPG Contents: LPG Status: OPEN
Facility Details:	http://costis.cdle.state.co.us/facility.asp?h_id=14289

ALPINE SPECIALTY SERVICES
1024 OLD HWY 9, SILVERTHORNE, 80498
Map # ▶ ~0.31 mile SE
3

Tank Leak - Source 177/ Tank Leaks
TANKLEAK

Satisfi ID:	00177-0008774
Event ID:	10040
Date Reported:	3/29/06
File Status:	Open
Facility Details:	http://costis.cdle.state.co.us/event.asp?h_id=10040

GEORGE & SUSY CULBREATH
171 W 9TH ST, SILVERTHORNE, CO, 80498
Map # ▶ ~0.37 mile SE
4

Registered Tank - Source 176/ TANKS
TANK

Satisfi ID:	00176-0009952
Facility ID:	10243
Owner:	272 - GEORGE & SUSY CULBREATH, BLUE RIVER ROUTE, DILLON, CO, 80435

Detailed Findings - Mapped Sites (Cont.)

(Cont.) — **4**

Tank Details:	10243-1 999999999 gal. UST Contents: Gasoline Status: CLOSED
Facility Details:	http://costis.cdle.state.co.us/facility.asp?h_id=10243

HICKEY MOTORS
171 W 9TH AVE, SILVERTHORNE, CO, 80498
Map # ▶ ~0.37 mile SE — **4**

Registered Tank - Source 176/ TANKS — **TANK**

Satisfi ID:	00176-0011749
Facility ID:	12206
Owner:	16321 - GEORGE & SUSANNE CULBREATH, BLUE RIVER RT PO BOX 51, DILLON, CO, 80435
Tank Details:	No Tanks Reported
Facility Details:	http://costis.cdle.state.co.us/facility.asp?h_id=12206

HICKEY MOTORS
171 W 9TH AVE, SILVERTHORNE, 80498
Map # ▶ ~0.37 mile SE — **4**

Tank Leak - Source 177/ Tank Leaks — **TANKLEAK**

Satisfi ID:	00177-0003318
Event ID:	3538
Date Reported:	5/3/91
File Status:	Closed
Facility Details:	http://costis.cdle.state.co.us/event.asp?h_id=3538

HICKEY MOTORS
171 W 9TH AVE, SILVERTHORNE, 80498
Map # ▶ ~0.37 mile SE — **4**

Tank Leak - Source 177/ Tank Leaks — **TANKLEAK**

Satisfi ID:	00177-0003324
Event ID:	3544
Date Reported:	10/25/94
File Status:	Closed
Facility Details:	http://costis.cdle.state.co.us/event.asp?h_id=3544

GEORGE & SUSA CULBREATH
171 W 9TH ST, SILVERTHORNE, 80498
Map # ▶ ~0.37 mile SE — **4**

Tank Leak - Source 177/ Tank Leaks — **TANKLEAK**

Satisfi ID:	00177-0007162
Event ID:	7980
Date Reported:	12/21/99
File Status:	Closed
Facility Details:	http://costis.cdle.state.co.us/event.asp?h_id=7980

HICKEY MOTORS
171 W 9TH AVE, SILVERTHORNE, 80498
Map # ▶ ~0.37 mile SE — **4**

Tank Leak - Source 177/ Tank Leaks — **TANKLEAK**

Satisfi ID:	00177-0008960
Event ID:	10238

Detailed Findings - Mapped Sites (Cont.)

(Cont.)	4
Date Reported:	10/30/06
File Status:	Closed
Facility Details:	http://costis.cdle.state.co.us/event.asp?h_id=10238

Unmapped Sites

BLUE RIVER TRAILER PARK
COLORADO HWY 9, SILVERTHORN, CO 80498

Unmapped

Non-notifier (suspected of operating without prope - Source 178/ RCRIS — **Other**

Satisfi ID:	00178-0010245
RCRA Handler ID:	COD983785742
Other Categories:	Non-Notifier (suspected of operating without proper authority)
RCRIS Activity:	08-NOV-2002 - Non-Notifier (suspected of operating without proper authority)
RCRIS Activity:	08-NOV-2002 - Not a Generator
RCRIS Violations:	None
EPA Link:	http://oaspub.epa.gov/enviro/rcris_web.report?pgm_sys_id=COD983785742

GREEN MT. FALLS
ADDRESS NOT REPORTED, SILVERTHORNE, CO

Unmapped

Waste or Fill Site - Source 70/ CO Old Landfills — **SOLIDWASTE**

Satisfi ID:	00070-0002143
Source Name:	CO Old Waste Sites
Source Description:	"In the early 1980's the Hazardous Materials Waste Management Division conducted a survey of staff members and local Agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. This information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980's. The Hazardous Materials Waste Management Division is not responsible and shall not be liable to the user for damages of any kind arising out of the use of this data or information."
Site Type:	LANDFILL
Fill Material:	REFUSE.
Size (acres):	1 - 10
Comments:	A. IMPACT: E.

HEENEY SPRINGS
ADDRESS NOT REPORTED, SILVERTHORNE, CO

Unmapped

Waste or Fill Site - Source 70/ CO Old Landfills — **SOLIDWASTE**

Satisfi ID:	00070-0002141
Source Name:	CO Old Waste Sites
Source Description:	"In the early 1980's the Hazardous Materials Waste Management Division conducted a survey of staff members and local Agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. This information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980's. The Hazardous Materials Waste Management Division is not responsible and shall not be liable to the user for damages of any kind arising out of the use of this data or information."
Site Type:	LANDFILL
Fill Material:	REFUSE.
Size (acres):	<1
Comments:	55 GAL DRUMS W/OUT COVERS OPEN BURNING. HAZARD TYPE: CHEMICAL.

MT POWELL RANCH
BLUE RIVER RT SH9 BOX 47, SILVERTHORNE, CO, 80498

Unmapped

Registered Tank - Source 176/ TANKS — **TANK**

Satisfi ID:	00176-0011822

Unmapped Sites (Cont.)

(Cont.)		Unmapped
Facility ID:	12297	
Owner:	135 - WEITZ COHEN CONSTRUCTION, 899 LOGAN ST STE 600, DENVER, CO, 80203	
Tank Details:	No Tanks Reported	
Facility Details:	http://costis.cdle.state.co.us/facility.asp?h_id=12297	

SUMMIT CO DUMP VICINITY OF DA ADDRESS NOT REPORTED, SILVERTHORNE, CO		Unmapped
	Waste or Fill Site - Source 70/ CO Old Landfills	SOLIDWASTE
Satisfi ID:	00070-0002145	
Source Name:	CO Old Waste Sites	
Source Description:	"In the early 1980's the Hazardous Materials Waste Management Division conducted a survey of staff members and local Agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. This information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980's. The Hazardous Materials Waste Management Division is not responsible and shall not be liable to the user for damages of any kind arising out of the use of this data or information."	
Operator/Owner/Other:	/ / MR. GAWART	
Site Type:	LANDFILL	
Fill Material:	REFUSE.	
Size (acres):	1 - 10	
Comments:	ONLY SITE AT ONE TIME, 11/5/69.	

Database Sources

Category	1 mile search radius
CORRACT	**Source: 178 / RCRIS** Corrective Action (CORRACT) sites have hazardous waste problems, often involving contamination. Under the Resource Conservation & Recovery Act (RCRA), the owners or operators of these facilities are responsible for investigating and, as necessary, cleaning up releases. Nationwide, there are approximately 6,500 CORRACT sites. CORRACT sites are a subset of the EPA's Resource Conservation & Recovery Information System (RCRIS). Agency Name: US EPA - United States Environmental Protection Agency, Office of Solid Waste Agency Website: www.epa.gov/epaoswer/hazwaste/ca/facility.htm
	Agency Updated: 10/09/08 Updated by Agency: Monthly Satisfi Obtained: 10/09/08 Agency Contact: Tony Selle Last Requested: 10/09/08
NPL/=	**Source: 175 / CERCLIS** The National Priority List (NPL) identifies sites with confirmed contamination that are either proposed to be or are in the process of being cleaned up under the direction of the US EPA Superfund Program. Nationwide, there are approximately 1,600 Superfund sites. NPL sites are a subset of the EPA's Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS). Agency Name: US EPA - United States Environmental Protection Agency, Superfund Program Agency Website: http://www.epa.gov/superfund/sites/cursites/index.htm
	Agency Updated: 10/09/08 Updated by Agency: Monthly Satisfi Obtained: 10/09/08 Agency Contact: None Last Requested: 10/09/08
NPL/=	**Source: 169 / SPL** There is no State Priority List (SPL) for Colorado. However, there are twenty sites that the state seems to place in the same category as NPL sites. Eighteen of them are UMTRA (Uranium Mill Tailing Remedial Action) sites, one is a NRDS site (Natural Resource Damages Site), and one is a Private Cleanup Site (Non-Superfund). Thousands of UMTRA "vicinity properties" have also been identified where mill tailings were used as sand in concrete, roadbase, trenches, bricks, etc. Such properties have been remediated in Durango, Grand Junction, Fruita, Palisade, Gunnison, Maybell, Naturita and Rifle, but some unidentified tailings may still remain in and around these communities. CDPHE's list of vicinity properties is not publicly available and was not searched for this report. Property-specific information is available through the CDPHE Grand Junction office. See www.cdphe.state.co.us/hm/rptailng.html. Agency Name: CDPHE - CO Dept of Public Health & Environment, Hazardous Materials & Waste Mgmt Div Agency Website: www.cdphe.state.co.us/hm/rp_gen.asp AND http://www.cdphe.state.co.us/hm/sf_sites.asp
	Agency Updated: 05/02/08 Updated by Agency: No set schedule Satisfi Obtained: 05/02/08 Agency Contact: None Last Requested: 10/13/08
NPL/=	**Source: 11 / Denver Radium** Although the Denver Radium site is reported as a single NPL listing, it includes 68 locations grouped into 11 Operable Units spread throughout metro Denver. Because of the large number of scattered locations, Satisfi treats this NPL site as a separate source. For more information, please visit the Denver Radium web site at: www.cdphe.state.co.us/hm/rpdenrad.asp Agency Name: US EPA - United States Environmental Protection Agency, Superfund Program Agency Website: www.epa.gov/region08/sf/shtk/index.html AND http://www.cdphe.state.co.us/hm/rpdenrad.asp
	Agency Updated: 04/10/06 Updated by Agency: Monthly Satisfi Obtained: 04/10/06 Agency Contact: None Last Requested: 10/09/06

Category	1/2 mile search radius
TSD	**Source: 178 / RCRIS** Facilities that Treat, Store or Dispose of hazardous waste (TSD sites) are regulated under the Resource Conservation & RecoveryAct (RCRA). Nationwide, there are approximately 2,000 TSD facilities. TSD sites are a subset of the Resource Conservation & Recovery Information System (RCRIS). Agency Name: US EPA - United States Environmental Protection Agency, Office of Solid Waste Agency Website: www.epa.gov/epaoswer/hazwaste/ca/facility.htm
	Agency Updated: 10/09/08 Updated by Agency: Monthly Satisfi Obtained: 10/09/08 Agency Contact: Tony Selle Last Requested: 10/09/08

Database Sources (Cont.)

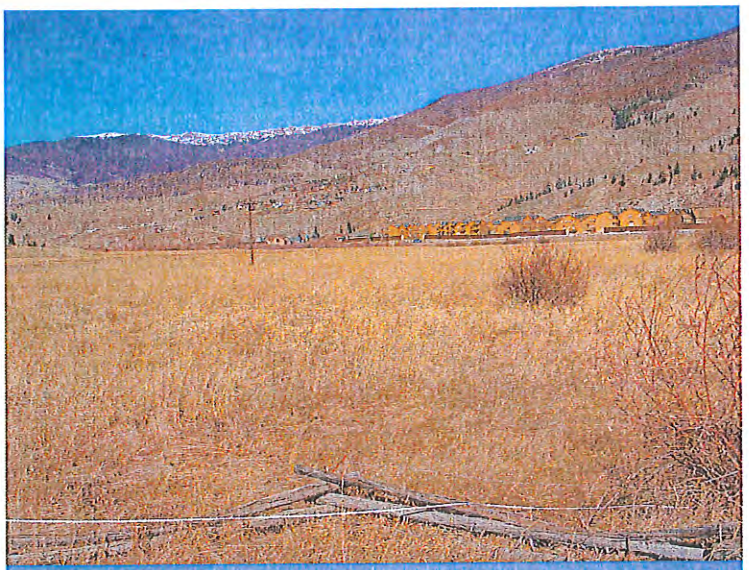
Category	1/2 mile search radius (Cont.)			
CERCLIS/=	**Source: 175 / CERCLIS** The Comprehensive Environmental Response, Compensation, & Liability Information System (CERCLIS) identifies potential and confirmed hazardous waste sites that are being assessed by EPA for possible inclusion on the National Priority List (NPL). If a site does not qualify for the NPL, it is removed from CERCLIS and archived on the No Further Remedial Action Planned (NFRAP) list. There are over 11,000 CERCLIS sites nationwide. Agency Name: US EPA - United States Environmental Protection Agency, Superfund Program Agency Website: http://www.epa.gov/superfund/sites/cursites/index.htm			
	Agency Updated:	10/09/08	Updated by Agency:	Monthly
	Satisfi Obtained:	10/09/08	Agency Contact:	None
	Last Requested:	10/09/08		
CERCLIS/=	**Source: 179 / NFRAP** The No Further Remedial Action Planned (NFRAP) database identifies sites where assessment has been completed and EPA has determined that no further steps will be taken to list the site on the National Priority List (NPL). This may mean that: a) no contamination was found: b) contamination was removed; or c) contamination was not serious enough to qualify for the NPL. Nationwide, there are over 33,000 NFRAP sites. NFRAP sites are synonymous with Archived CERCLIS sites. Agency Name: US EPA - United States Environmental Protection Agency, Superfund Program Agency Website: http://www.epa.gov/superfund/sites/arcsites/index.htm			
	Agency Updated:	10/09/08	Updated by Agency:	Monthly
	Satisfi Obtained:	10/09/08	Agency Contact:	None
	Last Requested:	10/09/08		
SOLIDWASTE	**Source: 70 / CO Old Landfills** This database is proprietary to Satisfi and represents a compilation of eleven state and local agency sources. The agencies generated these lists on a one-time basis and do not expect to update them. A more detailed description of the applicable source is included with any findings reported from this database. The eleven sources are: 1. Adams County CO Old Landfills 2. Arapahoe County CO Old Landfills 3. Douglas County CO Old Landfills 4. Weld County CO Old Landfills 5. Boulder County CO Old Landfills 6. Jefferson County CO Old Landfills 7. Denver CO Methane Study 8. CO Methane Study 9. DRCOG Methane Study 10. Denver CO Old Fil Sites 11. CO Old Waste Sites Agency Name: US EPA and various State and Local Agencies Agency Website: No website available			
	Agency Updated:	02/06/03	Updated by Agency:	Never
	Satisfi Obtained:	02/06/03	Agency Contact:	Varies
	Last Requested:	02/06/03		
SOLIDWASTE	**Source: 180 / CO CDPHE Landfills** These solid waste facilities have received permits from the state. The facilities may be open or closed. Agency Name: CDPHE - CO Dept of Public Health & Environment, Hazardous Materials & Waste Mgmt Div Agency Website: www.cdphe.state.co.us/hm/cp_gen.asp#cp_swu			
	Agency Updated:	08/06/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	08/06/08	Agency Contact:	Mira Neumiller
	Last Requested:	08/06/08		
TANKLEAK	**Source: 23 / LUST Trust Tanks** Suspected tank leaks have been discovered at these sites, but the facility responsible for the leak has not been identified. The state's investigation and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust fund. Agency Name: Colorado Dept of Labor & Employment, Division of Oil & Public Safety, State Fund Section Agency Website: http://oil.cdle.state.co.us/OIL/Fund/fund_home.asp			
	Agency Updated:	01/01/00	Updated by Agency:	Database Closed
	Satisfi Obtained:	11/16/02	Agency Contact:	Wendy Shoup
	Last Requested:	11/15/02		
TANKLEAK	**Source: 177 / Tank Leaks** These are above-ground and underground storage tank leaks that have been reported to the state. Agency Name: Colorado Dept of Labor & Employment, Division of Oil & Public Safety, Oil Inspectors Section Agency Website: http://costis.cdle.state.co.us/home.asp			
	Agency Updated:	10/13/08	Updated by Agency:	Frequently
	Satisfi Obtained:	10/13/08	Agency Contact:	Wendy Shoup
	Last Requested:	10/13/08		

Database Sources (Cont.)

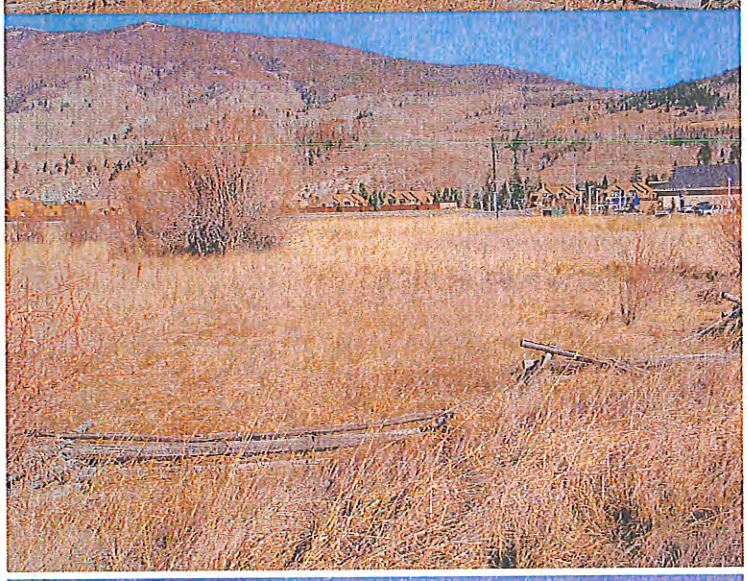
Category	1/2 mile search radius (Cont.)			
VCL/=	**Source: 171 / CO VCL VCUP** Colorado's Voluntary Cleanup List (VCL) identifies sites where owners have submitted for state approval either a Voluntary Cleanup Plan (VCUP) or a request for a No Action Determination (NAD). The state's cleanup decisions are based on existing standards and the proposed use of the property. Owners are responsible for the cleanup and verification. Agency Name: CDPHE - CO Dept of Public Health & Environment, Hazardous Materials & Waste Mgmt Div Agency Website: www.cdphe.state.co.us/hm/rpvoluntarycleanup.asp			
	Agency Updated:	05/02/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	05/02/08	Agency Contact:	Mark Walker
	Last Requested:	07/31/08		
VCL/=	**Source: 168 / Federal Brownfields Management System** The Brownfields Management System (BMS) is the official EPA database of the Brownfields Program. Property-level information contains basic location data about a physical area being targeted within the overall grant. More detailed information about each property is captured including information about specific tracts within a property, and includes data regarding zoning, former use(s), contaminants, affected media, and assessment, cleanup and redevelopment activities. Although the more detailed information is not available for download, it can be viewed at the web address below. Agency Name: US EPA - United States Environmental Protection Agency, Brownfields Management System Agency Website: http://www.epa.gov/enviro/html/bms/index.html			
	Agency Updated:	04/23/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	04/23/08	Agency Contact:	None
	Last Requested:	07/23/08		
Category	**1/4 mile search radius**			
TANK	**Source: 176 / TANKS** These are above-ground and underground storage tanks that have been registered with the state. Agency Name: Colorado Dept of Labor & Employment, Division of Oil & Public Safety, Oil Inspectors Section Agency Website: http://costis.cdle.state.co.us/home.asp			
	Agency Updated:	10/13/08	Updated by Agency:	Frequently
	Satisfi Obtained:	10/13/08	Agency Contact:	Wendy Shoup
	Last Requested:	10/13/08		
SPILL	**Source: 167 / ERNS** The Emergency Response Notification System (ERNS) contains data on all releases of oil and hazardous substances reported to the National Response Center (NRC) and to the EPA since 1986. The information is usually called in by a person associated with the facility or vehicle that had the release, although government agencies and the public at large may also call. All calls are recorded without regard for their significance or accuracy, and information is often sketchy. Nationwide, approximately 30-35,000 reports are recorded every year. Agency Name: US EPA - United States Environmental Protection Agency, National Response Center (NRC) Agency Website: www.nrc.uscg.mil/wdbcgi/wdbcgi.exe/WWWUSER/WEBDB.foia_query.show_parms			
	Agency Updated:	04/20/08	Updated by Agency:	Annually
	Satisfi Obtained:	04/17/08	Agency Contact:	None
	Last Requested:	04/17/08		
GENERATOR	**Source: 178 / RCRIS** These facilities generate hazardous waste and are regulated under the Resource Conservation & Recovery Act (RCRA). Generators are a subset of the Resource Conservation & Recovery Information System (RCRIS). Agency Name: US EPA - United States Environmental Protection Agency, Office of Solid Waste Agency Website: www.epa.gov/epaoswer/hazwaste/ca/facility.htm			
	Agency Updated:	10/09/08	Updated by Agency:	Monthly
	Satisfi Obtained:	10/09/08	Agency Contact:	Tony Selle
	Last Requested:	10/09/08		
AUL/=	**Source: 170 / CO Environmental Real Covenants List** CDPHE has the authority to approve requests to restrict the future use of a property using an enforceable agreement called an environmental real covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment. Environmental covenants are available for review under the Colorado Open Records Act in the Hazardous Materials and Waste Management Division Records Center. Agency Name: CDPHE - CO Dept of Public Health & Environment, Hazardous Materials & Waste Mgmt Div Agency Website: http://www.cdphe.state.co.us/hm/envcovenants.asp			
	Agency Updated:	05/02/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	05/02/08	Agency Contact:	None
	Last Requested:	07/31/08		

Database Sources (Cont.)

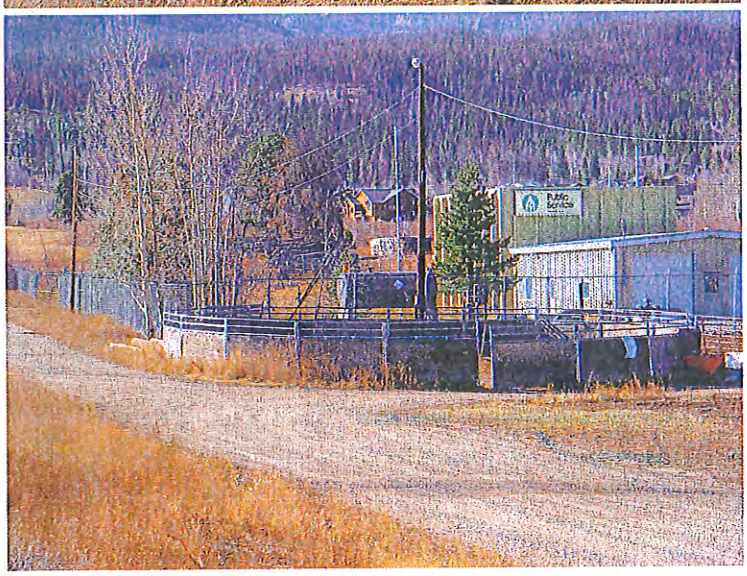
Category	1/4 mile search radius (Cont.)			
AUL/=	**Source: 174 / Federal Institutional Control Tracking System** The EPA's Institutional Control Tracking System (ICTS) is currently limited to controls that are in place at Superfund sites. Institutional controls are typically administrative measures, such as groundwater use restrictions and property use restrictions, intended to prevent exposure to contamination that is not going to be removed from a site. Deed restrictions are normally recorded to document the controls. Agency Name: US EPA - United States Environmental Protection Agency, Institution Control Tracking System Agency Website: No website available			
	Agency Updated:	04/04/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	05/16/08	Agency Contact:	Michael Bellott
	Last Requested:	05/16/08		
AUL/=	**Source: 173 / Federal Engineering Controls** The EPA's Institutional Control Tracking System (ICTS) also tracks engineering controls at Superfund sites. Engineering controls are typically engineered systems, such as caps, liners, and slurry walls, intended to prevent exposure to contamination that is not going to be removed from a site. Agency Name: US EPA - United States Environmental Protection Agency, Institution Control Tracking System Agency Website: No website available			
	Agency Updated:	04/04/08	Updated by Agency:	No set schedule
	Satisfi Obtained:	05/16/08	Agency Contact:	Michael Bellott
	Last Requested:	05/16/08		
OTHER	**Source: 178 / RCRIS** These facilites are listed on the Resource Conservation & Recovery Information System (RCRIS) but don't fit into the category of CORRACTS, TSDs, or Generators. Many of these facilities are on the list simply because they notified EPA that they did NOT generate hazardous waste. Others are hazardous waste Transporters, Non-Notifiers (facilities suspected of handling hazardous waste without proper authorization), former Generators, etc. Agency Name: US EPA - United States Environmental Protection Agency, Office of Solid Waste Agency Website: www.epa.gov/epaoswer/hazwaste/ca/facility.htm			
	Agency Updated:	10/09/08	Updated by Agency:	Monthly
	Satisfi Obtained:	10/09/08	Agency Contact:	Tony Selle
	Last Requested:	10/09/08		



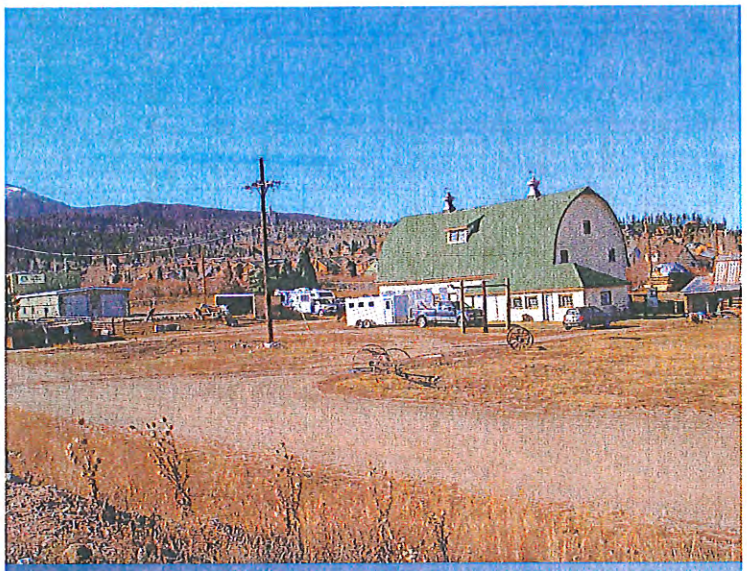
Photograph 1: View looking west/northwest towards the Property from Highway 9.



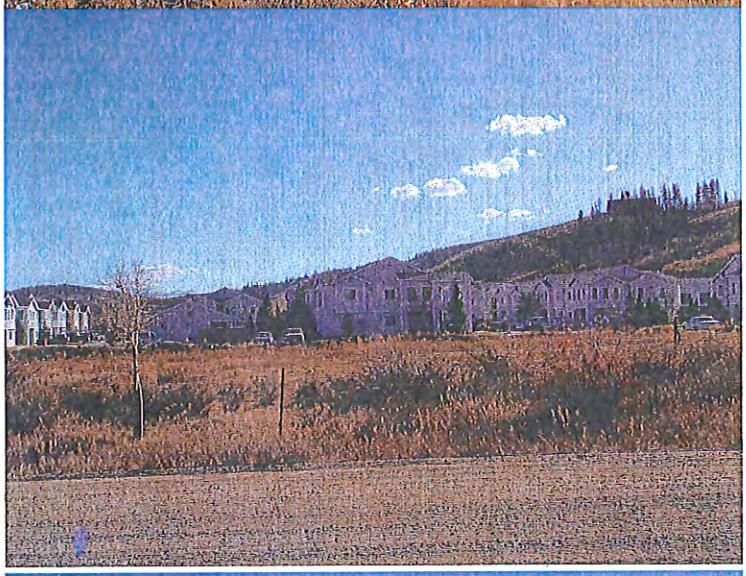
Photograph 2: View looking east toward highway 9 from Ruby Road.



Photograph 3: View looking north toward Western Slope Gas Company gas line booster pressure station.



Photograph 4: View looking northwest toward ranch buildings.



Photograph 5: View looking south toward condominium complex from Ruby Road.

Photograph 6: View looking north/northeast from Ruby Road toward property.

CURRENT OWNER TRANSACTION SCREEN QUESTIONNAIRE

Name of Property: **Red Peak Village AKA Smith Ranch**

Property Address: **Section 1 &2 township 5 south, range 78 of the 6th Principal Meridian, Summit County, Colorado**

Owner(s) Name(s): **Red Peak Village, LLC**

Title: **Manager**

Company: **Red Peak Village, LLC**

Mailing Address: **Po Box 5265**

Phone Number: **970 418-1598**

Owners Relationship to the User: **Same**

The Owner represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of the owners actual knowledge no material facts have been suppressed or misstated.

Owner Signature: _____

Date: 10/10/08

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1. *What are the current and past property uses and occupancies? Ranch land*

2. *Is the property or any adjoining property used for an industrial use? No*

3. *Are you aware of any environmental cleanup liens against the property? No*

4. *Are you aware of any current or past uses or storage of hazardous substances (solid or liquid) at the site? No*

5. *Are there currently, or are you aware of any previously removed registered or unregistered underground or above ground storage tanks at the site? No*

6. *Are you aware of any waste management and disposal activities that could have caused releases or threatened releases of hazardous substances at the site? No*

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CURRENT OWNER TRANSACTION SCREEN QUESTIONNAIRE

7. *Are you aware of any current or past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances at the site? No*

8. *Are you aware of any activity and use limitations that are in place at the site such as engineering controls, institutional controls or land use restrictions? No*

9. *Are you aware of any properties adjoining or located nearby the subject property that have had environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the subject property? No*

10. *Do you have any specialized knowledge regarding any recognized environmental conditions on the property that may be of use during our Phase I ESA research? No*

11. *Has fill dirt been brought onto the property that originated from a contaminated site or is of unknown origin? No*

PLEASE SIGN AND FAX BACK TO (970)468-1989 OR EMAIL TO jdeem@hpgeotech.com

FAILURE RETURN THE COMPLETED QUESTIONNAIRE TO H-P GEOTECH IN A TIMELY MANNER COULD RESULT IN SIGNIFICANT DATA GAPS IN THE PHASE I ESA.

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