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PHASE I ENVIRONMENTAL SITE ASSESSMENT
THE SMITH RANCH DEVELOPMENT
SILVERTHORNE, COLORADO

JOB NO. 408 115A

MARCH 25, 2008

PREPARED FOR:

COMPASS HOMES DEVELOMENT
ATTN: TIM CRANE
P.O. BOX 5265
FRISCO, COLORADO 80443

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SUMMARY

This report presents the results of a Phase I Environmental Site Assessment conducted by Hepworth-Pawlak Geotechnical, Inc. (H-P Geotech) of a property currently owned by Compass Homes Development, LLC located at 25669 Highway 9, Silverthorne, Colorado, which is known as Smith Ranch. Specifically, the 'Property', hereinafter refers to the area undergoing the assessment. The Property and immediate surrounding area were assessed for this report. This evaluation was initiated by Tim Crane, of Compass Homes Development, LLC, hereinafter referred to as the 'User', to investigate potential environmental concerns at the Property.

This assessment revealed no evidence of recognized environmental conditions in connection with the Property.

INTRODUCTION

PURPOSE

The Phase I Environmental Site Assessment (Phase I) was conducted at the proposed Smith Ranch Development in Silverthorne, Colorado, for the purpose of identifying, to the extent feasible pursuant to the scope of services described below any recognized environmental conditions (REC) in connection with the property. A REC is specifically defined in section 3.2.74 of the ASTM 1527-05 standards on page 7 as follows:

"REC – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicated an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the ground, groundwater, or surface water on the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions which generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis are not REC."

DETAILED SCOPE OF SERVICES

The Phase I was conducted in accordance with our proposal to Compass Homes Development. The Phase I scope of services consisted of the following four components:

- Site Reconnaissance
- Records Review of Federal and State Databases
- Interviews
- Research of Current and historical Records
- Preparation of Report

H-P Geotech performed the following scope of services in accordance with the ASTM E 1527-05 Phase I Standard and All Appropriate Inquiry (AAI). H-P Geotech conducted a site visit to observe the property and adjacent land for current use. We 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 reviewing the history of the site using reasonably ascertainable property records, historical topographic maps, directories and other information. In addition, commercially available aerial photographs were reviewed for visual information on the historic development and usage of the site and adjacent properties. Reasonably ascertainable records from federal, state and local agencies were also reviewed to evaluate the compliance with regulations concerning the generation, storage, treatment and disposal of hazardous materials or wastes at the site and adjacent properties, records of spills, disposal activities and permit violations which could result in site contamination. H-P Geotech prepared this report which summarizes the data obtained and presents conclusions concerning the potential for contamination as the result of previous or current site activities. Copies of relevant documents obtained during the Phase I are presented in the report appendices.

SIGNIFICANT ASSUMPTIONS

It is assumed that groundwater flow beneath the project site is generally in a topographically down gradient direction towards the northeast and the Blue River. This

assumption is based on our observation of topographic maps surface topography. However, it should be noted that localized geologic or other subsurface conditions could alter the expected groundwater flow direction. Furthermore, we assume that previously conducted environmental cleanups for which no further action (NFA) letters were issued were conducted within current industry standards.

LIMITATIONS AND EXCEPTIONS

The information presented in this report is compiled from a variety of sources over which H-P Geotech has neither affiliation nor control. Although considered reliable, the accuracy and completeness of the data obtained from these sources cannot be confirmed and is beyond the scope of this report. H-P Geotech makes no claim as to the authenticity, accuracy or completeness of the data obtained from sources contacted or referenced in the preparation of this report or of any warranties or guarantees, whether expressed or implied, derived from them.

In addition, as per the scope of this assessment, this Phase I Environmental Site Assessment does not include an assessment of the following: asbestos, radon, lead based paint, lead in drinking water, regulatory compliance, ecological resources, endangered species, indoor and outdoor air quality, vapor intrusion, cultural and historical resources, industrial hygiene, health and safety, wetlands or analytical testing of the soil, groundwater or air.

Available historic resources date back to 1929. Historic aerial photographs dated 1966, 1975 and 1994 are included in Appendix C-1; historic topographic maps dated 1929, 1969 and 1983 are included in Appendix C-2; historic cultural feature maps dated 1936/51, 1937/41, 1952/56, 1959/73, 1959/76, are included in Appendix C-3; and City Directories and Sanborn Fire Insurance maps with regard to the Property are included. The Phase I was performed in an effort to identify REC based upon reasonably ascertainable documentation and information. As a limitation of the ASTM E 1527-05 Phase I Standard, all data gathered during this investigation was generally presumed to be correct unless there was personal prior knowledge that the information was in error.

Due to the large time gaps which exist in the standard historical sources, we were not able to determine the history of the Property in five year intervals dating back to 1940 or the first developed use, whichever is earlier. The data gaps in the standard historical sources are significant but in our opinion did not affect our ability to identify REC.

The results of this Phase I cannot be interpreted as a representation or guarantee that no environmental conditions may exist on, beneath or around the Property.

The study was done at the level considered appropriate to satisfy the requirements of appropriate inquiry and as agreed. We have relied on records available through Federal and State data bases, researched by our firm or researched for us by Satisfi Environmental Information Inc. (Satisfi) and interviews with people knowledgeable about this or nearby sites. No analytical testing of the soil, groundwater or air was performed.

SPECIAL TERMS AND CONDITIONS

Our terms and conditions for performing the Phase I Environmental Site Assessment are presented in our proposal to Compass Homes Development, LLC dated February 22, 2008. A copy of the signed agreement letter is provided in Appendix F. In addition, since an environmental study as proposed here could affect the value of the property, the party for whom we prepare the report agrees to indemnify H-P Geotech against any third party claim arising from such change of valuation.

USER RELIANCE

This report is prepared in accordance with generally accepted practices in the field of environmental consulting, using the most current information available. H-P Geotech is not responsible for independent conclusions or recommendations made by others based on the data presented in this report. In addition, reliance on this Phase I Environmental Site Assessment Report is limited solely to the User who is our client:

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

SITE DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The Property is Smith Ranch, 25669 Highway 9, Silverthorne, Colorado. A site vicinity map is presented in Appendix A and a Site Plan showing the property boundaries and adjacent parcels is included in Appendix B. According to the Summit County Assessor website the Property is approximately 51 acres in size. The Property is located in the northeast quarter of Section 2, Township 5 South, Range 78 West of the 6th Principal Meridian. A site vicinity map is presented in Appendix A, and a Site Plan showing the property boundaries and adjacent parcels is included in Appendix B.

SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is vacant ranch pasture just outside the Town of Silverthorne limits. The ground surface of the property is gently sloped to the east. Vegetation is primarily mountain meadow grasses with scattered shrubs and trees on the southern portion of the site.

GEOLOGY AND TOPOGRAPHIC CONDITIONS

According to the Geologic Map of the Dillon Quadrangle, Summit County, Colorado, the near surface geologic units likely consist of Holocene and upper Pleistocene aged fan deposits. A portion of the geologic map has been provided in Appendix E. Willow Creek flows in a west to east direction through the northern portion of the site.

CURRENT USE OF THE PROPERTY

The site is undeveloped ranch land.

DESCRIPTION OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON PROPERTY

The site is mostly undeveloped except for an overhead power line that crosses the Property north to south and Ruby Road also cuts through the southern portion of the Property.

CURRENT USES OF ADJOINING PROPERTIES

Adjoining properties are undeveloped commercial and residential. Historical and current uses of adjoining properties are described further in the following sections.

USER PROVIDED INFORMATION

TITLE RECORDS

A historical chain of title was requested; however it was not provided to us prior to the issuance of this report.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

We are not aware of any environmental liens or activity use limitations in connection with the Property. This is based on an interview with a representative of the current owner. An environmental lien search with a title company was not part of our scope of services.

SPECIALIZED KNOWLEDGE

The User did not report possessing any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Property.

COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The User did not report any commonly known reasonable ascertainable information within the local community about the Property that is material to REC in connection with the Property. ASTM Standard E 1527-05 defines the term "reasonably ascertainable" as *"information that is: (1) publicly available; (2) obtainable from its source within reasonable time and cost restraints; and (3) practically reviewable."*

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

We are unaware of any valuation reductions for environmental issues which may have been applied to the fair market value of the property.

OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Property is currently owned by Compass Homes Development, LLC.

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

REASON FOR PERFORMING THE PHASE I

The Phase I was performed at the request of the User in an effort to identify any REC at the property to satisfy the requirements of ASTM 1527-05 and AAI.

RECORDS REVIEW

STANDARD ENVIRONMENTAL RECORD SOURCES

A search of available Federal and State standard and environmental record sources was performed through an Environmental Database Search report by Satisfi to identify and locate sites within specified search distances which may have an environmental impact on the property. The ASTM E 1527-05 Phase I standard minimum search distance requirements were met or exceeded for the property. The standard environmental records sources applicable to the property and researched by Satisfi are shown in the Environmental Database Search Report in Appendix G. The results of the Environmental Database search are summarized in the Findings section of this report. The standard historical source review, investigation and visual inspection of the property were performed by a qualified Environmental Professional (EP).

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Reasonably ascertainable and sufficiently useful local records as well as additional state records were checked by the EP to enhance and supplement the standard environmental record sources.

City directories, fire insurance maps and cultural feature maps were researched by Satisfi and are included in Appendix C-4. All additional environmental records sources were researched and reviewed by the project EP.

PHYSCIAL SETTING SOURCES

As previously mentioned, H-P Geotech reviewed aerial photographs taken in 1966, 1975 and 1994 and USGS 7.5 Minute Topographic Maps published in 1929, 1969 and 1983. Additionally, H-P Geotech reviewed the Geologic Map of the Dillon Quadrangle, Summit and Grand Counties, Colorado. Copies of the aerial photographs and topographic maps are provided in Appendices C-1 and C-2 respectively.

HISTORICAL USE INFORMATION ON THE PROPERTY

Aerial photographs, topographic maps, interviews, site reconnaissance visits and an environmental transaction screen questionnaire completed by a representative of the current owner were used to determine the site history. Aerial photographs, topographic maps and cultural feature maps were reviewed to obtain information about the previous uses of the project site and the surrounding area.

Date(s)	**Source(s)**	**Property Use(s)**
1929 to Present	Interviews, aerial photographs, topographic maps, cultural feature maps	Undeveloped Ranch Land

HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical use information regarding the adjoining properties is limited to what we have been able to interpret from aerial photograph review, topographic map review, site reconnaissance visits and interviews.

Date(s)	**Source(s)**	**Property Use(s)**
North		
1929 to 1966	Aerial photographs	Undeveloped Forest, Meadow and Ranch Land
1966 to 1975	Aerial photographs, topographic map, owner interview	Undeveloped Ranch Land and High Pressure Gas Line Booster Pressure Station
1975 to Present	Aerial photographs, topographic map, owner interview	Residential neighborhood, Ranch Property High Pressure Gas Line Booster Pressure Station

Date(s)	**Source(s)**	**Property Use(s)**
East		
1929 to Present	Aerial photographs, topographic maps, site reconnaissance	Undeveloped Ranch Land followed by Highway 9

Date(s)	**Source(s)**	**Property Use(s)**
South		
1936 to 1966	Aerial photographs, interviews, topographic maps, cultural feature maps	Ruby Road followed by undeveloped Ranch and Forest Land

1966 to 1975	Aerial photographs, interviews, topographic maps, cultural feature maps	Undeveloped Ranch and Forest Land
1975 to 1994	Aerial photographs, interviews, topographic maps, cultural feature maps	Undeveloped land, condominiums and auto repair facility
1994 to Present	Aerial photographs, interviews, topographic maps, site reconnaissance	Undeveloped land, condominiums, auto repair facility and gas station

Date(s)	**Source(s)**	**Property Use(s)**
West		
1929 to 1966	Aerial photographs, interviews, topographic maps, cultural feature maps	Undeveloped Ranch Land
1966 to 1975	Aerial photographs, interviews, topographic maps, cultural feature maps	Undeveloped Ranch Land
1975 to 1994	Aerial photographs, interviews, topographic maps, cultural feature maps	Undeveloped Ranch Land
1994 to Present	Aerial photographs, topographic map, site reconnaissance	Undeveloped Ranch Land

SITE RECONNAISSANCE

METHODOLOGY AND LIMITING CONDITIONS

On March 14, 2008, a representative of H-P Geotech conducted a site reconnaissance of the Property. The site reconnaissance included a walkover and examination of the Property and the adjacent properties. Observations of the adjacent properties were made from the property boundaries and photographs were taken. Field reconnaissance is

limited to physical and visual observations made during the site visit of the project site and the surrounding properties. Approximately 3 to 5 feet of snow cover was present on the Property and adjacent properties during our site reconnaissance. Therefore, our visual observations were limited. It is possible that surface contamination is present but not visible at this time. The site photographs taken during the site reconnaissance visits are presented in Appendix D.

EXTERIOR OBSERVATIONS OF THE PROPERTY

We made an attempt to observe the entire exterior of the property during our site reconnaissance. We observed the entirety of the property; however, as mentioned previously, our site observations were limited due to snow cover. No REC were observed during our site reconnaissance.

INTERIOR OBSERVATIONS OF THE PROPERTY

No structures are present on the Property.

INTERVIEWS

Past and present owners, occupants and local government officials were interviewed to obtain information regarding specialized knowledge of any recognized environmental conditions at the site. Interview documentation is presented in Appendix H.

INTERVIEWS WITH PAST AND PRESENT OWNERS, SITE MANAGERS AND OCCUPANTS

DATE	NAME	TITLE OR STATUS	AFFILIATION
3/12/08	Tim Crane	Owner Representative	Compass Homes Development, LLC

INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

DATE	NAME	TITLE OR STATUS	AFFILIATION
3/11/08	Kelly Green	Fire Chief	Lake Dillon Fire and Rescue

3/11/08	Janet Trahan	Principal Administrative Clerk	Summit County Environmental Health
3/11/08	Gene Emore	Lives nearby in Willow Lake Court; has lived in area for approximately 60 years acquiring a wealth of knowledge	Town of Silverthorne Water Department

FINDINGS

Based on our review of reasonable ascertainable information, our findings are discussed below. The database findings were searched for us by Satisfi. For simplicity, the site findings are categorized by type in the following paragraphs below.

CORRACTS SITES

CORRACTS sites are listed on the Resource Conservation and Recovery Information System (RCRIS) database maintained by the EPA. These are sites with hazardous waste problems often involving contamination. No CORRACTS sites were found within the search radius.

LUST SITES

Five Colorado Department of Oil and Public Safety Event IDs related to leaking underground storage tank (LUST) sites were found within the search radius. The Culbreath Excavating and Hickey Motors sites are the same property. The Alpine Specialty Services site is listed incorrectly in the database report and is actually located south of Interstate 70, which is approximately 3 miles from the Property.

Site Name	Event ID	Address	Distance From Project (miles)	Confirmed Release (Y/N)	NFA Letter Issued (Y/N/NA)
Hickey Motors	3538	171 W. 9th St., Silverthorne, CO	0.36	Y	Y

Hickey Motors	10238	171 W. 9th St., Silverthorne, CO	0.36	Y	Y
Hickey Motors	3544	171 W. 9th St., Silverthorne, CO	0.36	Y	Y
Culbreath Excavating	7980	171 W. 9th St., Silverthorne, CO	0.36	N	NA
Alpine Specialty Services	10040	1024 Old Hwy 9, Silverthorne, CO	~3.0	Y	N

UST AND AST SITES

One site with above ground storage tanks (AST) or underground storage tanks (UST) sites was found within the search radius. Alexander Lake Lodge is not located within the search radius, and as previously stated, Alpine Specialty Services is located further away from the Property than indicated.

Site Name	Address	Tank Type(s)	Distance From Project (miles)
Kum and Go	101 Ruby Ranch Rd, Silverthorne, CO 80498	20,000 gallon gasoline UST, (2) 8,000 gallon diesel UST	0.03

HAZARDOUS GENERATORS AND OTHER HAZARDOUS WASTE SITES

One potential hazardous waste generator or other hazardous waste site was found within the search radius. Most generators in this area are Small Quantity Generators (SQGs) and produce from 100 to 1,000 Kg of non-acute hazardous waste. Other hazardous waste facilities are generally former generators, suspect generators or transporters of hazardous waste. Some facilities have been inspected and found to be non-generators. This site indicated below was determined to be a non-generator.

Site Name	Address	Distance From Project	Confirmed Release (Y/N)	Status
US Drug Enforcement Administration	1081 Adams Unit B6, Silverthorne, CO 80498	0.19	N/A	Not a Generator

UNMAPPED SITES

The Environmental Database Search report identified five unmapped sites which could not be precisely located by Satisfi due to poor or inadequate address information. Per the ASTM 1527-05 standard, "Listings in publicly available records which do not have adequate address information to be located geographically are not generally practically reviewable."

OPINION

Our opinion of the findings of this Phase I Environmental Site Assessment are presented below. It is impossible to assess whether or not contamination of the soil or groundwater beneath the project site has occurred in the past due to spills related to traffic accidents along Highway 9. The Colorado State Patrol maintains a database which lists accident responses only by date of occurrence and not by physical or mile marker location; therefore, this information is not practically reviewable.

There were five Event IDs on 2 properties that showed reports of leaking storage tanks in the near vicinity of the project site. NFA letters were issued for each of these reports except Alpine Specialty Services. Alpine Specialty Services was mapped incorrectly by Satisfi and is located approximately 3 miles from the Property near the intersection of Interstate 70 and Adams Avenue. This site does not pose as an REC to the Property.

Two small unregulated (<600 gallon) AST tanks were noted on adjacent properties. One tank was marked for diesel storage wand the other for methanol storage. We were unable to inspect the tanks for general integrity of leaks; however, given the limited storage capacity, the tanks are not likely REC.

Sites in the vicinity with ASTs which have not been identified as having leaks are considered to pose little risk to environmental conditions at the project site; however, future incidents could pose a future risk of contamination.

H-P Geotech reviewed the unmapped sites in an attempt to determine whether they could have negative environmental impacts on the project site. The Blue River Trailer Park no longer exists and the location of the Green Mountain Falls solid waste site is not known and is not considered practically reviewable.

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. This opinion is based on the research and examination of available historical aerial photographs, interviews, historical topographic maps, historical cultural feature maps, Sanborn fire insurance maps, city directories and an environmental database report provided by Satisfi.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05 and AAI. Any exceptions or deletions from this practice are described in the Limitations and Exceptions section of this report.

DEVIATIONS

The Phase I was conducted with no deviations from ASTM Practice E 1527-05 or AAI.

ADDITIONAL SERVICES

No additional services were performed.

CONTINUED VIABILTY OF ENVIRONMENTAL SITE ASSESSMENT

In accordance with Section 4.6 of Standard Practice for Environmental Site Assessments (ASTM 1527-05) this report is subject to the continued viability requirements of the

practice. This environmental site assessment is considered valid is the assessment was completed less than 180 days prior to the date of acquisition of the property or the date the intended transaction is presumed to be valid. If during this period the environmental site assessment will be relied upon by a different user than the original user for whom the assessment was prepared, the new user must satisfy the User Responsibilities in Section 6 of ASTM 1527-05. For a period of up to one year prior to the date of acquisition of the property or for the date the intended transaction is presumed to be valid this environmental site assessment is considered valid provided that the following components were completed within 180 days of the date of purchase or the date of intended transaction:

(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.

REFERENCES

ASTM International, Designation E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Colorado Aerial Photo Service, 1966, 1975 and 1994 Aerial Photographs for 171 W. 9th Street, Silverthorne, Colorado.

Colorado Department of Labor and Employment, Oil Inspection Section, COSTIS website,

Kellogg, Karl S., 1997, United States Geological Survey, Geologic Map of Dillon, Summit and Grand Counties, Colorado.

Satisfi Environmental Information, Incorporated, contact: Brian Peterson, source for environmental risk management data, 5600 South Quebec Street, Suite 220A, Greenwood Village, Colorado 80111, (720) 200-9472.

United States Geological Survey, 1969 and 1983, 7.5 Minute Topographic Quadrangle.

United States Geological Survey, 1929, 15 Minute Topographic Quadrangle.

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Jason Deem holds a Bachelors of Science (B.S.) in Environmental Geosciences with course experience in environmental site assessments. Mr. Deem is a registered Professional Geologist and has over six years experience conducting environmental site assessments. In December 2005 and 2006, Mr. Deem attended a short course regarding the ASTM 1527-05 Phase I Standard and Practices

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in section 312.10 of 40 CFR 312. We 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have any questions or if we can be of further assistance, please contact us.

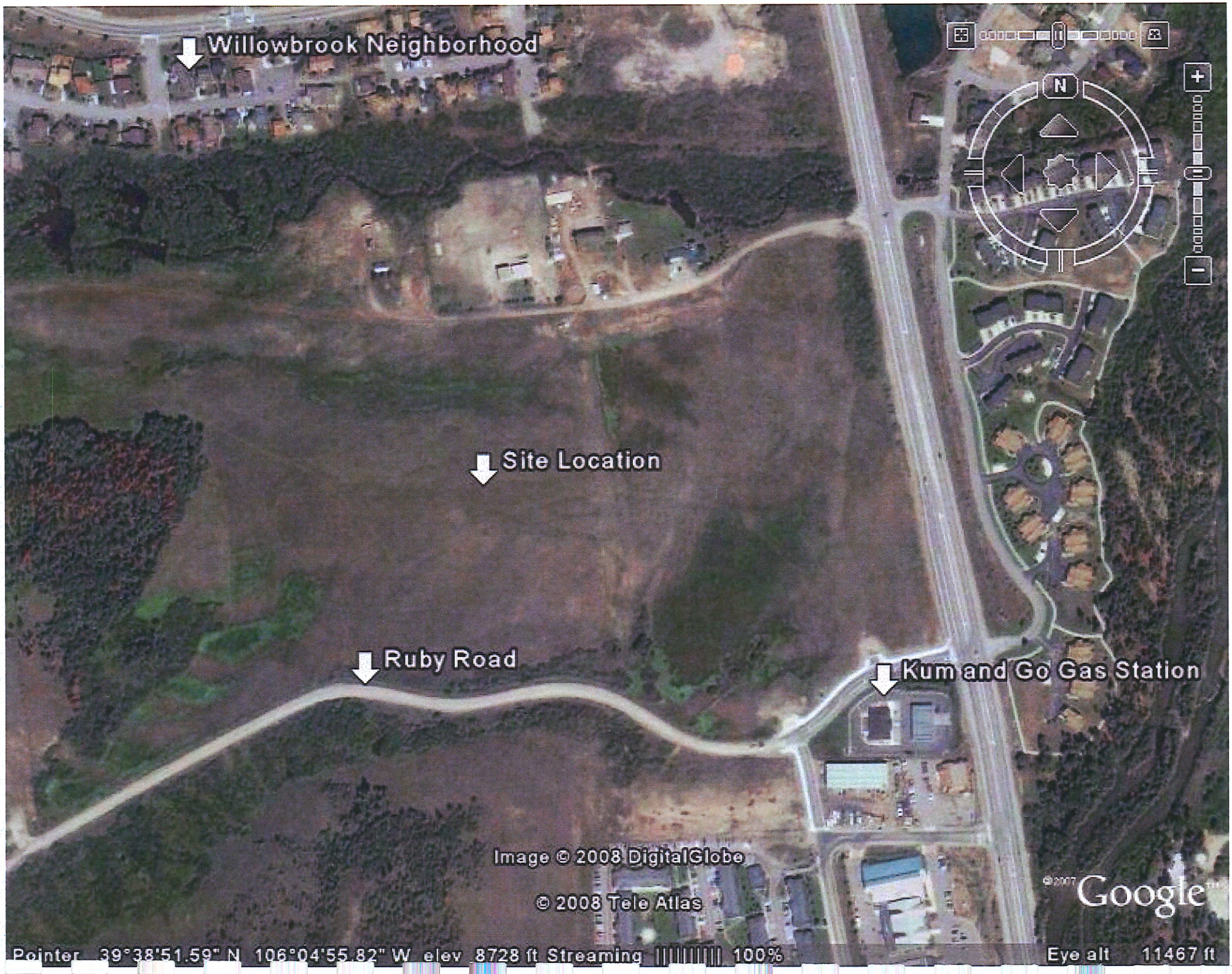
Sincerely,
HEPWORTH-PAWLAK GEOTECHNICAL, INC.

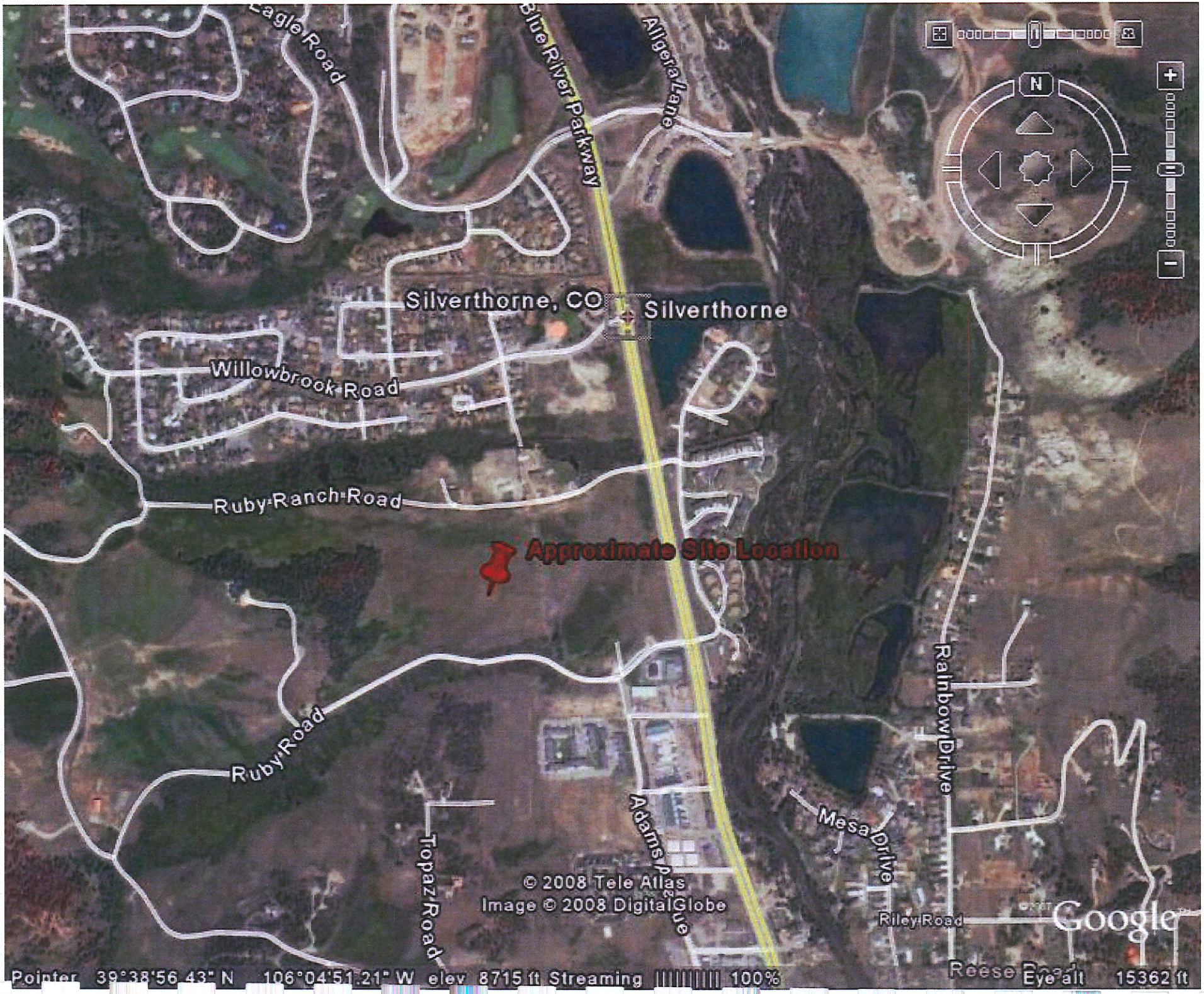
Jason A. Deem
Project Geologist

Reviewed by: JCP

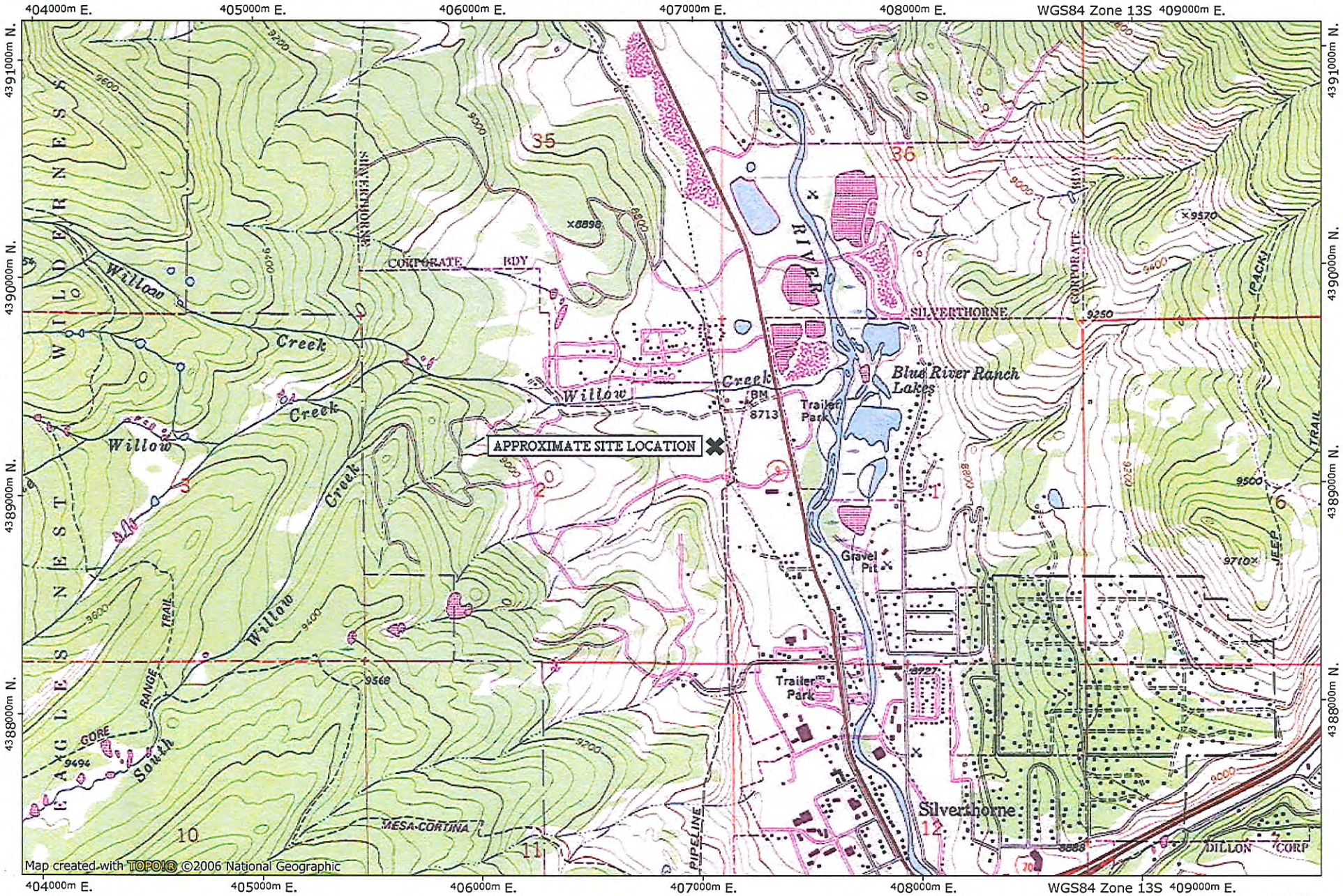
APPENDIX A

SITE VICINITY MAPS


Willowbrook Neighborhood
Site Location
Ruby Road
Kum and Go Gas Station
Image © 2008 DigitalGlobe
© 2008 Tele Atlas
©2007 Google
Pointer 39°38'51.59" N 106°04'55.82" W elev 8728 ft Streaming 100%
Eye alt 11467 ft


Eagle Road
Blue River Parkway
Allgera Lane
Silverthorne, CO
Silverthorne
Willowbrook Road
Ruby Ranch Road
Approximate Site Location
Ruby Road
Topaz Road
Adams Avenue
Mesa Drive
Rainbow Drive
Riley Road
Reese Road
© 2008 Tele Atlas
Image © 2008 DigitalGlobe
Google
Pointer 39°38'56.43" N 106°04'51.21" W elev 8715 ft Streaming 100%
Eye alt 15362 ft

SMITH RANCH, SUMMIT COUNTY, COLORADO



NATIONAL GEOGRAPHIC

0.0 0.5 miles
0.0 0.5 1.0 km

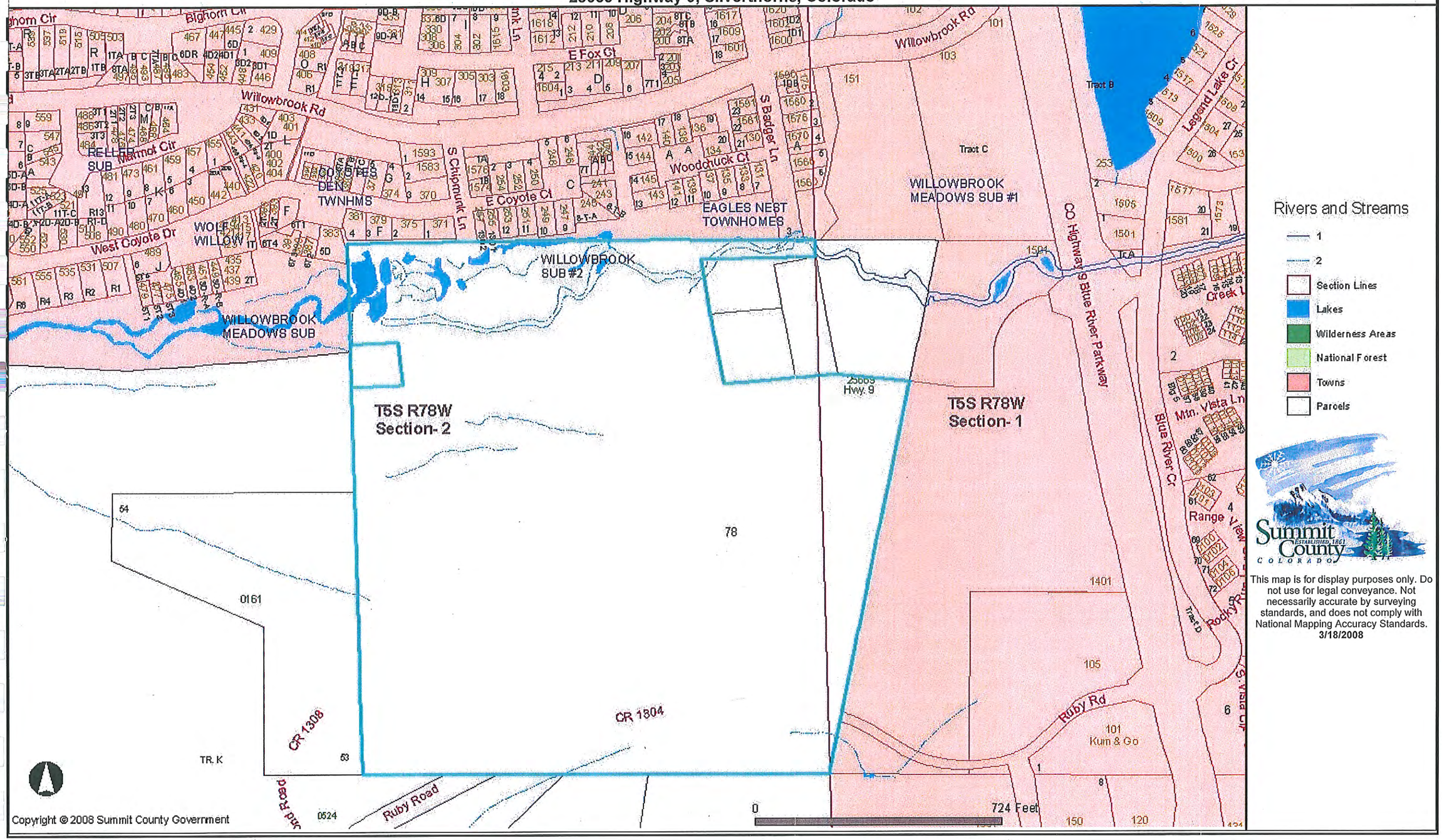
TN MN
10°

03/03/08

APPENDIX B

SITE PLAN

25669 Highway 9, Silverthorne, Colorado



Rivers and Streams

1

2

Section Lines

Lakes

Wilderness Areas

National Forest

Towns

Parcels

Summit County Established 1861 Colorado

This map is for display purposes only. Do not use for legal conveyance. Not necessarily accurate by surveying standards, and does not comply with National Mapping Accuracy Standards.

3/18/2008

APPENDIX C

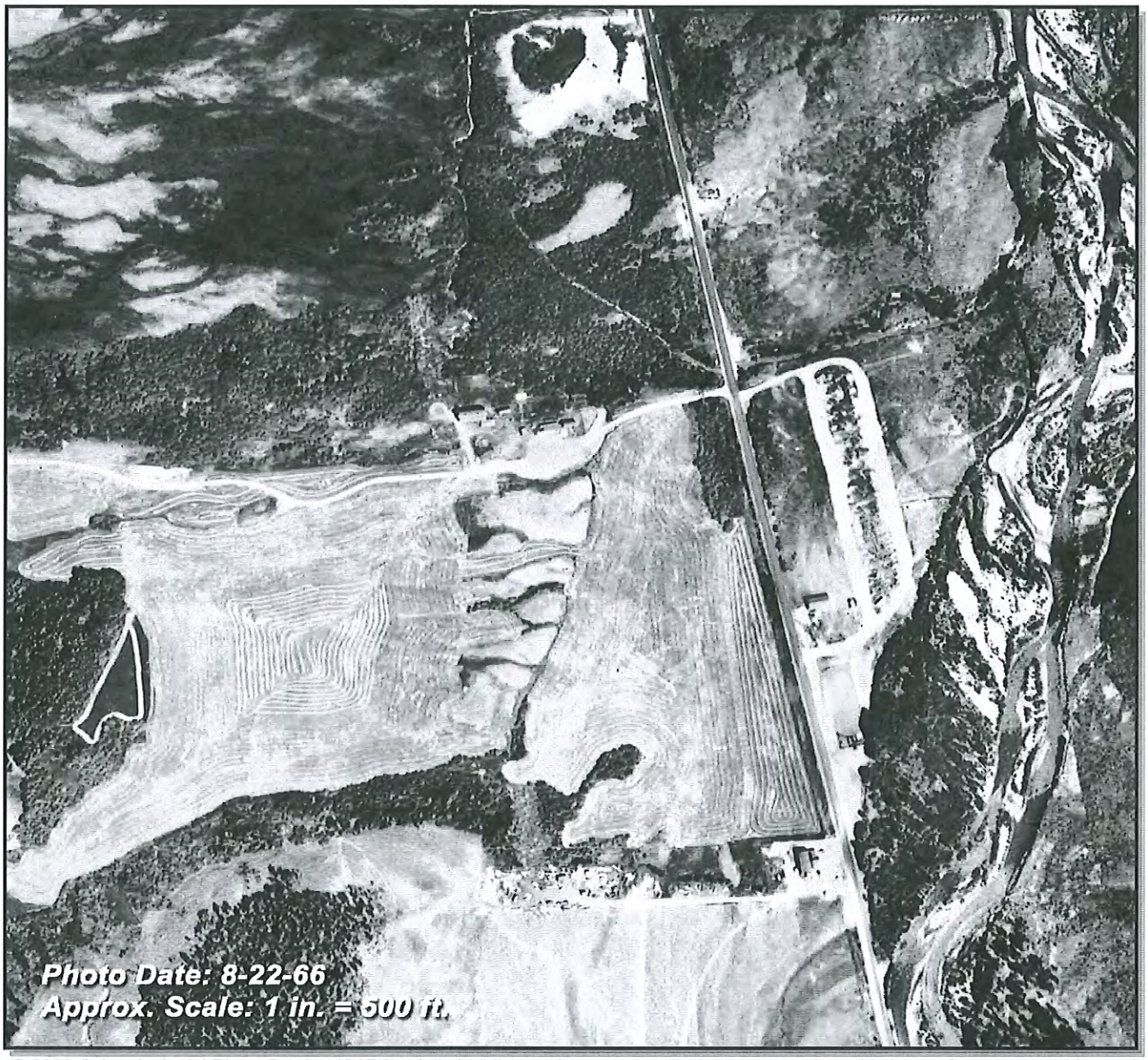
HISTORICAL RESEARCH DOCUMENTATION

APPENDIX C-1

AERIAL PHOTOGRAPHS

1966

Earliest found.



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The Colorado Aerial Photo Service (CAPS) collection covers most developed areas of the Front Range annually from 1948. The originals are enlarged to a scale that is intended to show the Subject Property and the properties that surround it. The originals can be viewed in stereo and under high-power magnification at CAPS, 2757 W. Second Avenue in Denver, for a minimal handling fee. Call CAPS at 303-934-2419 or 800-215-2681 to have prints pulled and waiting.

NORTH

1975

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NORTH

AERIAL PHOTOGRAPHS 1991

1994

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NORTH

APPENDIX C-2

TOPOGRAPHIC MAPS

TOPOGRAPHIC MAPS

Subject Property

Smith Ranch
25669 Highway 9
Silverthorne, CO 80498

October 18, 2007

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

The following maps were found:

Year	Map Name	Size	1:Scale	Note
1983	Dillon	7.5'	24,000	
1969	Dillon	7.5'	24,000	
1929	Dillon	15.'	62,500	Earliest found.

These 7.5' US Geological Survey maps covered most cities by the 1930's, and most remote areas by the 1960's. (Please note that maps are identified here by the year of the survey or aerial photo used to make or revise the map, rather than the year of publication.) Some maps changed names over time; to find them, a unique geographic index of the entire USGS collection is searched. If the 7.5' maps do not go back to 1940, earlier 15' maps are included. Any adjoining maps within 1/8 mile of the Subject Property are also included.

Please note that the accuracy and suitability of public and private records cannot be guaranteed, nor can this research. No warranty is made or implied. By using 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 100% satisfactory, a full refund will be issued.

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TOPOGRAPHIC MAPS SYMBOLS

This Key to Symbols is also available at http://mac.usgs.gov/isb/pubs/booklets/symbols/buildings.html

BUILDINGS AND RELATED FEATURES

Building	
School; church	
Built-up Area	
Racetrack	
Airport	
Landing strip	
Well (other than water); windmill	
Tanks	
Covered reservoir	
Gaging station	
Landmark object (feature as labeled)	
Campground; picnic area	
Cemetery: small; large	Cem

MINES AND CAVES

Quarry or open pit mine	
Gravel, sand, clay, or borrow pit	
Mine tunnel or cave entrance	
Prospect; mine shaft	
Mine dump	Mine dump
Tailings	Tailings

RIVERS, LAKES, AND CANALS

Intermittent stream	
Intermittent river	
Disappearing stream	
Perennial stream	
Perennial river	
Small falls; small rapids	
Large falls; large rapids	
Masonry dam	
Dam with lock	
Dam carrying road	
Perennial lake; Intermittent lake or pond	
Dry lake	
Narrow wash	
Wide wash	Wash
Canal, flume, or aqueduct with lock	
Elevated aqueduct, flume, or conduit	
Aqueduct tunnel	
Well or spring; spring or seep	

ROADS AND RELATED FEATURES

Roads on Provisional edition maps are not classified as primary, secondary, or light duty. They are all symbolized as light duty roads.

Primary highway	
Secondary highway	
Light duty road	
Unimproved road	
Trail	
Dual highway	
Dual highway with median strip	
Road under construction	U. C.
Underpass; overpass	
Bridge	
Drawbridge	
Tunnel	

RAILROADS AND RELATED FEATURES

Standard gauge single track; station	
Standard gauge multiple track	
Abandoned	
Under construction	
Narrow gauge single track	
Narrow gauge multiple track	
Railroad in street	
Juxtaposition	
Roundhouse and turntable	

TRANSMISSION LINES AND PIPELINES

Power transmission line: pole; tower	
Telephone line	Telephone
Aboveground oil or gas pipeline	
Underground oil or gas pipeline	Pipeline

CONTOURS

Topographic

Intermediate	
Index	
Supplementary	
Depression	
Cut; fill	

Bathymetric

Intermediate	
Index	
Primary	
Index Primary	
Supplementary	

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TOPOGRAPHIC MAPS SYMBOLS

This Key to Symbols is also available at http://mac.usgs.gov/isb/pubs/booklets/symbols/buildings.html

SUBMERGED AREAS AND BOGS

- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Rice field
- Land subject to inundation

GLACIERS AND PERMANENT SNOWFIELDS

- Contours and limits
- Form lines

COASTAL FEATURES

- Foreshore flat
- Rock or coral reef
- Rock bare or awash
- Group of rocks bare or awash
- Exposed wreck
- Depth curve; sounding
- Breakwater, pier, jetty, or wharf
- Seawall

MARINE SHORELINE

Topographic maps

- Approximate mean high water
- Indefinite or unsurveyed

Topographic-bathymetric maps

- Mean high water
- Apparent (edge of vegetation)

BATHYMETRIC FEATURES

- Area exposed at mean low tide; sounding datum
- Channel
- Offshore oil or gas: well; platform
- Sunken rock

VEGETATION

- Woods
- Scrub
- Orchard
- Vineyard
- Mangrove

SURFACE FEATURES

- Levee
- Sand or mud area, dunes, or shifting sand
- Intricate surface area
- Gravel beach or glacial moraine
- Tailings pond

BOUNDARIES

- National
- State or territorial
- County or equivalent
- Civil township or equivalent
- Incorporated city or equivalent
- Park, reservation, or monument
- Small park

LAND SURVEY SYSTEMS

U.S. Public Land Survey System

- Township or range line
  - Location doubtful
- Section line
  - Location doubtful
- Found section corner; found closing corner
- Witness corner; meander corner

Other land surveys

- Township or range line
- Section line
- Land grant or mining claim; monument
- Fence line

CONTROL DATA AND MONUMENTS

- Aerial photograph roll and frame number* 3-20

Horizontal control

- Third order or better, permanent mark
- With third order or better elevation
- Checked spot elevation
- Coincident with section corner
- Unmonumented*

Vertical control

- Third order or better, with tablet
- Third order or better, recoverable mark
- Bench mark at found section corner
- Spot elevation

Boundary monument

- With tablet
- Without tablet
- With number and elevation
- U.S. mineral or location monument

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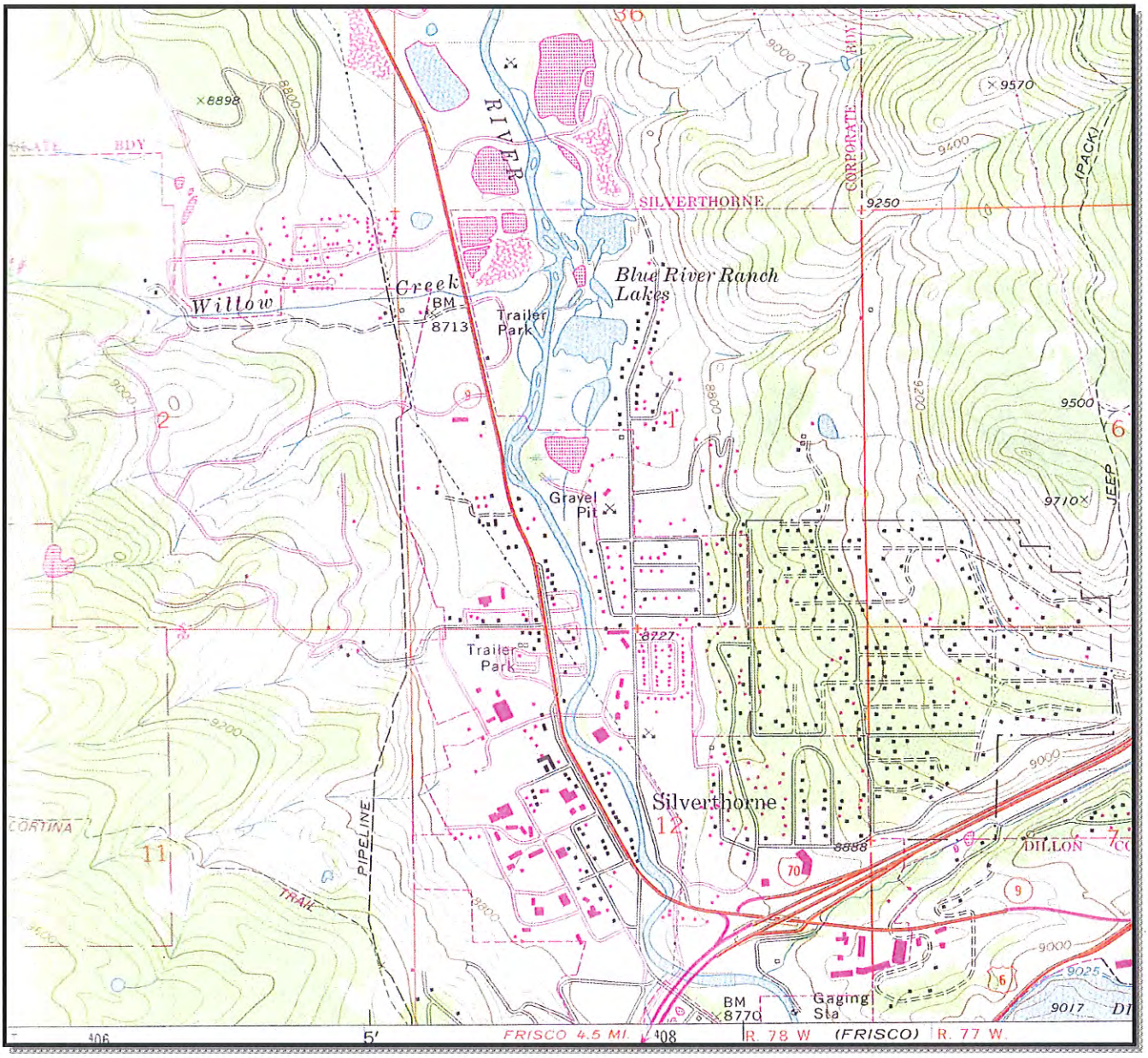
TOPOGRAPHIC MAPS 1983

1983 7.5' Dillon Quadrangle



These 7.5' US Geological Survey maps covered most cities by the 1930's, and most remote areas by the 1960's. (Please note that maps are identified here by the year of the survey or aerial photo used to make or revise the map, rather than the year of publication.) Some maps changed names over time; to find them, a unique geographic index of the entire USGS collection is searched. If the 7.5' maps do not go back to 1940, earlier 15' maps are included. Any adjoining maps within 1/8 mile of the Subject Property are also included.

See Symbol Key

Original scale = 1:24000 |---------- ~1 mile ----------|

NORTH

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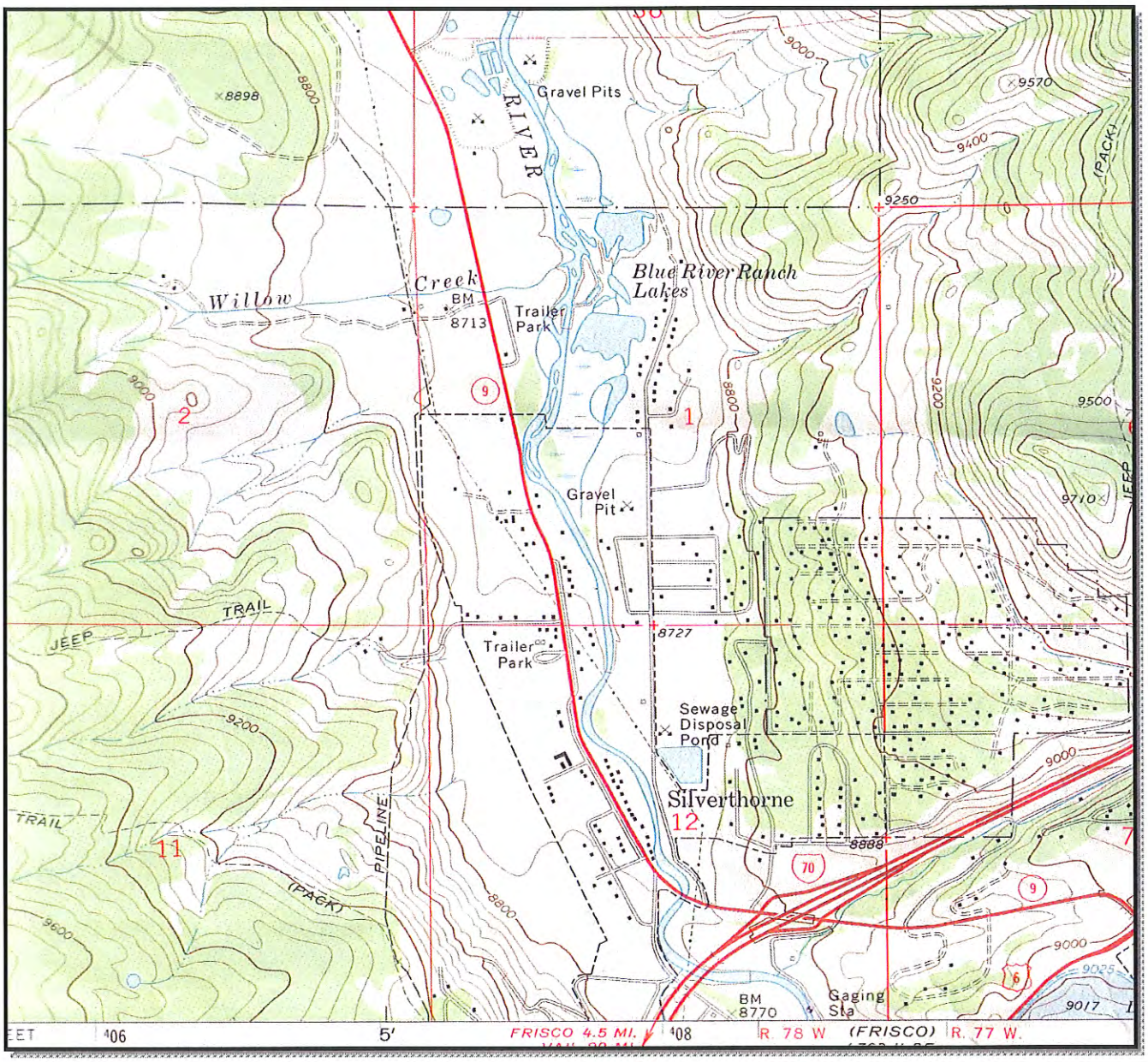
1969 7.5' Dillon Quadrangle



These 7.5' US Geological Survey maps covered most cities by the 1930's, and most remote areas by the 1960's. (Please note that maps are identified here by the year of the survey or aerial photo used to make or revise the map, rather than the year of publication.) Some maps changed names over time; to find them, a unique geographic index of the entire USGS collection is searched. If the 7.5' maps do not go back to 1940, earlier 15' maps are included. Any adjoining maps within 1/8 mile of the Subject Property are also included.

See Symbol Key

Original scale = 1:24000 |---------- ~1 mile ----------|

NORTH

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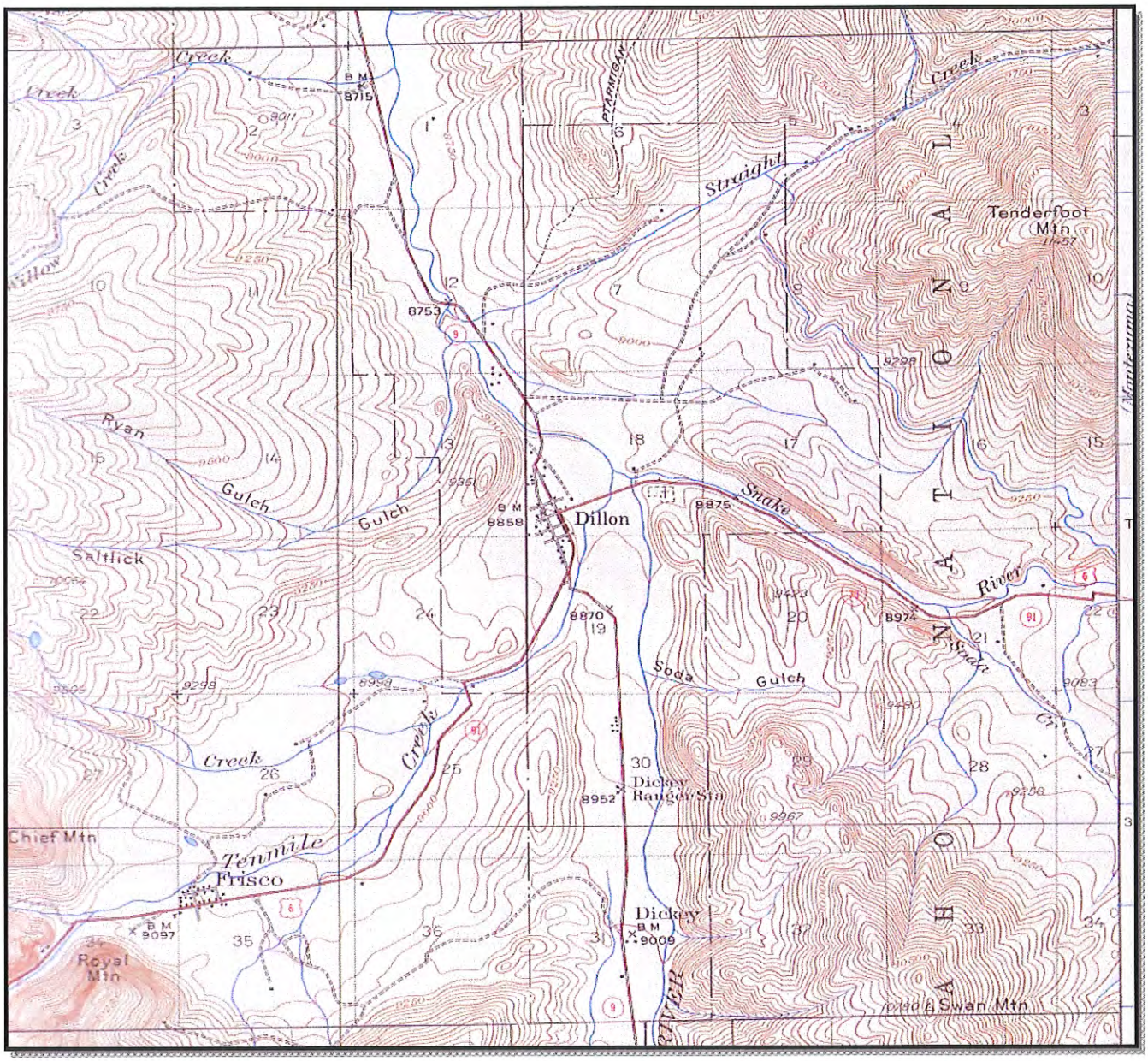
TOPOGRAPHIC MAPS 1929

1929 15' Dillon Quadrangle

Earliest found.



These 7.5' US Geological Survey maps covered most cities by the 1930's, and most remote areas by the 1960's. (Please note that maps are identified here by the year of the survey or aerial photo used to make or revise the map, rather than the year of publication.) Some maps changed names over time; to find them, a unique geographic index of the entire USGS collection is searched. If the 7.5' maps do not go back to 1940, earlier 15' maps are included. Any adjoining maps within 1/8 mile of the Subject Property are also included.

See Symbol Key Original scale = 1:62500 |------- ~1 mile -------| NORTH

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APPENDIX C-3

CULTURAL FEATURE MAPS

CULTURAL FEATURE MAPS

Subject Property

Smith Ranch
25669 Highway 9
Silverthorne, CO 80498

October 18, 2007

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

The following maps were found:

Year	Note
1959/76	
1959/73	
1952/56	
1937/41	
1936/51	Earliest found.

Cultural Feature Maps are similar to topographic maps, except that these maps use symbols to indicate a property's use. The State Highway Department drew these maps to help apportion highway maintenance funds to each county. The entire state was covered except for areas inside the city limits of the time. This unique collection begins with a statewide edition from the late 1930's, and adds several partial editions into the 1970's. The scale varies by edition and area. Any adjoining maps within 1/8 mile of the Subject Property are included.

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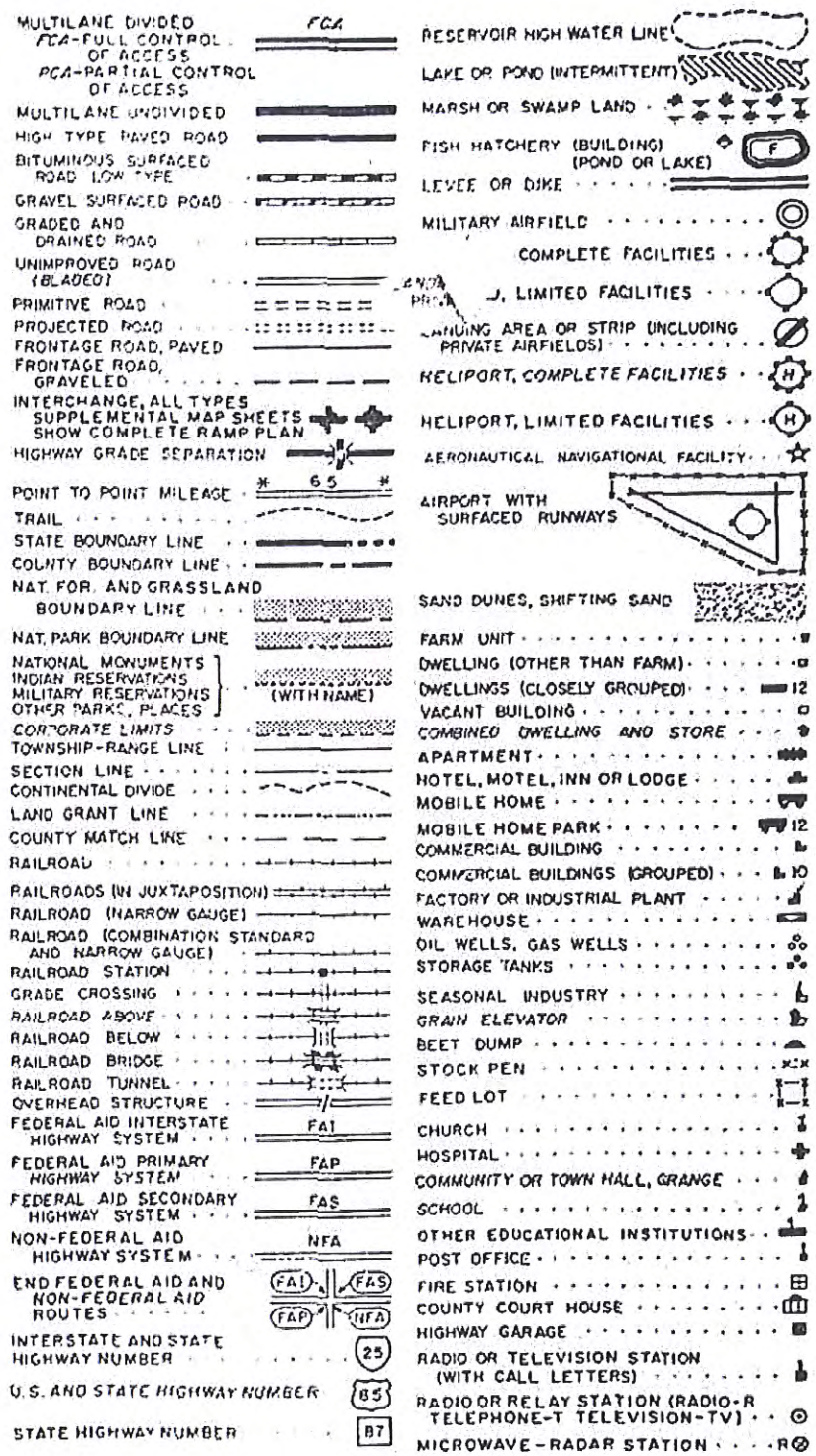
CULTURAL FEATURE MAPS SYMBOLS



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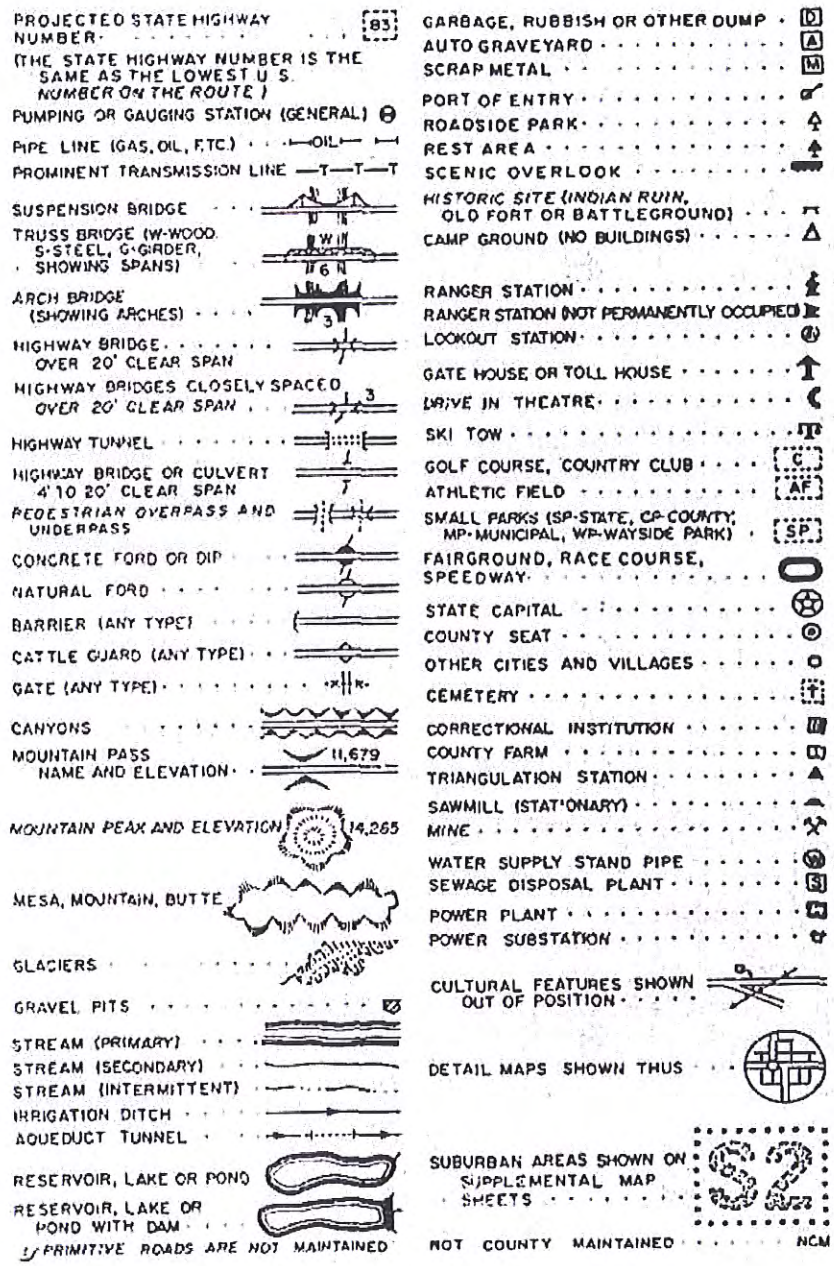
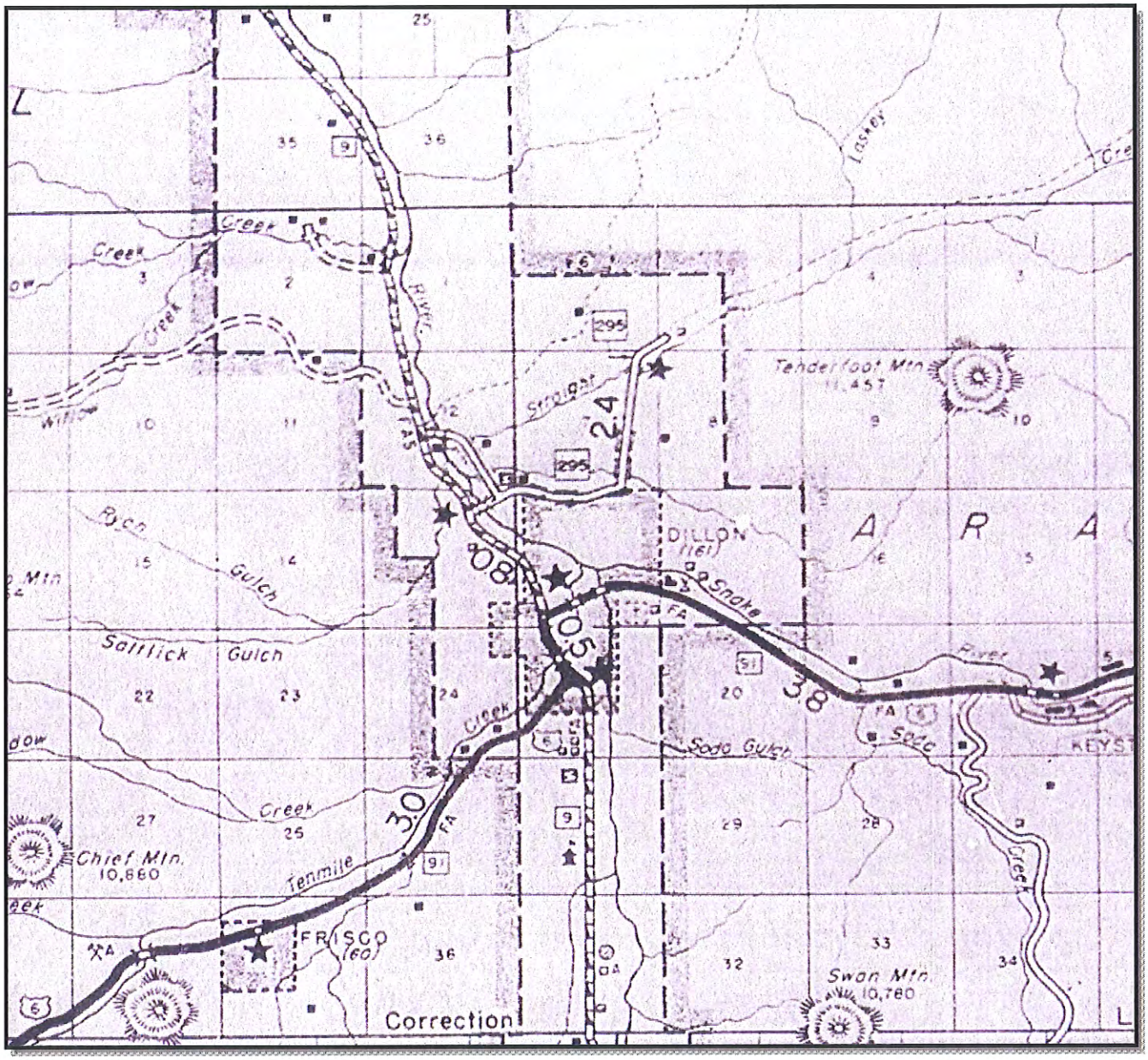

PROJECTED STATE HIGHWAY NUMBER
83
(THE STATE HIGHWAY NUMBER IS THE SAME AS THE LOWEST U S. NUMBER ON THE ROUTE)
PUMPING OR GAUGING STATION (GENERAL)
PIPE LINE (GAS, OIL, ETC.)
OIL
PROMINENT TRANSMISSION LINE
T
SUSPENSION BRIDGE
TRUSS BRIDGE (W-WOOD, S-STEEL, G-GIRDER, SHOWING SPANS)
W
6
ARCH BRIDGE (SHOWING ARCHES)
3
HIGHWAY BRIDGE OVER 20' CLEAR SPAN
HIGHWAY BRIDGES CLOSELY SPACED OVER 20' CLEAR SPAN
3
HIGHWAY TUNNEL
HIGHWAY BRIDGE OR CULVERT 4' TO 20' CLEAR SPAN
PEDESTRIAN OVERPASS AND UNDERPASS
CONCRETE FORD OR DIP
NATURAL FORD
BARRIER (ANY TYPE)
CATTLE GUARD (ANY TYPE)
GATE (ANY TYPE)
CANYONS
MOUNTAIN PASS NAME AND ELEVATION
11,679
MOUNTAIN PEAK AND ELEVATION
14,265
MESA, MOUNTAIN, BUTTE
GLACIERS
GRAVEL PITS
STREAM (PRIMARY)
STREAM (SECONDARY)
STREAM (INTERMITTENT)
IRRIGATION DITCH
AQUEDUCT TUNNEL
RESERVOIR, LAKE OR POND
RESERVOIR, LAKE OR POND WITH DAM
1/ PRIMITIVE ROADS ARE NOT MAINTAINED
GARBAGE, RUBBISH OR OTHER DUMP
D
AUTO GRAVEYARD
A
SCRAP METAL
M
PORT OF ENTRY
ROADSIDE PARK
REST AREA
SCENIC OVERLOOK
HISTORIC SITE (INDIAN RUIN, OLD FORT OR BATTLEGROUND)
CAMP GROUND (NO BUILDINGS)
RANGER STATION
RANGER STATION (NOT PERMANENTLY OCCUPIED)
LOOKOUT STATION
GATE HOUSE OR TOLL HOUSE
DRIVE IN THEATRE
SKI TOW
GOLF COURSE, COUNTRY CLUB
C
ATHLETIC FIELD
AF
SMALL PARKS (SP-STATE, CP-COUNTY, MP-MUNICIPAL, WP-WAYSIDE PARK)
SP
FAIRGROUND, RACE COURSE, SPEEDWAY
STATE CAPITAL
COUNTY SEAT
OTHER CITIES AND VILLAGES
CEMETERY
CORRECTIONAL INSTITUTION
COUNTY FARM
TRIANGULATION STATION
SAWMILL (STATIONARY)
MINE
WATER SUPPLY STAND PIPE
SEWAGE DISPOSAL PLANT
S
POWER PLANT
POWER SUBSTATION
CULTURAL FEATURES SHOWN OUT OF POSITION
DETAIL MAPS SHOWN THUS
SUBURBAN AREAS SHOWN ON SUPPLEMENTAL MAP SHEETS
S2
NOT COUNTY MAINTAINED
NCM

1936/51

Earliest found.



Cultural Feature Maps are similar to topographic maps, except that these maps use symbols to indicate a property's use. The State Highway Department drew these maps to help apportion highway maintenance funds to each county. The entire state was covered except for areas inside the city limits of the time. This unique collection begins with a statewide edition from the late 1930's, and adds several partial editions into the 1970's. The scale varies by edition and area. Any adjoining maps within 1/8 mile of the Subject Property are included.

See Symbol Key

Scales varied; use roads and landmarks to estimate distance.

NORTH

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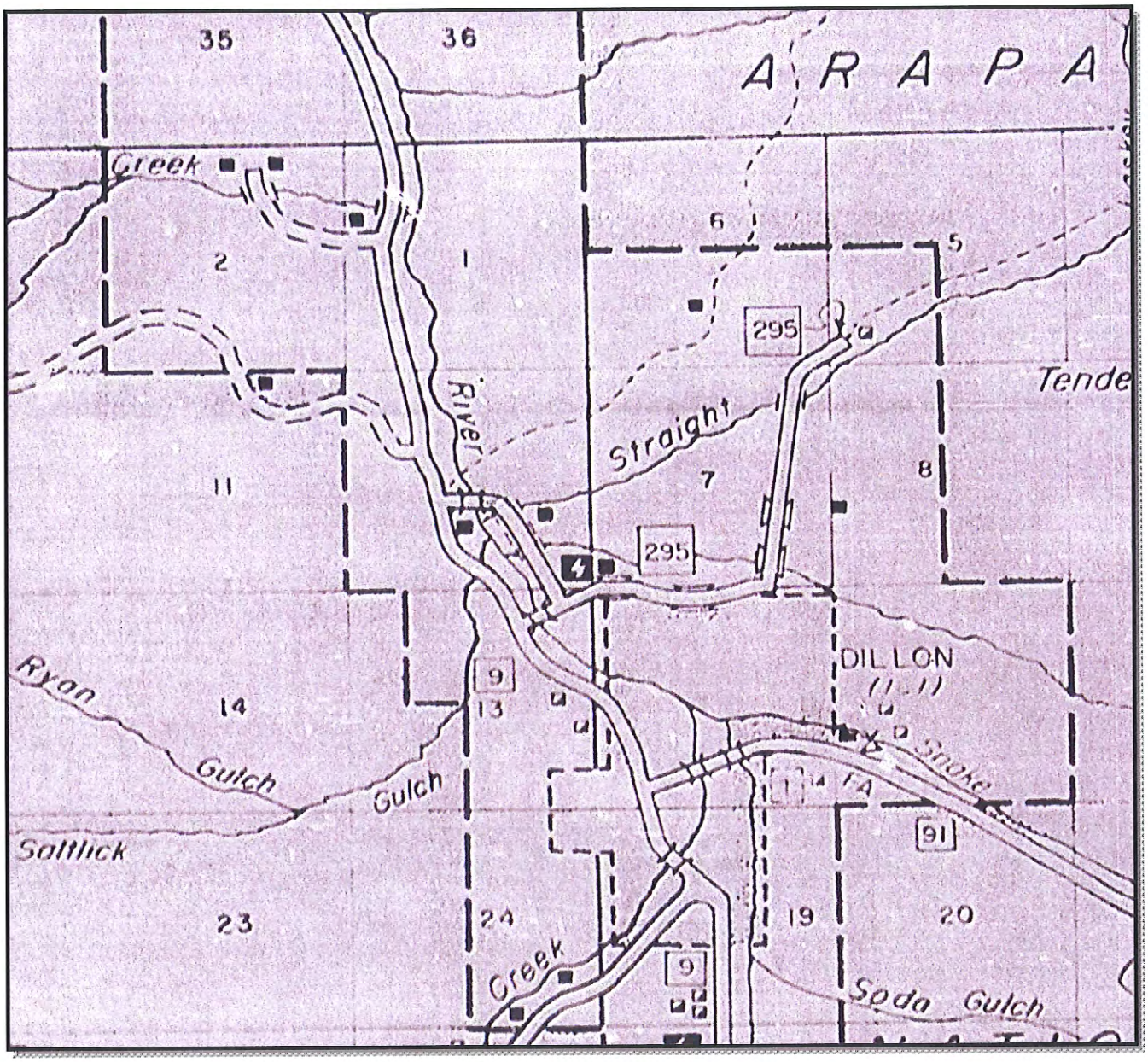
1937/41



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See Symbol Key

Scales varied; use roads and landmarks to estimate distance.

NORTH

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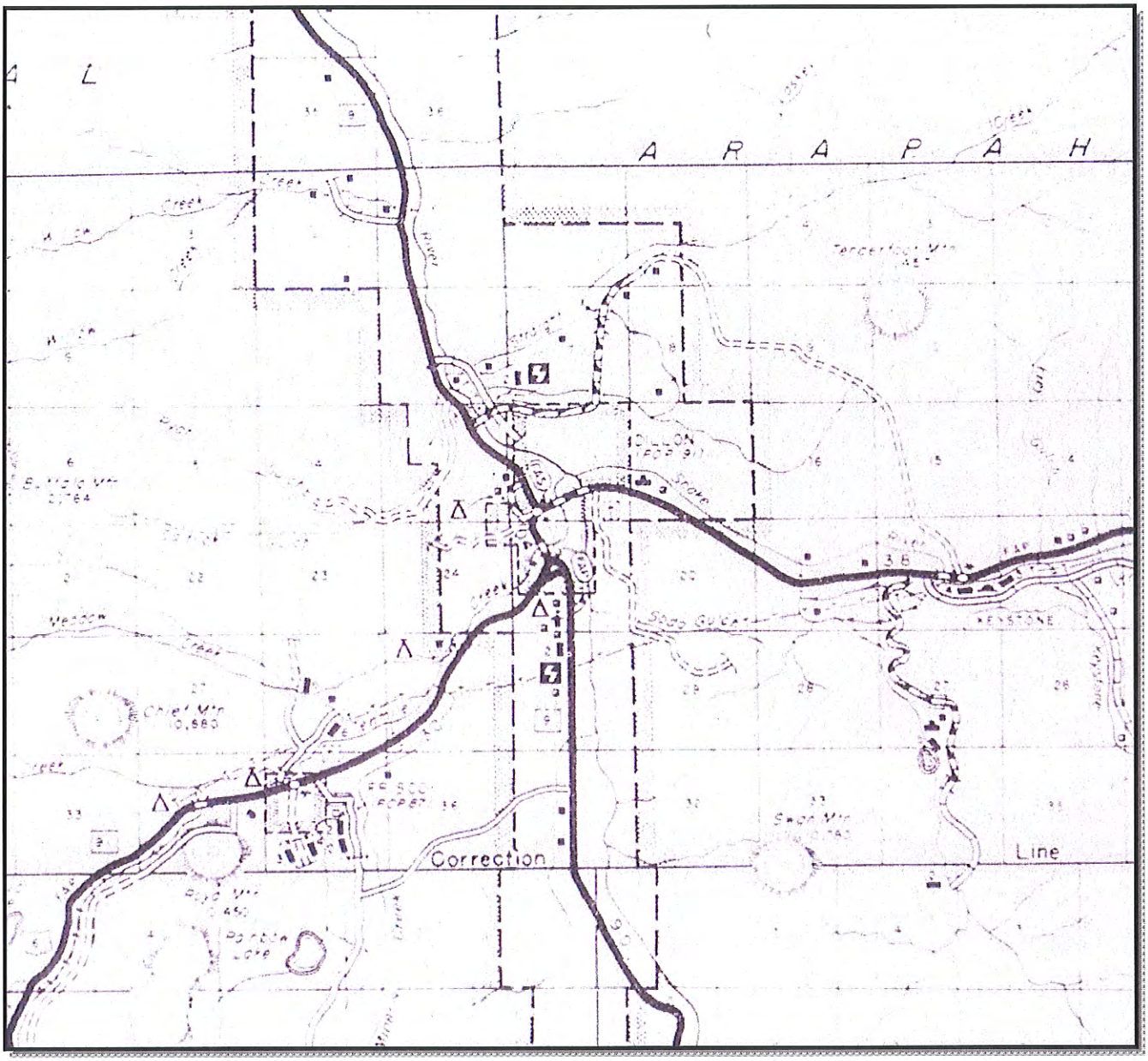
1952/56



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See Symbol Key

Scales varied; use roads and landmarks to estimate distance.

NORTH

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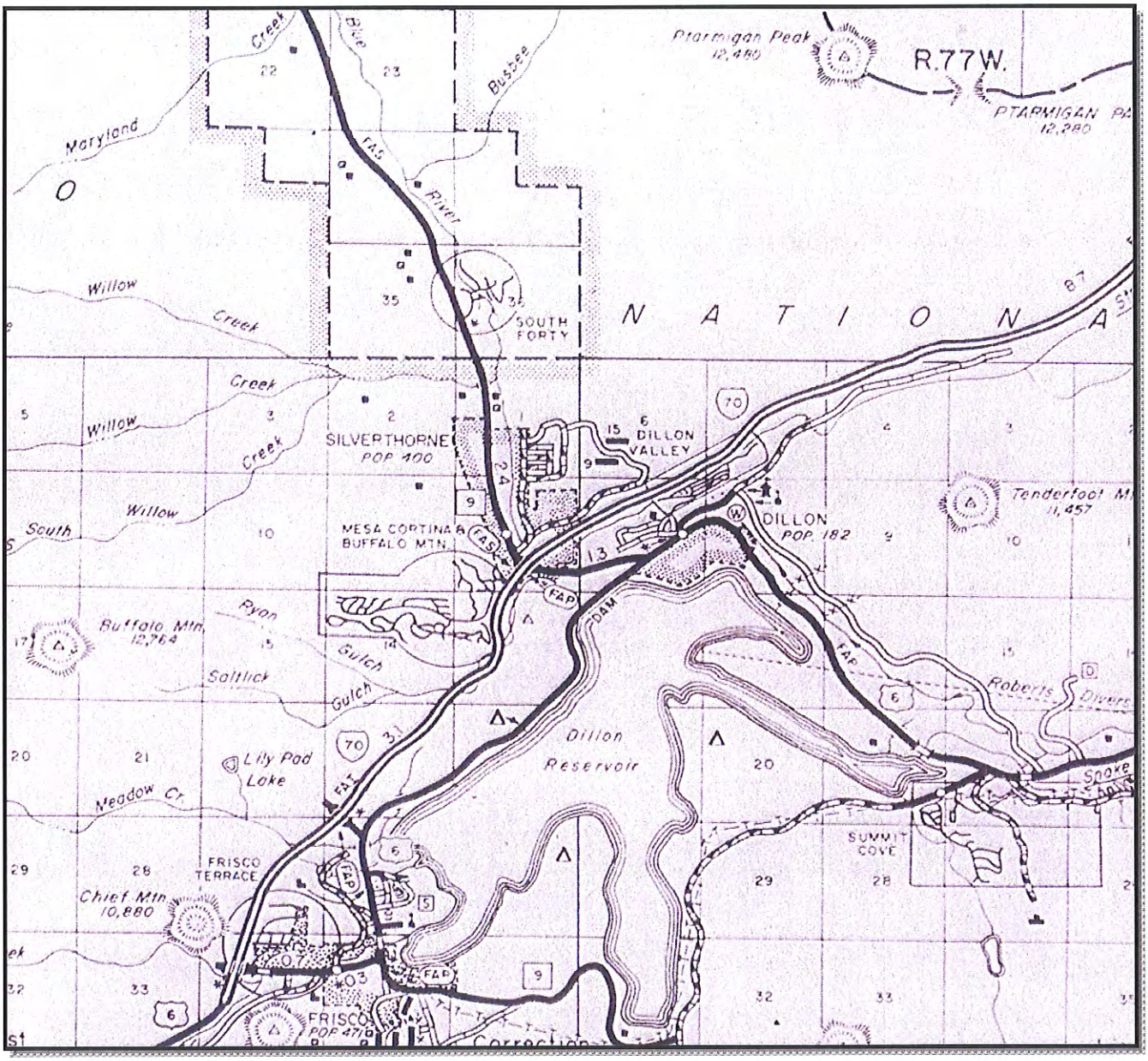
CULTURAL FEATURE MAPS 1959/73

1959/73



Cultural Feature Maps are similar to topographic maps, except that these maps use symbols to indicate a property's use. The State Highway Department drew these maps to help apportion highway maintenance funds to each county. The entire state was covered except for areas inside the city limits of the time. This unique collection begins with a statewide edition from the late 1930's, and adds several partial editions into the 1970's. The scale varies by edition and area. Any adjoining maps within 1/8 mile of the Subject Property are included.

See Symbol Key

Scales varied; use roads and landmarks to estimate distance.

NORTH

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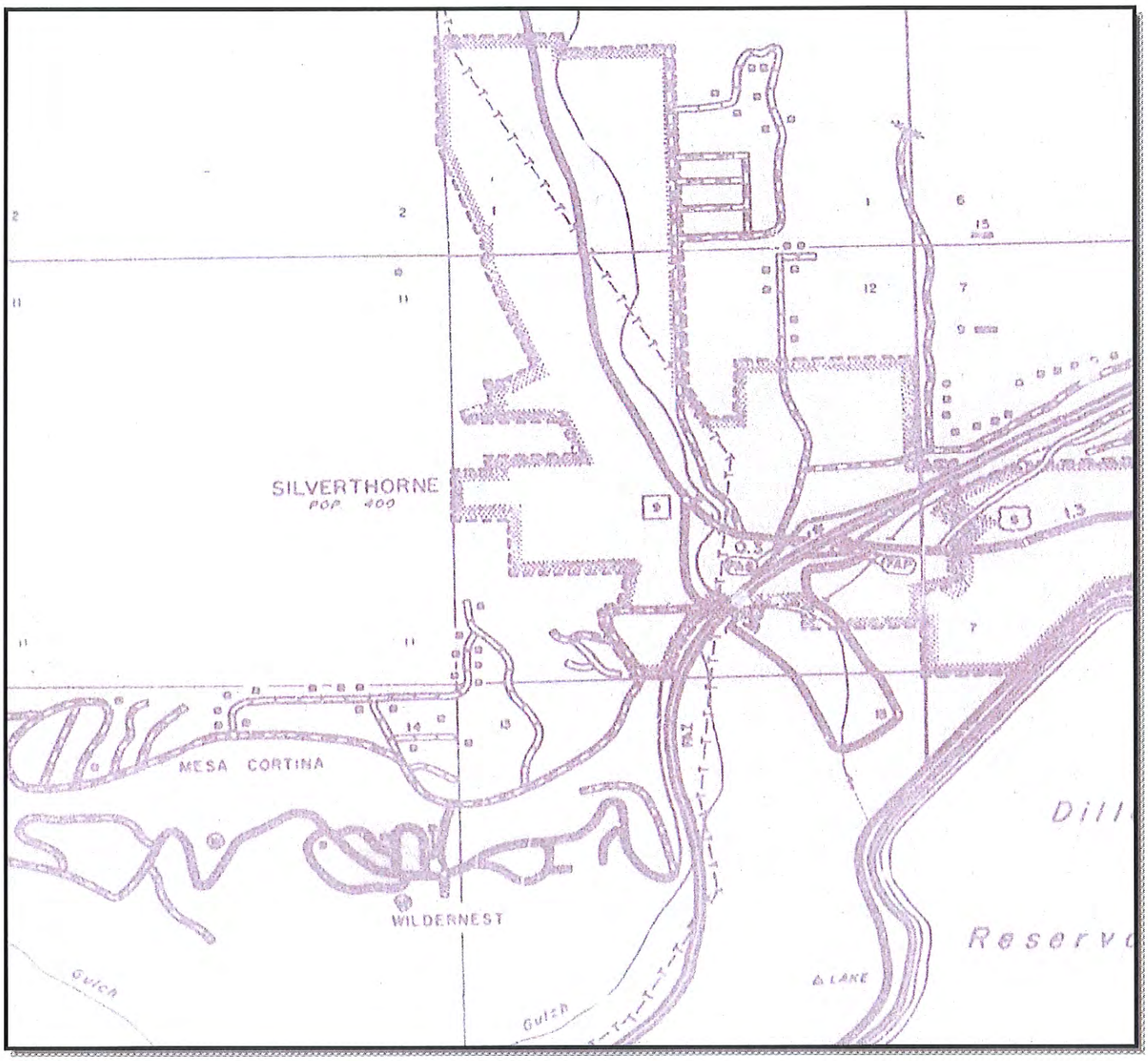
1959/76



Cultural Feature Maps are similar to topographic maps, except that these maps use symbols to indicate a property's use. The State Highway Department drew these maps to help apportion highway maintenance funds to each county. The entire state was covered except for areas inside the city limits of the time. This unique collection begins with a statewide edition from the late 1930's, and adds several partial editions into the 1970's. The scale varies by edition and area. Any adjoining maps within 1/8 mile of the Subject Property are included.

See Symbol Key

Scales varied; use roads and landmarks to estimate distance.

NORTH

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APPENDIX C-4

CITY DIRECTORIES AND FIRE INSURANCE MAPS