

February 8, 2018

Mr. Keith Mendenhall
Mountain Crossing, LLC
2764 Compass Drive, Suite 230
Grand Junction, CO 81506

RE: Results of Abbreviated ESA Phase 1 CDOT Environmental Clearances, Mountain Crossing, LLC.

Dear Keith,

Provided as an attachment to this report is the EnviroCheck Radius Search Report for your property on Mill Creek Road (CR 302), Pagosa Springs, Colorado. The databases searched to compile the report are gathered from numerous federal, state and local governing environmental entities. All the databases required to be searched by ASTM Standard E 152705, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Section 8.2, Standard Environmental Records Sources, have been included in this report, and searched to the required distances from the subject property. The radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements.

Results

There were two historic sites identified on the subject parcel associated with the Old Sawmill. The first site with a recognized environmental condition was a leaking underground storage tank (LUST) identified from the Colorado Oil and Public Safety Division's Leaking Underground Storage Tank list. The site was remediated and the case closed in August 2000. Two underground storage tanks (USTs) were also identified by the same agency but both tanks have been closed and are no longer in use.

The database report also describes known sites within a mile of the subject property. There were 9 sites identified within ¼ mile of the property. These sites were primarily closed or active LPG USTs. There was also a reported small waste oil spill at the Buckskin Towing and Repair garage that was remediated. Tractor Supply Company, also within ¼-mile, is a conditionally exempt small quantity generator with no reported violations of any hazardous material releases. Sites identified beyond a ¼ of the property include numerous closed and active USTs; and at least 2 LUSTs that has been remediated and the cases closed with the State. No other sites beyond ¼ mile from the property appear to pose any threat of contaminating the subject property. Please feel free to contact me with any questions regarding the report or this summary.

Sincerely,



Mike Fitzgerald
Principal