

Table Four - Adjacent Properties Environmental Risk Summary			
Years	Use	Source	Opinion of Environmental Risk
Present (2003)	West: Single-Family Residences	Observed During Site Reconnaissance	Does not meet the definition of a Recognized Environmental Condition

Based on these data, *Walter* believes that the adjacent properties do not meet the ASTM definition of a recognized environmental condition.

3.4 EDR Records Review

The purpose of the records review portion of the investigation was to obtain and examine "practically reviewable" records that help identify recognized environmental conditions concerning the site. *Walter* requested a public records search from EDR in an attempt to identify:

- National Priorities List (NPL)/Superfund sites,
- Comprehensive Environmental Response, Compensation, and Liability (CERCLA) sites,
- Registered UST and AST sites,
- Leaking UST (LUST) and AST sites,
- Resource Conservation and Recovery Act (RCRA) sites,
- Emergency Response Notification System (ERNS) sites, and
- landfill sites on or in the vicinity of the subject site.

A complete list of the searched databases is provided in the EDR report. Requested search radii met those required by the ASTM Transaction Screen standard. The EDR report is included as Appendix F.

3.4.1 Subject Site

The subject property was not identified in the EDR report.

3.4.2 Sites Within 1 1/8 Mile of the Subject Property

EDR Data are summarized on the following table:

Table Five - EDR Data Summary					
Distance to Site (Miles)	Site Name	Address	Database	EDR Map ID	Opinion of Risk
1/2 - 1	Westwind Painting Contractors, Inc.	3045 Bookcliff Ave.	SQG, FINDS, CORRACTS	1	Recognized Environmental Condition

EDR records indicated evidence of one adjacent site that *Walter* believes meets the ASTM definition of a recognized environmental condition.

3.4.3 Orphan Sites

EDR included in their summary report a list of Orphan Sites. Orphan Sites are defined by EDR as those sites with inadequate or poor address information. Upon review of the orphan site list, *Walter* confirmed that none of the identified orphan sites were adjacent to or in the vicinity of the subject site.

3.4.4 EDR Records Review Conclusions

Based on *Walter's* understanding of local ground-water conditions, EDR records indicated one adjacent site that *Walter* believes meets the ASTM definition of a recognized environmental condition. However, based on the distance to the subject site, *Walter* concludes that no further inquiry into this recognized environmental condition is needed for purposes of appropriate inquiry.

3.5 Other Records

3.5.1 Public Agency Requests

Walter contacted the Grand Junction Fire Department requesting knowledge of hazardous or toxic spills, or underground storage tank releases that have occurred on or adjacent to the project site. A copy of the request letter is included in Appendix F. At this time, *Walter* has not received a response from this agency. If *Walter* is supplied with information from the Fire Department that affects the recommendations within this report, Mr. Lenhart will be notified at

that time.

3.5.2 Uranium Mill Tailings

In the Grand Junction area, uranium mill tailings were an inexpensive and plentiful material used in building foundations, under sidewalks, and even as a soil amendment to improve drainage in orchards and gardens. The use of this material is reported to span the period of 1952 to 1965 (personal communication, CDPHE). During the 1980s and 1990s potentially-affected properties were surveyed, and (where appropriate) remediated by state and federally-funded programs.

Walter requested the CDPHE mill tailings report for the subject site. CDPHE data (Appendix H) indicated that the subject site was surveyed in 1971. The survey identified uranium mill tailings in a planter located on the "southwest lawn." The property owner, Ms. Mary Krizman, declined to have to property included in the Uranium Mill Tailings Remedial Action (UMTRA) program. Based on these data and *Walter's* site inspection, *Walter* believes that the reported mill tailings may still be in place, and therefore meet the ASTM definition of a recognized environmental condition.

4.0 FINDINGS AND CONCLUSIONS

Walter has performed a Transaction Screen Process in general conformance with the scope and limitations of ASTM Practice E 1528-00 of the property known as the Krizman Property, 626 30 Road, Grand Junction, Colorado. This assessment has revealed evidence of recognized environmental conditions at the subject site. The recognized environmental conditions included:

- Westwind Painting Contractors, Inc. site, and
- The reported uranium mill tailings in a planter located on the site's "southwest lawn."

Although *Walter* believes the Westwind Painting Contractors, Inc. site meets the ASTM definition of a recognized environmental condition, based on the distance to the subject site, *Walter* concludes that no further inquiry into this recognized environmental condition is needed for purposes of appropriate inquiry.

Walter concludes that additional inquiry into the reported of uranium mill tailings in a planter located on the site's "southwest lawn" is needed for purposes of appropriate inquiry.

5.0 RECOMMENDATIONS

Walter recommends that the uranium mill tailings be confirmed, removed, and disposed of. The CDPHE offers a no-cost disposal option to landowners that have encountered uranium mill tailings. CDPHE will accept uranium mill tailings at the Grand Junction City Shops on River Road in Grand Junction. Although there is no disposal cost, the property owner must provide their own transportation for the material. For additional information, contact CDPHE representative Mr. Paul Oliver (970-248-7171) or **The Walter Group**.

6.0 LIMITATIONS

This Transaction Screen investigation neither confirms nor denies the presence of contamination. The investigation only identifies potential sources of environmental condition that may result in a liability to the property owner and/or occupant. Additionally, the identification of a potential source of an environmental condition does not imply that the source is contaminated, only that a contaminant potential or a negative impact to the property exists. Sample collection and testing are necessary to determine the actual presence and extent of contamination or compounds of concern. This assessment does not imply, assert, guarantee, or assure that all potential contaminant sources have been identified.

Should additional surface, subsurface, or chemical data become available, the conclusions and recommendations contained in this report will not be considered valid unless the data are reviewed and the conclusions of this report are modified or approved in writing by *Walter*.

REFERENCES

ASTM Designation E 1528-00, Transaction Screen Process.

CDPHE Mill Tailings Report, January 13, 2003.

EDR Radius Report, "Krizman Property, 626 30 Road, Grand Junction, CO 81504," report dated January 13, 2003.

Mesa County Tax Assessors Records.

Mesa County Aerial Photograph, 1954.

United States Geologic Survey (USGS) Map, Clifton, Colorado; 1962, photorevised 1973.

GLOSSARY

AST - Above-Ground Storage Tank

ASTM - American Society of Testing and Materials

CDPHE - Colorado Department of Public Health and Environment

CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned. 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 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. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

CORRACTS-Corrective Action Report - CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

DOE - United States Department of Energy

EDR - Environmental Data Resources, Inc.

ERNS - Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

FIFRA - Federal Insecticide, Fungicide, and Rodenticide Act. The Act is designed to manage the development, storage, application and disposal of pesticides.

FINDS - Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR included the following FINDS databases in their report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

LQG - Large Quantity Generator. A facility that generates 1,000kg (or more) of hazardous waste in one or more months during the year.

LUST - Leaking Underground Storage Tank.

NPL - National Priority List. The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.

RCRIS - Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Recognized Environmental Conditions - The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of 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 that 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 governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

SQG - Small Quantity Generator. A facility that generates between 100 and 1,000kg per month of total hazardous waste.

TSCA - Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

UMTRA - Uranium Mill Tailings Remedial Action

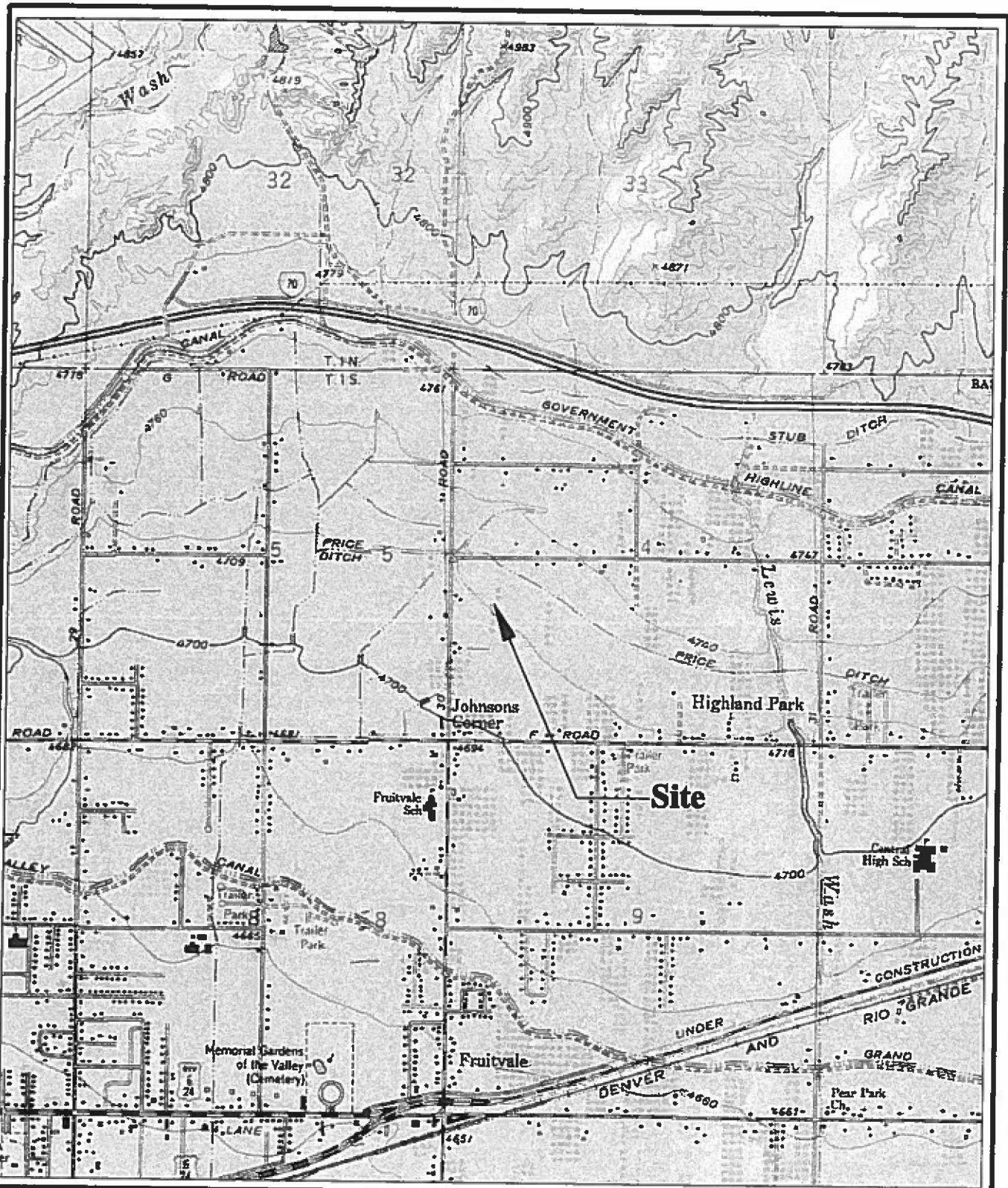
Uranium Mill Tailings - Uranium mill tailings consist of sand wastes generated from the milling of uranium ores to extract "yellowcake," a uranium oxide compound. These tailings contain most of the original radioactivity found in the unprocessed ores. This radioactivity results from a series or chain of radioactive decay products of uranium. There are several different kinds of radiation that can be emitted from these radioactive decay products, including alpha and beta particles and gamma rays.

UST - Registered Underground Storage Tanks. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program.

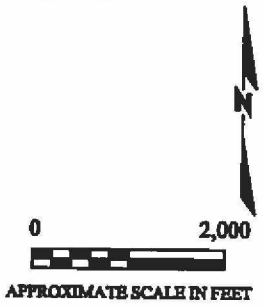
VCUP - The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.



FIGURES



Source: USGS, Clifton, Colorado Quadrangle;
1962, photorevised 1973.

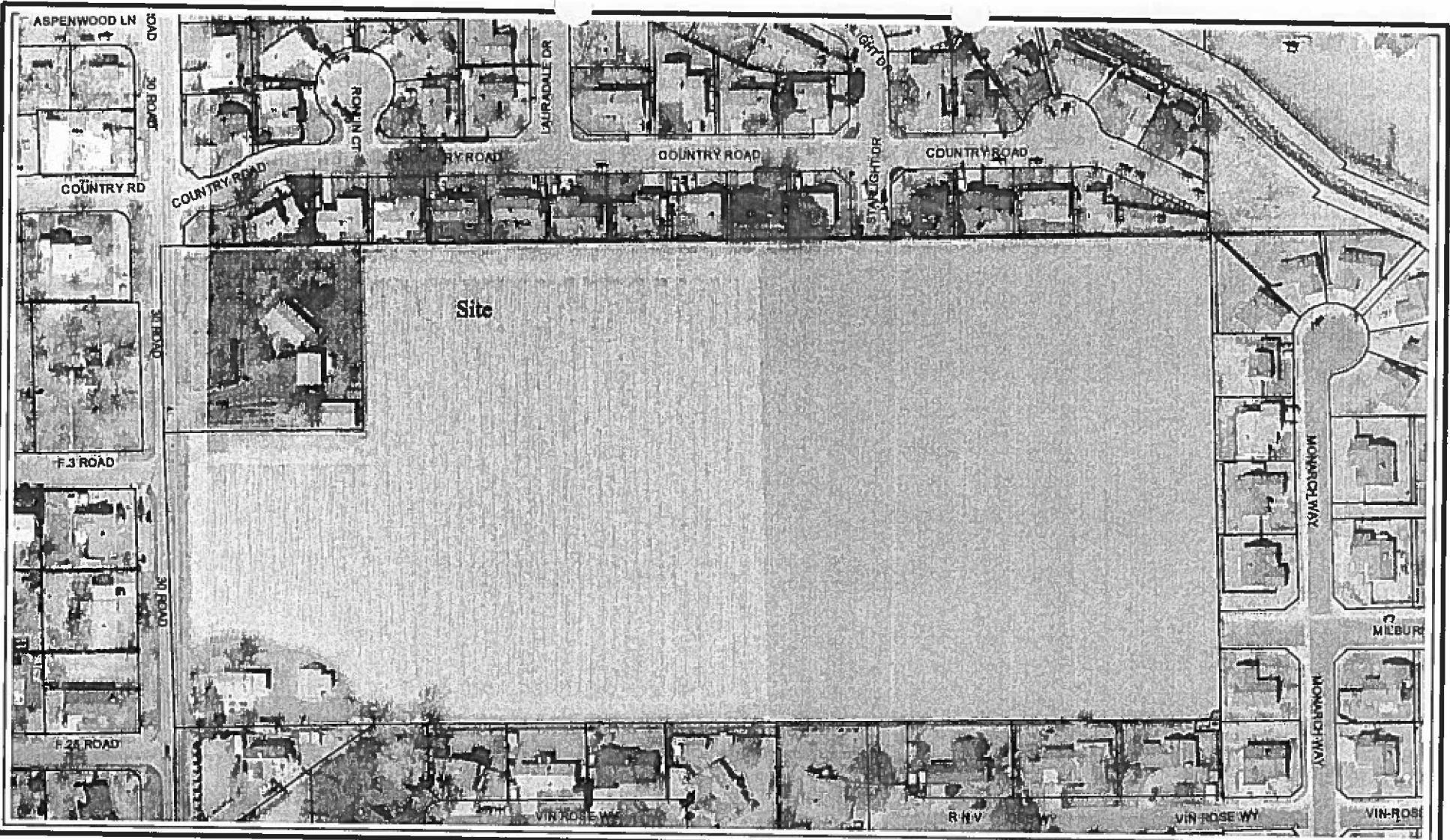


The Walter Group
Environmental Professionals
Compliance Solutions

Site Location Map
Krizman Property
626 30 Road
Grand Junction, Colorado

01/13/2002
Project No. 047-03-001

Figure 1



Source: Mesa County Aerial Photograph, 2001

The Walter Group
Environmental Professionals
Compliance Solutions



Not to Scale

Site Map
Krizman Property
626 30 Road
Grand Junction, Colorado

01/13/2003
 Project No. 047-03-001

Figure 2



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APPENDIX A
MESA COUNTY TAX ASSESSORS RECORDS



Mesa County

Property Search Results *(Continued)*

The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, the Mesa County Assessor's Office is unable to warrant any of the information contained herein.

Owner's Name:	KRIZMAN, MARY R and ETAL
Mailing Address:	626 30 RD GRAND JUNCTION, CO 81504-5560
Parcel Identifier:	2943-043-00-150
Associated Par:	
Legal Description:	S2NW4SW4 SEC 4 1S 1E EXC BEG NW COR S2NW4SW4 SEC 4 1S1E E 250FT S 250FT W 250FT N 250FT TO BEG
Property Address:	626 30 RD
Neighborhood:	Econ 30 M+B Nbhd 5
Land Unit 1:	
Schedule Type:	IRRIGATED LAND
Units:	10.5
Unit Type:	Acres
Land Unit 2:	
Schedule Type:	IRRIGATED LAND
Units:	7.07
Unit Type:	Acres
	<u>Building Characteristics</u> (Including Drawings and Information)

Tax Information

	Tac 16100	Improvements	Land	Total
2002	Actual	\$54,750	\$8,210	\$62,960
	Assessed	\$5,010	\$2,380	\$7,390
	Mill Levy			0.07268
	Special Asmt			\$334.26
	Property Taxes + Special Asmt			\$871.37
	Tac 16100	Improvements	Land	Total
2001	Actual	\$54,750	\$8,210	\$62,960
	Assessed	\$5,010	\$2,380	\$7,390
	Mill Levy			0.068557
	Special Asmt			\$334.26
	Property Taxes + Special Asmt			\$840.90
	Tac 16100	Improvements	Land	Total
2000	Actual	\$67,250	\$9,160	\$76,410
	Assessed	\$6,550	\$2,660	\$9,210
	Mill Levy			0.077055
	Special Asmt			\$297.12
	Property Taxes + Special Asmt			\$1,006.80

Sales Activity (if any)

Date	Amount	Book	Page	Instrument Type
	\$0			

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Mesa County

Building Characteristics

The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, the Mesa County Assessor's Office is unable to warrant any of the information contained herein.

Owner's Name:	KRIZMAN, MARY R and ETAL
Parcel Number:	2943-043-00-150
Location:	626 30 RD

Building 1	
Arch. Style:	ranch w/ baseme
Roof Cover:	ASPH/COMP SHNGL
Heating Fuel:	GAS
Heating Type:	FORCED AIR DUCT
Air Conditioning:	WIND/WALL UNIT
Construction Quality:	average
Frame:	WOOD FRAME
Wall:	WOOD SIDING
Bathrooms:	1.75
# of Rooms:	5
Bedrooms:	3
# of Units:	1
Actual Year Built:	1941
Effective Year Built:	1946
Heated Sqft:	1084

Property Drawing

(Note - The MS LineDraw Font must be installed)

```

0AAAAAAAAAAAA40AAAAAAAAAAAAAAAAAAAA15AAAAA;
3
3
3
3
22 UCP (330) 22
24 BAS (944) AAA; 3 3
AAA14AAAA 3 3
3 UBM (374) 13 3 3
10FBM (140) 3 3 3
3 3 AAA8AAAAAA15AAAAA0
AAAAAAAAAA32AAAAAAAAAA0

```

AREA	SQFT
BAS	944
UBM	374
FBM	140
UCP	330

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APPENDIX B
SITE PHOTOGRAPHS



Photograph 1 - Subject site. View from the western property line toward the east.



Photograph 2 - Subject Site. View to the western property line toward the south. Note existing residence.



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APPENDIX C
HISTORIC AERIAL PHOTOGRAPH



Aerial Photograph Source: Mesa County, 1954

Not to Scale



The Walter Group
Environmental Professionals
Compliance Solutions

1954 Aerial Photograph

Krizman Property
626 30 Road
Grand Junction, Colorado

01/13/2003

Project No. 047-03-001



APPENDIX D
EDR SANBORN MAP



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Ken Walter

The Walter Group

PO Box 3967

Grand Junction, CO 81502

2010461LUC

970-255-8017

Order Date: 1/13/2003

Completion Date: 01/14/2003

Inquiry #: 909741.2S

P.O. #: NA

Site Name: Krizman Property

Address: 626 30 Road

City/State: Grand Junction, CO 81504

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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APPENDIX E
TRANSACTION SCREEN QUESTIONNAIRE

ASTM Transaction Screen Questionnaire, E 1528-00

Property Owner

Name: **EUGENE KRIZMAN**
 Title: **OWNER**
 Years associated with subject property: **SINCE 1929**
 Street Address:
 City/State/Zip:
 TEL:
 FAX:

Key Site Manager (if different than property owner)

Name:
 Title:
 Years associated with subject property:
 Street Address:
 City/State/Zip:
 TEL:
 FAX:

Site Description or Address: **626 30 ROAD**

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
1a. Is the property used for an industrial use?		X						X	
1b. Is any adjoining property used for an industrial use?		X						X	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?		X						X	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?		X						X	

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		X						X	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photodeveloping laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		X						X	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		X						X	
4b. Did you observe evidence or do you have prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?		X						X	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of >5 gal in volume or 50 gal in the aggregate, stored on or used at the property or at the facility?		X						X	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints or other chemicals in individual containers of >5 gal in volume or 50 gal in the aggregate, stored on or used at the property or facility?		X						X	

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
6a. Are there currently any industrial drums (typically 55 gal) or sacks of chemicals located on the property or at the facility?		X						X	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal) or sacks of chemicals located on the property or at the facility?		X						X	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site? MILL TAILINGS, SEE REPORT TEXT		X					X		
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?		X						X	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X						X	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X						X	
9a. Is there currently any stained soil on the property?		X						X	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?		X						X	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?		X						X	

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?		X						X	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		X						X	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?		X						X	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?		X						X	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?		X						X	
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?		NA						NA	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?		NA						NA	

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?		X						NA	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?		X						NA	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?		X						NA	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?		X						NA	
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?		X						NA	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?		X						NA	
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?		X						NA	

Question	Owner			Occupants			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?		X						X	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?		X						X	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?		X						X	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X						X	



Digitized by Google

APPENDIX G
EDR RADIUS REPORT



The EDR Radius Map with GeoCheck®

**Krizman Property
626 30 Road
Grand Junction, CO 81504**

Inquiry Number: 909741.1s

January 13, 2003

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06890**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

626 30 ROAD
GRAND JUNCTION, CO 81504

COORDINATES

Latitude (North): 39.096600 - 39° 5' 47.8"
Longitude (West): 108.494200 - 108° 29' 39.1"
Universal Transverse Mercator: Zone 12
UTM X (Meters): 716706.1
UTM Y (Meters): 4330278.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2439108-A4 CLIFTON, CO
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list.
SWF/LF..... Solid Waste Sites & Facilities
LUST..... Leaking Underground Storage Tank List
CO TRUST..... Lust Trust Sites
UST..... Underground Storage Tank Database

EXECUTIVE SUMMARY

INDIAN UST..... Underground Storage Tanks on Indian Land
VCP..... Voluntary Cleanup & Redevelopment Act Application Tracking Report

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

HISTORICAL LANDFILL..... Historical Landfill List
AST..... Aboveground Tank List
CO ERNS..... Spills Database
METHANE SITE..... Methane Site Investigations - Jefferson County 1980
Methane Investigation..... Methane Gas & Swamp Findings

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 09/29/2002 has revealed that there is 1

EXECUTIVE SUMMARY

CORRACTS site within approximately 1.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>WESTWIND PAINTING CONTRACTORS</i>	<i>3045 BOOKCLIFF AVE</i>	<i>1/2 - 1 SSE</i>	<i>1</i>	<i>6</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name

DALE REALTY
BROAD CANYON LANDFILL
JOBSITE INC.
HAND DUG DITCH ON W. BOUND OF PROPERTY
PROPERTY LOCATED NEXT TO THE FITZPATRICK'S PLACE

Database(s)

FINDS, FTTS
SWF/LF
RCRIS-SQG, FINDS
ERNS
ERNS

OVERVIEW MAP - 909741.1s - The Walter Group



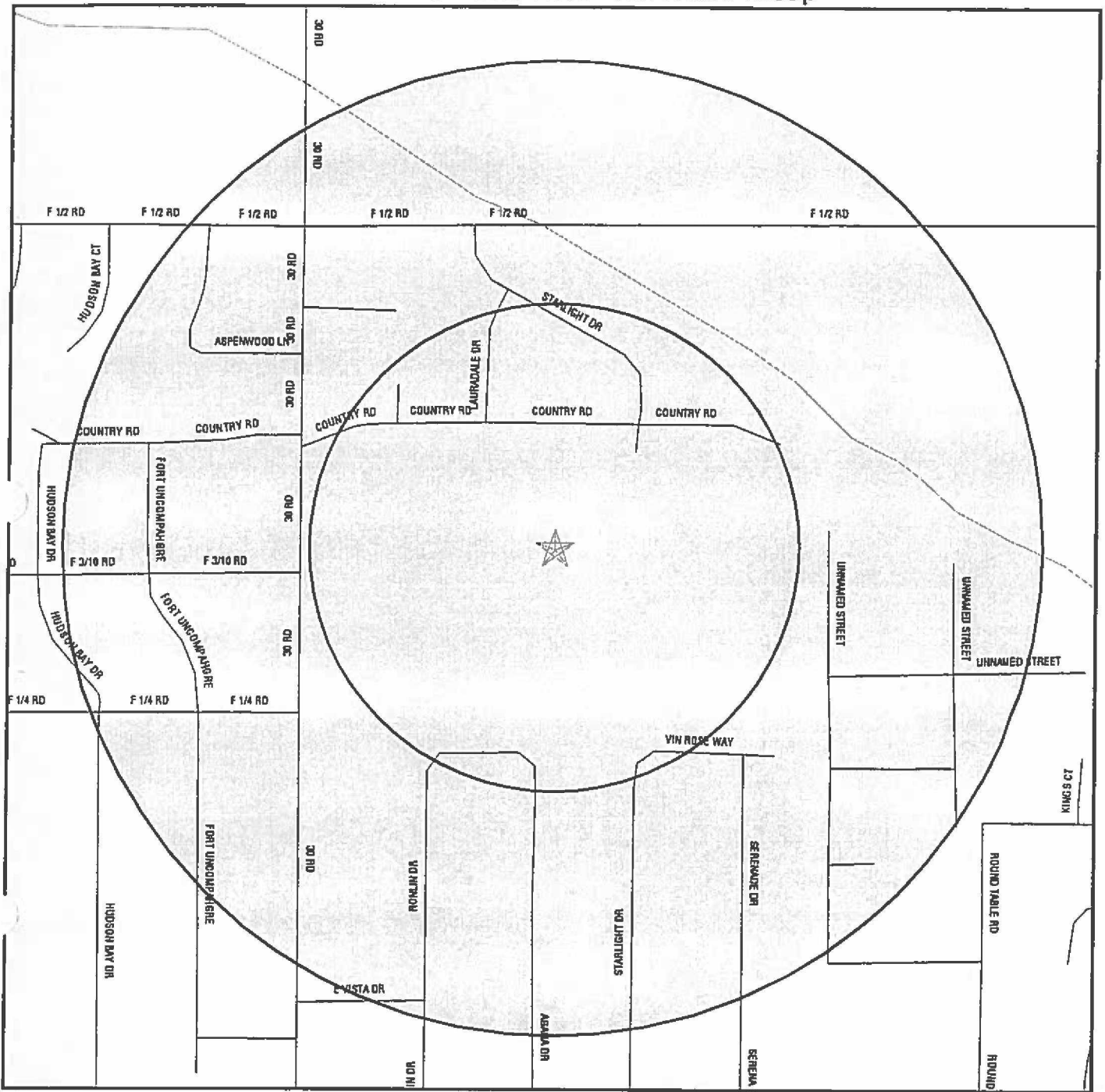
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▩ Landfill Sites

⚡ Power transmission lines
 ⚡ Oil & Gas pipelines



TARGET PROPERTY:	Krizman Property	CUSTOMER:	The Walter Group
ADDRESS:	626 30 Road	CONTACT:	Ken Walter
CITY/STATE/ZIP:	Grand Junction CO 81504	INQUIRY #:	909741.1s
LAT/LONG:	39.0966 / 108.4942	DATE:	January 13, 2003 1:51 pm

DETAIL MAP - 909741.1s - The Walter Group



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- ▣ National Priority List Sites
- ▣ Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines



TARGET PROPERTY:	Krizman Property	CUSTOMER:	The Walter Group
ADDRESS:	626 30 Road	CONTACT:	Ken Walter
CITY/STATE/ZIP:	Grand Junction CO 81504	INQUIRY #:	909741.1s
LAT/LONG:	39.0966 / 108.4942	DATE:	January 13, 2003 1:51 pm

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.250	0	0	0	0	0	0
Proposed NPL		1.250	0	0	0	0	0	0
CERCLIS		0.750	0	0	0	0	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.250	0	0	0	1	0	1
RCRIS-TSD		0.750	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.500	0	0	0	NR	NR	0
RCRIS Sm. Quan. Gen.		0.500	0	0	0	NR	NR	0
ERNS		0.250	0	0	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.750	0	0	0	0	NR	0
LUST		0.750	0	0	0	0	NR	0
CO TRUST		0.750	0	0	0	0	NR	0
UST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.500	0	0	0	NR	NR	0
VCP		0.750	0	0	0	0	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.250	0	0	0	0	0	0
ROD		1.250	0	0	0	0	0	0
Delisted NPL		1.250	0	0	0	0	0	0
FINDS		0.250	0	0	NR	NR	NR	0
HMIRS		0.250	0	0	NR	NR	NR	0
MLTS		0.250	0	0	NR	NR	NR	0
MINES		0.500	0	0	0	NR	NR	0
NPL Liens		0.250	0	0	NR	NR	NR	0
PADS		0.250	0	0	NR	NR	NR	0
RAATS		0.250	0	0	NR	NR	NR	0
TRIS		0.250	0	0	NR	NR	NR	0
TSCA		0.250	0	0	NR	NR	NR	0
SSTS		0.250	0	0	NR	NR	NR	0
FCTS		0.250	0	0	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
Historical Landfill		0.750	0	0	0	0	NR	0
AST		0.250	0	0	NR	NR	NR	0
CO ERNS		0.250	0	0	NR	NR	NR	0
Methane Site		0.250	0	0	NR	NR	NR	0
Methane Investigation		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1
SSE
1/2-1
3479 ft.
Lower

WESTWIND PAINTING CONTRACTORS INC
3045 BOOKCLIFF AVE
GRAND JUNCTION, CO 81503

RCRIS-SQG 1001217757
FINDS COR000009738
CORRACTS

CORRACTS Data:

EPA Id: COR000009738
Region: 8
State: CO
Area Name: BOOKCLIFF AVENUE DISPOSAL SITE
Original Scheduled Date: Not reported
New Scheduled Date: Not reported
Actual Date: 6/7/1999
Corrective Action: CA450 - Corrective Measures Design Approved

EPA Id: COR000009738
Region: 8
State: CO
Area Name: CONCORD LANE DISPOSAL SITE
Original Scheduled Date: Not reported
New Scheduled Date: Not reported
Actual Date: 6/7/1999
Corrective Action: CA450 - Corrective Measures Design Approved

EPA Id: COR000009738
Region: 8
State: CO
Area Name: BOOKCLIFF AVENUE DISPOSAL SITE
Original Scheduled Date: Not reported
New Scheduled Date: Not reported
Actual Date: 6/7/1999
Corrective Action: CA500 - CMI Workplan Approved

EPA Id: COR000009738
Region: 8
State: CO
Area Name: CONCORD LANE DISPOSAL SITE
Original Scheduled Date: Not reported
New Scheduled Date: Not reported
Actual Date: 6/7/1999
Corrective Action: CA500 - CMI Workplan Approved

EPA Id: COR000009738
Region: 8
State: CO
Area Name: BOOKCLIFF AVENUE DISPOSAL SITE
Original Scheduled Date: Not reported
New Scheduled Date: Not reported
Actual Date: 9/17/1999
Corrective Action: CA550 - Certification Of Remedy Completion Or Construction Completion

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WESTWIND PAINTING CONTRACTORS INC (Continued)

1001217757

The CORRACTS database contains 13 additional records for this site.
Please contact your EDR Account Executive for more information.

RCRIS Corrective Action Summary:

Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

Event Date: 10/07/1999

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event Date: 10/07/1999

Event: Certification Of Remedy Completion Or Construction Completion

Event Date: 09/17/1999

Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).

Event Date: 07/07/1999

Event: RFI Approved

Event Date: 06/07/1999

Event: Date For Remedy Selection (CM Imposed)

Event Date: 06/07/1999

Event: Corrective Measures Design Approved

Event Date: 06/07/1999

Event: CMI Workplan Approved

Event Date: 06/07/1999

Event: RFI Imposition

Event Date: 12/17/1997

RCRIS:

Owner: DATA NOT REQUESTED
(999) 999-9999

EPA ID: COR000009738

Contact: TED DATA NOT REQUES

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

Database(s) EDR ID Number
 EPA ID Number

WESTWIND PAINTING CONTRACTORS INC (Continued)

1001217757

Violation Status: Violations exist

Regulation Violated:	25-15-310(1)(b), C.R.S.
Area of Violation:	GENERATOR-OTHER REQUIREMENTS
Date Violation Determined:	12/17/1997
Actual Date Achieved Compliance:	10/24/2000
Enforcement Action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date:	12/18/1997
Penalty Type:	Not reported
Enforcement Action:	FINAL 3008(H) I.S. CA ORDERS (NON-HSWA)
Enforcement Action Date:	12/18/1997
Penalty Type:	Not reported
Regulation Violated:	261.21 261.32(a)
Area of Violation:	GENERATOR-OTHER REQUIREMENTS
Date Violation Determined:	09/17/1997
Actual Date Achieved Compliance:	12/18/1997

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
CAR	GENERATOR-OTHER REQUIREMENTS	19971218
	GENERATOR-OTHER REQUIREMENTS	20001024

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Facility Registry System (FRS)
 Resource Conservation and Recovery Act Information system (RCRAINFO)

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GRAND JUNCTION	89117432	HAND DUG DITCH ON W. BOUND OF PROPERTY	HAND DUG DITCH ON W. BOUND OF PROPERT		ERNS
GRAND JUNCTION	S105542645	BROAD CANYON LANDFILL	2 1 MI SE OF NATURITA		SWF/LF
GRAND JUNCTION	89111855	PROPERTY LOCATED NEXT TO THE FITZPATRICK'S PLACE	PROPERTY LOCATED NEXT TO THE FITZPATRICK'S PLACE		ERNS
GRAND JUNCTION	1004680242	JOBSITE INC.	545 31 ROAD	81504	RCRIS-SQG, FINDS
GRAND JUNCTION	1005833017	DALE REALTY	3039 F ROAD	81504	FINDS, FTTS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 11/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 11/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/15/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/23/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 12/26/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

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 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. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/15/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/03/02
Elapsed ASTM days: 25
Date of Last EDR Contact: 12/26/02

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02
Date Made Active at EDR: 12/26/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/26/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 10/28/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/02
Date of Next Scheduled EDR Contact: 01/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 10/21/02
Date of Next Scheduled EDR Contact: 01/20/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02
Date of Next Scheduled EDR Contact: 01/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03
Date of Next Scheduled EDR Contact: 03/31/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/22/02
Date of Next Scheduled EDR Contact: 01/20/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

STATE OF COLORADO ASTM STANDARD RECORDS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list.

Source: EPA

Telephone: 703-413-0223

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: N/A
Date of Last EDR Contact: 12/26/02

SWF/LF: Solid Waste Sites & Facilities

Source: Department of Health

Telephone: 303-692-3450

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/22/02
Date Made Active at EDR: 10/11/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 09/09/02
Elapsed ASTM days: 32
Date of Last EDR Contact: 12/09/02

LUST: Leaking Underground Storage Tank List

Source: Department of Labor and Employment, Oil Inspection Section

Telephone: 303-620-4021

The Leaking Underground Storage Tank List contains sites that have completed cleanup activities. This does not mean that the owner and/or operator has removed all of the contamination, but instead means that the actions taken have met the criteria that the division uses for determining adequate cleanup. It also contains those sites that have either been just identified as having a leak, or are in the process of remediating the contaminant problem but have not yet been closed and therefore the site has not received a final agency determination. Included in this category are those sites that have completed active remediation and are now conducting groundwater monitoring programs. Every effort is made to ensure the accuracy of the data contained in this database, however, the Department of Public Health and Environment does not guarantee that this listing is completely accurate or up-to-date. In the event that site specific data is desired or necessary to ensure accuracy, you are encouraged to contact our Records Center at (303) 692-3331 to arrange a meeting to review the site file(s).

Date of Government Version: 10/07/02
Date Made Active at EDR: 11/05/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/07/02
Elapsed ASTM days: 29
Date of Last EDR Contact: 10/07/02

TRUST: Lust Trust Sites

Source: Department of Health

Telephone: 303-620-4016

List of complaint sites where there is no known responsible party. The state is doing investigations on them.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/07/99
Date Made Active at EDR: 01/06/00
Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/08/99
Elapsed ASTM days: 29
Date of Last EDR Contact: 10/28/02

UST: Underground Storage Tank Database

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-620-4021

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/15/02
Date Made Active at EDR: 10/23/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 8
Date of Last EDR Contact: 10/11/02

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 8
Telephone: 303-312-6137

Date of Government Version: 10/04/02
Date Made Active at EDR: 12/04/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/25/02
Elapsed ASTM days: 40
Date of Last EDR Contact: 10/03/02

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report

Source: Department of Public Health and Environment
Telephone: 303-692-3331

The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 08/01/02
Date Made Active at EDR: 10/29/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/23/02
Elapsed ASTM days: 36
Date of Last EDR Contact: 12/27/02

STATE OF COLORADO ASTM SUPPLEMENTAL RECORDS

HISTORICAL LANDFILL: Historical Landfill List

Source: Department of Health
Telephone: 303-692-3450
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/93
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/05/96
Date of Next Scheduled EDR Contact: N/A

AST: Aboveground Tank List

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-620-4021
Registered Aboveground Storage Tanks.

Date of Government Version: 10/15/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/11/02
Date of Next Scheduled EDR Contact: 01/06/03

CO ERNS: Spills Database

Source: Department of Public Health and Environmental
Telephone: 303-692-2000

Date of Government Version: 11/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

METHANE SITE: Methane Site Investigations - Jefferson County 1980

Source: Jefferson County Health Department
Telephone: 303-239-7175

Date of Government Version: 12/31/80
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

METHANE INVESTIGATION: Methane Gas & Swamp Findings

Source: Department of Health
Telephone: 303-640-3335

Date of Government Version: 03/15/79
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

LOCAL RECORDS

ADAMS COUNTY:

Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County

Source: Tri-County Health Department
Telephone: 303-761-1340

Date of Government Version: 05/08/78
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

ARAPAHOE COUNTY:

A Survey of Landfills in Arapahoe County

Source: Tri-County Health Department
Telephone: 303-761-1340

Date of Government Version: 12/31/78
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

BOULDER COUNTY:

Old Landfill Sites

Source: Boulder County Health Department
Telephone: 303-441-1182

Date of Government Version: 05/01/86
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/30/98
Date of Next Scheduled EDR Contact: N/A

DENVER COUNTY:

Landfills in Denver County

Source: City and County of Denver
Telephone: 303-436-7300

Date of Government Version: 12/01/94
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/18/94
Date of Next Scheduled EDR Contact: N/A

DOUGLAS COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Douglas County Landfill Key

Source: Tri-County Health Department
Telephone: 303-761-1340

Date of Government Version: 06/12/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

PUEBLO COUNTY:

Designated Disposal & Landfill Sites

Source: Pueblo City-County Health Department
Telephone: 719-583-4300

Date of Government Version: 04/30/90
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/13/95
Date of Next Scheduled EDR Contact: N/A

TRI COUNTY:

Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)

Source: Tri-County Health Department
Telephone: 303-761-1340

Date of Government Version: 10/15/83
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95
Date of Next Scheduled EDR Contact: N/A

WELD COUNTY:

Disposal & Treatment Sites

Source: Weld County Health Department
Telephone: 970-353-0586

Date of Government Version: 11/01/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/13/95
Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

KRIZMAN PROPERTY
626 30 ROAD
GRAND JUNCTION, CO 81504

TARGET PROPERTY COORDINATES

Latitude (North):	39.096600 - 39° 5' 47.8"
Longitude (West):	108.494202 - 108° 29' 39.1"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	716706.1
UTM Y (Meters):	4330278.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2439108-A4 CLIFTON, CO
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General SSW

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> MESA, CO	<u>FEMA Flood Electronic Data</u> Not Available
Flood Plain Panel at Target Property:	Not Reported
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> CLIFTON	<u>NWI Electronic Data Coverage</u> Not Available
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

AQUIFLOW®

Search Radius: 2,000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era:	Mesozoic	Category:	Stratified Sequence
System:	Cretaceous		
Series:	Austin and Eagle Ford Groups		
Code:	uK2 (<i>decoded above as Era, System & Series</i>)		

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	BILLINGS
Soil Surface Texture:	silty clay loam
Hydrologic Group:	Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.20 Min: 0.06	Max: 9.00 Min: 7.40
2	11 inches	60 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.20 Min: 0.06	Max: 9.00 Min: 7.40

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
fine sandy loam
clay loam

Surficial Soil Types: loam
fine sandy loam
clay loam

Shallow Soil Types: loam

Deeper Soil Types: loam
weathered bedrock
sandy loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	0.250
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	0.250

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

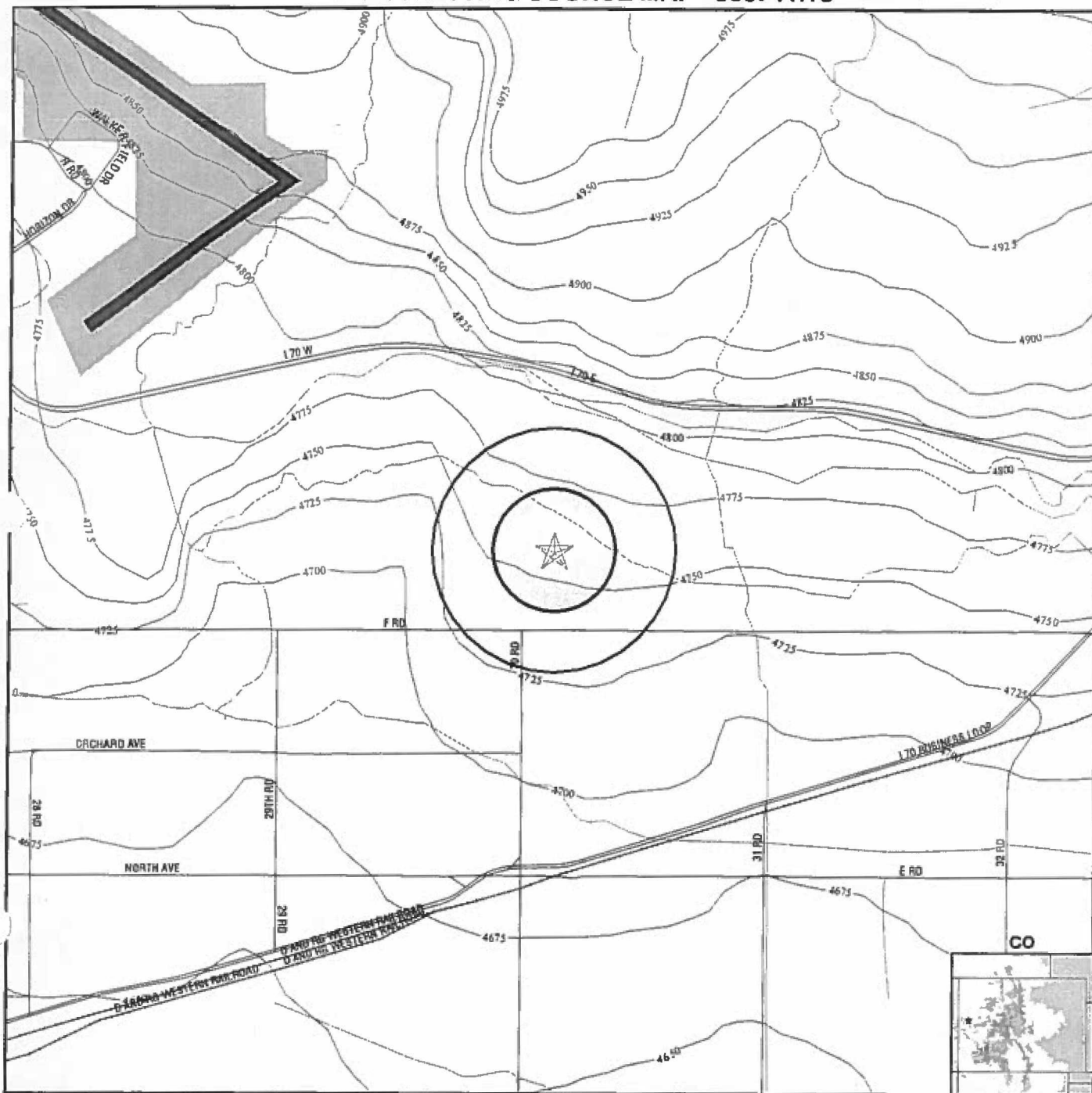
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 909741.1s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons
- Earthquake epicenter, Richter 5 or greater
- Oil, gas or related wells

TARGET PROPERTY: Krizman Property
ADDRESS: 626 30 Road
CITY/STATE/ZIP: Grand Junction CO 81504
LAT/LONG: 39.0966 / 108.4942

CUSTOMER: The Walter Group
CONTACT: Ken Walter
INQUIRY #: 909741.1s
DATE: January 13, 2003 1:52 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MESA County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 81504

Number of sites tested: 12

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	2.442 pCi/L	92%	8%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.500 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Belkman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-4099

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-4099

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Colorado GIS Well Database

Source: Office of State Engineer, Division of Water Resources

Telephone: 303-866-3581

The GIS Well database includes all wells that the Division of Water Resources permits.

Oil and Gas Well Locations

Source: Department of Natural Resources

Telephone: 303-894-2100

RADON

Area Radon Information

Source: USGS

Telephone: 303-202-4210

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



APPENDIX H
PUBLIC AGENCY REQUEST LETTER

The Walter Group

Environmental Professionals

Compliance Solutions

P.O. Box 3967
Grand Junction, Colorado 81502

phone: (970) 255-8017
toll free: (888) 443-8017
fax: (970) 255-8018

January 16, 2003

Grand Junction Fire Department
Attn.: Mr. Drew Reekie
330 South 6th Street
Grand Junction, Colorado 81501

Subject: ASTM Transaction Screen
Krizman Property
626 30 Road
Grand Junction, Colorado

Dear Mr. Reekie:

The Walter Group (*Walter*) is conducting a Phase I Site Assessment (TSA) at the above-referenced site, Mesa County parcel number: 2493-043-00-150.

Please research your records for any indications of hazardous materials, incidents/spills, or fires at this site, and provide that information to us at the address above.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to call.

Sincerely,



Kenneth L. Walter
The Walter Group



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APPENDIX I
CDPHE MILL TAILINGS REPORT

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
Hazardous Materials and Waste Management Division
222 S. 6th St.. Rm 232. Grand Junction CO 81501-2768
(970)-248-7164

Date: 1/13/2003

Mill Tailings Report for

Address: 00626 30 RD
2943-043-00-150
Grand Junction, Mesa County, Colorado

Location No.: 13438

Requested By: WALTER KEN
WALTER GROUP

ORIGINAL SURVEY/SCREENING INFORMATION

8/1/1971 Date of survey (or screening form date)
Occupant: KRIZMAN WF
Owner: KRIZMAN WF
Tailings Use Tailings Use Possible or Uncertain

Comment: T OR ROCK IN PLANTER SW LAWN

Uranium Mill Tailings Remedial Action Program (UMTRAP)

10/10/1989 Date DOE recorded owner refusal. For further information regarding this refusal,
contact John Elmer at Mactec-ers at 248-6356

OWNER REFUSAL