

SAN JUAN REGIONAL PLANNING COMMISSION AGENDA

Tuesday March 21, 2023 7:00 PM

Planning Commission meetings will be conducted in a hybrid virtual/in-person format. All persons, including Board Members, Staff, Applicants, and Citizens may meet in-person, or via Zoom. Information necessary to connect to the public meeting is listed below.

7:00 PM – Roll Call of Members, and Minutes.

7:05 PM – Improvement Permit Application - Fred App for the construction of a storage shed on the Charleston Placer USMS #12365, 1300 County Road 4 in Cunningham Gulch.

7:30 PM – San Juan County Proposed Land Acquisition of Properties to be Donated by Sunnyside Gold Corporation.

Other

Adjourn.

Next Planning Commission Meeting: Tuesday April 18, 2023 at 7:00 PM

Assigned times listed above are approximate.

Discussion of an agenda item may occur before or after the assigned time.

Join Zoom Meeting

<https://zoom.us/j/92136473203>

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 921 3647 3203

The San Juan Regional Planning Commission met virtually via zoom and in the Commissioner room on February 21, 2023, at 7:07 PM with roll call showing the following attendance:

Bev Rich	X	Ken Safranski	X
Jim Weller	X	Melissa Childs	X
Tyler George	Absent	Austin Lashley	X
Jim Harper	X		

Also present via Zoom, were, Bev Rich, Melissa Childs, Jim Harper, and various participants on phones. Jim Weller, Chairperson, Ken Safranski, Austin Lashley, William Tookey, County Administrator and Chris Tookey, Secretary were present in the Commissioners Room along with Lucy Mulvihill, and Jessie Rowe.

The Planning Commission began their meeting taking care of old business with the 2022 Commissioners:

MINUTES NOVEMBER 1, 2022

The minutes of the November 1, 2022, meeting was approved with a motion from Ken Safranski and a second from Bev Rich. The motion passed with a show of hands.

MINUTES DECEMBER 13, 2022

Jim Weller made a motion to approve the minutes of December 13, 2022 and a second from Austin Lashley. The motion passed with a show of hands.

AT 7:10 the Old Business portion was closed.

AT 7:11 the PLANNING COMMISSION OPENED THE NEW BOARD APPOINTMENTS FOR 2023:

There were three applications received for appointment requests to join the Planning Commission Beverly Rich and Ken Safranski both requested to remain on the Planning Commission for another term. Jessie Rowe sent an application letter as a new member. Jessie Rowe was present to speak to the members and answer questions. The Commissioners on Zoom texted their votes to Chairperson Weller for the two openings. The Secretary tallied the votes, and the results were as follows:

4—Ken Safranski
3—Beverly Rich
1---Jessie Rowe

Jessie Rowe was thanked for her interest in applying for the Planning Commission and she was welcomed to keep up to date with information to what is going on in the Commission.

Beverly Rich and Ken Safranski were welcomed back for another term in the Planning Commission.

San Juan Regional Planning Commission
February 21, 2023

Melissa Childs made a motion to retain the Officers as.

Jim Weller	Chairperson
Ken Safranski	Vice Chairperson
Beverly Rich	Treasurer

Jim Harper seconded the motion and the motion passed with a show of hands.

TOWN OF SILVERTON BOARD OF ADJUSTMENT

Jim Weller, Melissa Childs, and Beverly Rich Alternate

Ken Safranski made a motion to accept these names and Jim Harper seconded the motion and it passed with a show of hands.

FINANCIAL REPORT 2022

Ken Safranski made the motion to approve the report and Austin Lashley seconded. The motion passed unanimously with a show of hands.

INVOICE FROM THE SECRETARY TO THE PLANNING COMMISSION FOR 2022 for 10 MEETINGS @ \$50.00 each for total \$500.00.

Jim Weller made a motion to pay the invoice and Austin Lashley seconded. The motion passed with a show of hands. The Secretary thanked the Commission and the Commission thanked her for her time.

The next meeting will be March 21, 2023.

The date is during the school Spring Break and Jim Weller will be away with his family.

The meeting adjourned at 8:15 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

Approved _____

MEMORANDUM

March 21, 2022

TO: San Juan County Regional Planning Commission

FR: William A. Tookey

RE: Improvement Permit, Fred App-Charleston Placer MS 12365

Mr. App has submitted an Improvement Permit application for the construction of a storage shed on the Charleston Placer USMS #12365, 1300 County Road 4 in Cunningham Gulch. The Charleston Placer is 28.66 acres and is located within the Mountain Zoning District.

Mr. App was previously issued an improvement permit for the construction of a cabin with the condition that it would not be used during the winter season due to its location in an avalanche zone. The cabin survived for several years before being destroyed by an avalanche in 2019. 2019 was a year of extreme avalanche activities. While the house was totally destroyed the basement/crawlspace was left primarily intact. Mr. App would like to make the necessary repairs and improvements to the basement to convert it into a secure storage space. He would also like to make repairs to the well house. He plans on using his property for a maximum of 20 days per year in an RV camping unit.

5-103.1 of the Land Use Code allows that campers may be parked for occupancy on private property for a period not to exceed 20 days total during a one-year period. 5-103.1 also allows for an annual permit to exceed the 20 days provided that the property is located fully within an avalanche zone and it is determined that there is no safe building site located on the property. Section f. of that code specifies that "No permanent structure will be allowed on the property".

5-103.3 only allows the storage of an RV camper unit on the property if there is a dwelling unit located on the property. Mr. App would not be allowed to store his RV on the property. When the RV is on the site it would either be considered occupied as part of the 20 days use or that it was being stored in violation of the Land Use Code.

The use of a RV camper unit for up to 20 days per year is a Use by Right and would be allowed without a permit.

The basement/storage area would be considered an Accessory Use. The definition of an Accessory Use is: A use conducted on the same lot or parcel as the primary use as the structure to which it is related; a use that is clearly incidental to, and customarily found in connection with, such primary use. If the primary use is 20 days of camping could the shed be considered an incidental use for the 345 days of the year when there was no camping on the site and would the shed be considered a use customarily found with camping. My conclusion is that the storage shed as an accessory use would not be allowed.

13-103 Special Exceptions or Exemptions states that: Requests for special exceptions or exemptions to the requirement of this Code shall be considered as requests for amendment of the Zoning Code. Such requests shall be subject to the requirement set forth herein for amending the Zoning Code and may be granted only if such requests are in harmony with the general purpose and intent of this Code. No special exception or exemption shall be granted to the provisions of this Code, or recommended by the Planning Commission, unless the following facts are found:

1. That there are special circumstances or conditions affecting the property.

The special circumstance on this property is the current basement was part of an approved Improvement Permit and in compliance with the County Land Use Regulations. When the avalanche destroyed the cabin sitting above the basement it changed the basement from a conforming use as part of a single family dwelling unit to a non-conforming use as an accessory use without a primary use.

This would not allow for the construction of a new structure. The structure is currently in place and only needs repairs to make it functional.

2. That the exception or exemption is necessary for the preservation and enjoyment of substantial property rights of the applicant which could not otherwise be enjoyed.

While the applicant could still enjoy camping on the property without the secured storage it would make it more difficult. The exception or exemption would help to preserve the enjoyment of the property to the level at which he had prior to the avalanche.

3. That the grant of the exception or exemption will not be detrimental to the public welfare or injurious to other property rights.

An exception or exemption should not be detrimental to be detrimental to the public welfare or injurious to other property rights as the impact of the storage area is far less than that of the cabin. The visual impact should be minimal and it is likely that the basement/storage area would survive the direct impact of another avalanche.

I believe the circumstances of this request is unique to this property and would be unlikely to set a precedent that would allow for RV related storage sheds.

The Planning Commission may recommend approval of the application, approval of the application with conditions, denial of the application or table the application pending additional information.

It is my conclusion that Mr. App's improvement permit application cannot be approved to allow for the conversion of the basement into a storage shed unless an exemption to the

Land Use Code is granted to allow for the use of a storage shed on the property without a primary use due to the unique circumstances of the property.

If the Planning Commission would like to approve the application with an exemption to the Land Use Code, staff recommendation is that it be approved with the conditions listed above plus any additional conditions the Planning Commission deems necessary.

1. That the applicant acknowledge that emergency services will not be available in a timely manner and perhaps not at all.
2. That all requirements in Section 4-110 of the San Juan County Zoning and Land Use Regulations pertaining to the development of individual building sites shall be met.
3. All improvements to the Charleston Placer shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
4. That all exterior building materials shall be naturalistic, subdued and non-reflective to minimize the visibility of the structure.

5. Any generator use shall be properly baffled to eliminate noise impacts.
6. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET
P.O. BOX 466
SILVERTON, COLORADO 81433
PHONE/FAX 970-387-5766 sanjuancounty@frontier.net

March 10, 2023

To Whom It May Concern:

This letter is to inform you that Fred App has submitted an Improvement Permit Application to convert the basement area of his cabin that was destroyed by an avalanche in 2019 into an enclosed storage shed.

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado. Copies of the application can also be reviewed upon request via the email listed above.

This application will be reviewed by the Planning Commission during their meeting of March 21, 2023. It will probably go before the County Commissioners during their April 12, 2023 Meeting. Both meetings will be held in the Commissioners Room of the San Juan County Courthouse and can be attended in person or via Zoom conferencing. The login information is listed below.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

William A. Tookey
Land Use Administrator

Join Zoom Meeting

<https://zoom.us/j/92136473203>

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 921 3647 3203

To: Whom it may concern

Fm: Frederick App

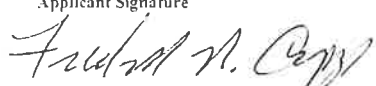
Subj: Package of Materials for Obtaining Improvement Permit on Charleston Placer,
Mineral Survey No. 12365, San Juan County, Colorado.

Date: March, 2023

The subject package contains:

- A) an application form (1 page)
- B) copies of both the Warranty and Quitclaim deeds for the property showing that it's owned by the App Living Trust, of which I and my wife Sandra are the Trustors/Trustees (4 pages)
- C) a description of the project describing exactly the goal and the how's and why's of the proposed work (2 pages)
- D) a hand drawn plan view map, based on Google Earth photography, showing specifically what is there and what is planned (1 page)
- E) a contour map of the Charleston Placer showing the project area of interest (1 page)
- F) a Google Earth photo outlining the Charleston Placer (and the adjacent Nan-C Millsite) with yellow place marks on corners and showing present day features such as existing area roads, the driveway into the site, other habitable structures in the area (including the now-uninhabitable App Cabin), the neighboring Old Hundred Mine Tour and the Cunningham Creek (1 page)
- G) a 1976 avalanche map of the Howardsville Quadrangle showing the location of the project site within that Quadrangle (1 page)
- H) a map outlining (heavy solid line) other mining properties in the area within 1500 ft of the Charleston Placer (1 page)
- I) a listing of the owners of those properties and their mailing addresses (3 pages)

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	FREDERICK N. APP			
	Address	143 MONTE REY DR S WHITE ROCK, NM 87547			
Owner	Name	SAME AS ABOVE			
	Address				
	Phone	505-671-9079			
Contractor	Name	UNDETERMINED			
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
CHARLESTON PLACER U.S. MINERAL SURVEY NO. 12365 ANIMAS MINING DISTRICT SAN JUAN COUNTY, COLORADO T14N R12W SECTION 12 Township N, Range W, Section		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Gearance			
MAKING PROPERTY SUITABLE FOR OCCASIONAL RV CAMPING FOLLOWING THE DESTRUCTION OF A SUMMER CABIN BY AVALANCHE (SNOW). RESTORATION OF ELECTRIC & WATER SERVICE AND LARGELY UNDAMAGED BASEMENT SUITABLE FOR PERMANENT STORAGE. See ATTACHED.		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
Land Use Zone: MOUNTAIN ZONE		Electrical Permit			
Applicant Signature		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
Date Application Requested		Central Sewage Collection			
Date Submitted for Permit		State Division of Water Resources			
Date Permit Issued		Adequate Water Source			
Date Permit Denied		Well Permit			
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		Driveway Permit			
FEE PAYMENT		Amount			
Date					
Application					
Building Permit					
Subdivision/PUD		Subdivision Variance			
Hearing Notice		Subdivision Approval			
		PUD Approval			

INDEXED

THIS DEED, Made this _____ day of December
19 94, between Galena Mountain Corporation, a
Colorado corporation

RECORDER'S STAMP

STATE OF COLORADO
DATE _____
.....

of the _____ County of San Juan and State of
Colorado, of the first part, and

Frederick N. App and Sandra K. App, whose
address is: 143 Monte Ray South,
Los Alamos, N.M. 87544

of the _____ County of _____ and State of _____ of the second part:

WITNESSETH, that the said part y _____ of the first part, for and in consideration of the sum of
Seventy thousand and no/100ths ----- DOLLARS,

to the said party _____ of the first part in hand paid by the said parties of the second part, the receipt whereof is
hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do eS
grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not
in tenancy in common but in joint tenancy, all the following described lot _____ or parcel S _____ of land, situate, lying and
being in the _____ County of San Juan and State of Colorado, to wit:

Nan C. Mill Site, U.S. Mineral Survey No. 17470B; and the
Charleston Placer Claim, U.S. Mineral Survey No. 12365;
both situate in the Animas Mining District,
San Juan County, Colorado; together with
any improvements thereon situate.

**) exceptions continued-- to third parties; environmental regulations
and restrictions which may affect the properties; San Juan County land
use, zoning and subdivision regulations, including avalanche and other
hazard maps; and the effect of any lode mining claims and/or mill
sites found to overlap or intersect the properties.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the
estate, right, title, interest, claim and demand whatsoever of the said party _____ of the first part, either in law or
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
parties of the second part, their heirs and assigns forever. And the said part y _____ of the first part, for it
self, its heirs, executors, and administrators do es covenant, grant, bargain and agree to and with
the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these pres-
ents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible
estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bar-
gain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former
and other grants, bargains, sales, liens, taxes, assessment and encumbrances of whatever kind or nature soever.
except the general lien for taxes for the year 1994 payable in 1995
which grantees have assumed and agreed to pay; patent reservations
of record; access reservations, if any; easements for county roads,
trails, mine roads or tunnels, the benefits of which belong (**)
and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their
heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof,
the said part y _____ of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part y _____ of the first part ha S hereunto set its hand and
seal _____ the day and year first above written.

Signed, Sealed and Delivered in the Presence of

[Signature]

President
[SEAL]
[SEAL]

Attest:
[Signature]

of the County of _____ and State of Colorado, of the second part:
WITNESSETH, that the said part y of the first part, for and in consideration of the sum of
Seventy thousand and no/100ths ----- DOLLARS,

to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do e S grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel S of land, situate, lying and being in the County of San Juan and State of Colorado, to wit:

Nan C. Mill Site, U.S. Mineral Survey No. 17470B; and the Charleston Placer Claim, U.S. Mineral Survey No. 12365; both situate in the Animas Mining District, San Juan County, Colorado; together with any improvements thereon situate.

(**) exceptions continued-- to third parties; environmental regulations and restrictions which may affect the properties; San Juan County land use, zoning and subdivision regulations, including avalanche and other hazard maps; and the effect of any lode mining claims and/or mill sites found to overlap or intersect the properties.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said part y of the first part, for it self, its heirs, executors, and administrators do es covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessment and encumbrances of whatever kind or nature soever. except the general lien for taxes for the year 1994 payable in 1995 which grantees have assumed and agreed to pay; patent reservations of record; access reservations, if any; easements for county roads, trails, mine roads or tunnels, the benefits of which belong (**)

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part y of the first part ha S hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

President [Signature] [SEAL]
[SEAL]
[SEAL]

Attest:

[Signature] Secretary

STATE OF COLORADO } ss.
County of San Juan

The foregoing instrument was acknowledged before me this 29nd day of November 1994, by, William R. Jones, President, and James D. Melcher, Secretary of Galena Mountain Corporation, a Colorado corporation. My commission expires with other, 19. Witness my hand and official seal.

[Signature] Notary Public.

County of San Juan, N.M.
Filed for record the 17 day of June, A. D. 1998, at 1:00 P.M.
Recitation No. 139327 Book 246 Page 366
Dorothy A. Ramirez, Recorder

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS that FREDERICK N. APP and SANDRA K. APP, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, remise, release and forever quitclaim unto:

FREDERICK N. APP and SANDRA K. APP, Trustees, or their successors in trust, under the APP LIVING TRUST, dated APR 07 1998 and any amendments thereto,

GRANTEES, all right, title, interest, claim and demand that the GRANTORS have or ought to have, whether now owned or hereafter acquired, in and to all of the following real property situated in the County of SAN JUAN, State of COLORADO, to wit:

NAN C. MILL SITE, U.S. MINERAL SURVEY NO. 17470B; AND THE CHARLESTON PLACER CLAIM, U.S. MINERAL SURVEY NO. 12365; BOTH SITUATE IN THE ANIMAS MINING DISTRICT, SAN JUAN COUNTY, COLORADO; TOGETHER WITH ANY IMPROVEMENTS THEREON SITUATE.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN WITNESS WHEREOF this instrument has been duly executed and delivered on APR 07 1998.



FREDERICK N. APP, Grantor



SANDRA K. APP, Grantor

STATE OF NEW MEXICO)
)ss.
COUNTY OF LOS ALAMOS)

On APR 07 1998 before me personally appeared FREDERICK N. APP and SANDRA K. APP, as Grantors, personally known to me to be the persons who executed the foregoing instrument, and acknowledged executing the same for the purposes herein contained.

Witness my hand and official seal.

and any amendments thereto,

GRANTEES, all right, title, interest, claim and demand that the GRANTORS have or ought to have, whether now owned or hereafter acquired, in and to all of the following real property situated in the County of SAN JUAN, State of COLORADO, to wit:

NAN C. MILL SITE, U.S. MINERAL SURVEY NO. 17470B; AND THE CHARLESTON PLACER CLAIM, U.S. MINERAL SURVEY NO. 12365; BOTH SITUATE IN THE ANIMAS MINING DISTRICT, SAN JUAN COUNTY, COLORADO; TOGETHER WITH ANY IMPROVEMENTS THEREON SITUATE.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN WITNESS WHEREOF this instrument has been duly executed and delivered on APR 07 1998.


FREDERICK N. APP, Grantor


SANDRA K. APP, Grantor

STATE OF NEW MEXICO)
)ss.
COUNTY OF LOS ALAMOS)

On APR 07 1998 before me personally appeared FREDERICK N. APP and SANDRA K. APP, as Grantors, personally known to me to be the persons who executed the foregoing instrument, and acknowledged executing the same for the purposes herein contained.

Witness my hand and official seal.


JAMES D. McALISTER, Notary Public

My commission expires:
10/24/2000

Comments on the Project

My name is Frederick App and I live in White Rock (Los Alamos County) New Mexico. Up until some time in March, 2019 my family had a 28' by 22' summer cabin on the Charleston Placer (USMS Survey #12365) with access from County Road 4 in Cunningham Gulch. Then a snow avalanche destroyed the cabin's exposed above ground structure. The immediate task was post-avalanche cleanup. Following that came Covid so any future plans we had for the property were put on hold. Now that the Covid thing has mostly subsided, my family is interested in making the property suitable for occasional RV camping, with hookups for electric and water (I know about the 20 day/year limit). It should be noted that having campers on the property is nothing new. Usually they were friends with self-contained motor homes or camp trailers who would hookup to our external electrical outlet and sometimes the water spigot, much as we now want to do for ourselves. There are no plans to have specific camp sites, just access to utilities.



The original cabin foundation is intact. The 4 ft high crawlspace (basement), the roof, that is actually the floor of the original cabin, is mostly intact but a portion was damaged by the avalanche. Material from above crashed onto the floor. The included pictures show the post avalanche and current state of what I am calling the roof/floor over the crawl space/basement. The pictures (one from the north, other from the south) were taken before the property cleanup was complete. The damaged portion would have to be rebuilt, including 12 new 9 1/2" LVL wood I-joists for the open area, and probably the whole roof/floor should be reinforced with a second layer of 3/4



inch T&G ply-board to support future snow loads. It would also need something such as an epoxy coating as weather protection. The total above-grade height would be about 16 inches, a height that survived the previous avalanche. The goal is to create a secure, protected area for stored personal property and water well hardware and plumbing. Pictured is the undamaged pressure tank for the water well. The well itself is located about 25 ft from the SW corner of the cabin foundation.



There would be a lockable hatch door preventing unauthorized entrance to the crawlspace. We were fortunate in that the tools and other supplies that were stored in the crawl space pre-avalanche were under the part of the crawl space that is still covered. Even an electric water heater survived but we would not have much need for that.



The other structure needing repair is the well house. The picture to the left is the original undamaged well house. To the right is the post avalanche structure. The avalanche ripped off the metal roof and pushed the structure partially off of its foundation. The rocks



shown in the above righthand picture are holding down wooden boards sealing off critter access to the well.

The pump and associated piping remains intact so the only thing lacking is electrical service. All that would be required is a live electrical socket for plugging in the pump. The electrical service between the cabin and the well house is buried alongside the water lines so none of that was damaged.



Main electrical service to the basement/crawlspace would have to be restored including power to the water well compression tank and general lighting. San Miguel Power replaced the power poles and lines shortly after the avalanche, as is common practice for them. Spruce Electrical Services installed outdoor electrical service for power tools and an RV hookup, used for work related visits to the site. The site cleanup is now 95% complete.

Regarding future avalanches, it has been shown that the existing foundation and most of the floor/roof above it survived the snow avalanche that destroyed the rest of the cabin. The entire rebuilt structure extends about 16 inches above grade and I believe would survive if another snow avalanche were to occur, as it did the last one. As mentioned above, the cabin floor would have survived had it not been for the two story structure above it crashing down upon it. The camping trips are going to be warm weather events only when there is no avalanche danger to humans. The only objects that would likely be taken out by an avalanche are the power pole (again) and the more recently installed outdoor power station.

I note that this is more a repair project than an improvement project. However I was advised that an improvement permit is required so I am proceeding on that basis.

Our permanent residence is in Los Alamos County, New Mexico. Mailing address is:

Frederick and Sandra App
143 Monte Rey Dr S
White Rock, NM 87547

Telephone and email:

505-672-9079 (land line-no text messaging)
fapp@cybermesa.com

Cunningham Creek (approx)

Creek overflow area (approx)

Heavily Willowed Area

Heavily Willowed Area

Heavily Willowed Area

Heavily Willowed Area



Damaged Well House

Existing buried water line

Existing buried electrical line

28 ft

22 ft

Existing foundation (undamaged)

Damaged catch roof/basement roof needs repair, please rebuilding and weather protection

Existing hatch door to basement (will be rebuilt and may be relocated)

Proposed location for power feed and bus

Existing raised area for plants

Proposed outdoor water spigot (may be relocated)

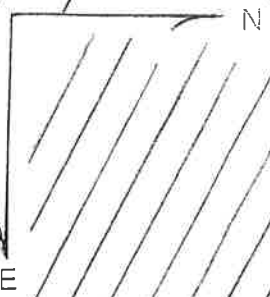
Existing 50, 30 and 20 amp electrical meter cabinets

Existing San Miguel power pole

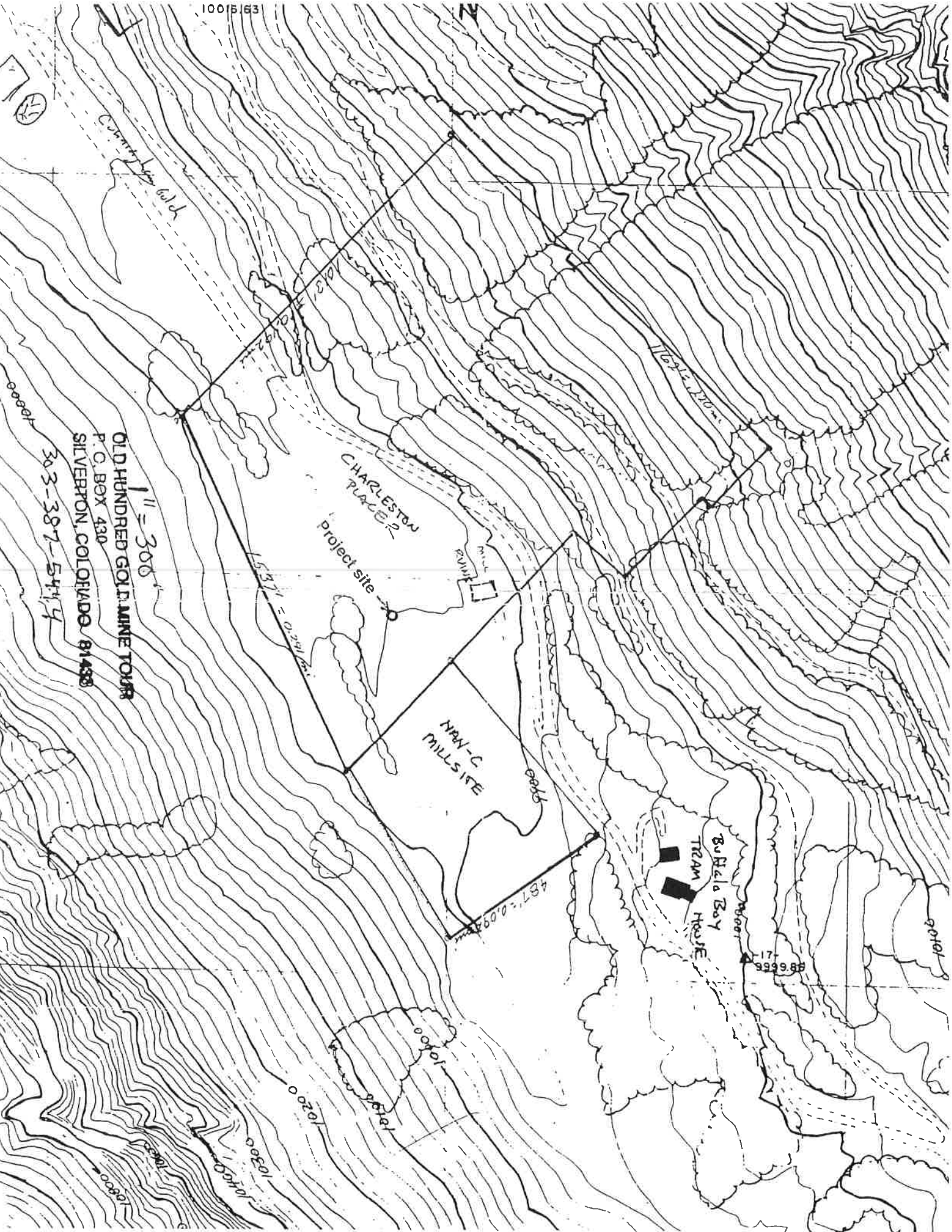
Existing San Miguel Power line

To County Road 4

RV storage area (damaged)



To County Road 4



1" = 300'
 OLD HUNDRED GOLD MINE TOUR
 P.O. BOX 430
 SILVERTON, COLORADO 81430
 303-387-5414

CHARLESTON
 PLACER
 project site

NAN-C
 MILLSITE

Bullhead Bay
 TRAM
 HOUSE

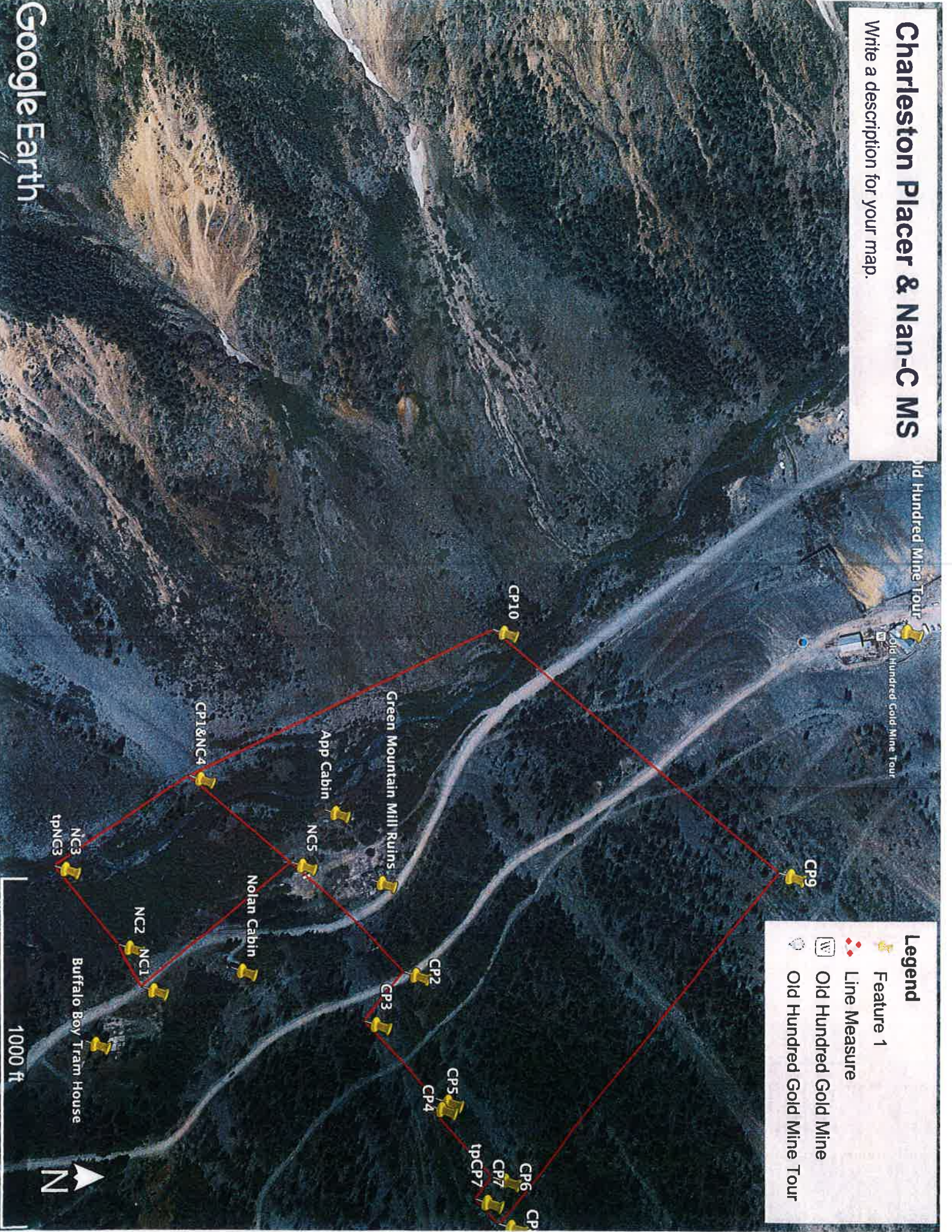
17
 9999.88

CUMMINGS
 Gulch

N

Charleston Placer & Nan-C MS

Write a description for your map.





Checked by
Reviewed by
Approved by
Date

Map is not valid for use by the Ordnance Survey
Copyright © 1953
This map was prepared by the Geological Survey
for the Department of the Interior. It is not
to be used for any other purpose without
the written consent of the Director.
The names of the States and Territories are
written in the large letters on the map.
The names of the cities and towns are
written in the small letters on the map.

AVAILANCHE HAZARD
BOUNDARY 21
Zink Approved: 6/2/76

UNITED STATES GEOLOGICAL SURVEY
DEPARTMENT OF THE INTERIOR
WASHINGTON, D. C. 20541

HOWARDSVILLE, COLO.
1953

Mining claims within 1500 ft of Charleston Placer

Owner Name and Address	Claim Name	US Mineral Survey Number	Comments
Frederick N & Sandra K App Trust 143 Monte Rey Dr S. White Rock, NM 87547	Charleston Placer	12365	Project Site
	Nan-C Millsite	17747	
Mountaineer Holdings LLC PO Box 244 Silverton, CO 81433	Galena Placer John Lee Midland New Departure Cimarron Maxwell Little Johnny	16862 380 612 16832 381 16832 17541	Mine Tour next door
Robert C Alley 8514 Elm Road Richmond, VA 23235	Black Chief Osceola Gold Hill	16761-A 16761-A 16761-A	On King Solomon Mountain
Lee Moore & Jo Ann Montgomery Moore Loyal Trust 403 N Marienfeld Midland, TX 79701-4323	Morning Star	16761-A	1/2 fractional ownership On King Solomon Mountain
Michael F & James R Field Keefe Family Revokable Trust 6219 Saddle tree Lane Yorba Linda, CA 92886			1/2 fractional ownership
Joel & Julie Dressler P.O. Box 792 Battle Mountain, NV 89820-0792	Yankee Girl Yankee Boy	16761-A 16761-A	On King Solomon Mountain
Snowbird LLC 10 Town Plaza - unit 314 Durango, CO 81301-5104	Golden Gate Smuggler	16761-A 16761-A	On King Solomon Mountain
Dean Anderson 13443 Van-Nuys Blvd Pacoima, CA 91331-8140	Snow Slide	16761-A	On King Solomon Mountain
Houghton & McMillan LLC % San Juan Land Holding Co. LLC PO Box 98 Breckenridge, CO 80424-0098	Eugene Mammoth	16761-A 16761-A	On King Solomon Mountain
Nathan H & Cynthia H Topek 4407 Jane St Bellaire, TX 78633-4942	William Hughes Sunnyshine	16761-A 16761-A	On King Solomon Mountain

David John Nolan % Barbara Nolan 2620 Cummings Dr Oklahoma City, OK 73107-3751	Una Millsite Emma	10036-B 10036-A	subdivided parcel #1	next door neighbor (cabin)
Kirsten Tribble 9509 Primrose View CT Gaithersburg, MD 20882-2136			subdivided parcel #2	
Merger Mining & Milling % A F Zang III 3410 Blackhawk Meadow Dr Danville, CA 94506-1252	Louisa-A Philip Jr Seven Thirty	14082 14082 12284	2/3 fractional ownership	
Arnold & Orlena Buck, Trustees 8032E Fairmont Drive Denver, CO 80203-6889			1/12 fractional ownership	
Mary L Burke & Martha E Delgado % Mary L. Doughty PO Box 1177 Point Reyes, CA 94956-1177			1/12 fractional ownership	
Mountainaire Holdings LLC PO Box 244 Silverton, CO 81433			1/6 fractional ownership	
Merger Mining & Milling % A F Zang III 3410 Blackhawk Meadow Dr Danville, CA 94506-1252	Action Capelton Adolf Jr Gertrude M	12284 12284 12284 14117	2/3 fractional ownership	
Arnold & Oriena Buck, Trustees 8032 E Fairmont Drive Denver, CO 80203-6889			1/12 fractional ownership	
Mary L Burke & Martha E Delgado % Mary L Doughty PO Box 1177 Point Reyes, CA 94956-1177			1/12 fractional ownership	
Houghton Land Preservation LLC % San Juan Land Holding Co, LLC PO Box 98 Breckenridge, CO 80424-0098			1/6 fractional ownership	
Patrick M Dammer III 25 N Trumbull Rd Bay City, MI 48708-9114	Una Load Vesper Matin	10036-A 10036-A 10036-A		
Buffalo Boy LLC 10007 CR 250 Durango, CO 81301-3115	Townsite Neigoldtown	17287 17287		Buffalo Boy Tram House near by

<p>Merger Mining & Milling Co 3410 Blackhawk Meadow Dr Danville, CA 94506-1252</p>	San Juan Vindicator	14117	2/3 fractional ownership
<p>Arnold F Buck % Buck Orlena Bare Trustees 8032 E Fairmount Dr Denver, CO 80230-6889</p>			1/12 fractional ownership
<p>Mary L. Burke & Martha E Delgado 37 Sais Ave San Anselmo, CA 94960-2025</p>			1/12 fractional ownership
<p>Kent Taylor 5402 Bull Run Cir Cortez, CO 81321-3226</p>			1/6 fractional ownership
<p>Merger Mining & Milling Co 3410 Blackhawk Meadow Dr Danville, CA 94506-1252</p>	Minnie-E	14117	2/3 fractional ownership
<p>Arnold F Buck % Buck Orlena Bare Trustees 8032 E Fairmont Dr Denver CO 80230-6889</p>			1/12 fractional ownership
<p>Mary L. Burke & Martha E Delgado 37 Sais Ave San Anselmo, CA 94960-2025</p>			1/12 fractional ownership
<p>Old Hundred Gold Mining Corp % C. Frayer Kimball III 726 E. Broussard Rd, Lafayette, LA 70508-7809</p>			1/6 fractional ownership

MEMORANDUM

March 8, 2023

TO: San Juan Regional Planning Commission
FR: William A. Tookey
RE: Sunnyside Gold Land Proposal

Sunnyside Gold Corporation offered to donate all of its properties located within San Juan County to San Juan County. The first step was to enter into an engagement letter with Rebecca Almon of the Ireland, Stapleton, Pryor and Pascoe law firm to address the potential environmental liability issues and to guide us through the “Bona Fide Prospective Purchaser” process to limit the County’s liability of the proposed land transfer and which included a Phase I Environmental Site Assessment.

San Juan County signed a Letter of Intent with Sunnyside Gold Corporation to proceed with the potential acquisition of the Sunnyside Gold properties and contracted with Iron Women Construction and Environmental Services LLC to provide a Phase I Environmental Site Assessment Report for all of the properties.

The Phase I has been completed. The complete report is 1555 pages. The project report and Appendices A and B are included in your packet. The entire report including Appendices C-L is posted on the County’s website and can be viewed at:

[900 B11-San Juan County Mining Claim Parcels Phase I ESA - Draft v1.pdf](#)

One complete paper copy has been printed and is located in the County Clerk’s Office and made available for the public to review.

The County Commissioners have requested that this property transaction be brought to the San Juan Regional Planning Commission for their review and recommendation.

There are several pros and cons concerning this property transfer.

The two primary concerns for completing this transaction are:

1. The potential environmental liability that could be associated with some of these properties. A defense to liability under the Comprehensive Environmental Response, Compensation, and Liability Act (Superfund) is developed by following the guidelines of the “Bona Fide Prospective Purchaser” process. The Phase I Environmental Site Assessment Report is a primary function of that process. Working closely with EPA and CDPHE during the acquisition process and any future development of the property also reduces any potential environmental liability. The Sunnyside Gold/EPA Settlement Agreement should also reduce or liabilities considerably. And finally, the fact that San Juan County adopted Ordinance 2020-01 known as the San Juan County and Bonita Peak Mining District Environmental Regulations should also reduce potential liability.

2. The property transfer would remove 31 properties totaling 1202 acres from private ownership into public ownership in a county that is already 87% public ownership. At the current assessed values this would result in a decrease of \$16,003 in property tax revenues.

Some of the benefits to the property transfer includes the following:

1. It gives the County control of the property. The County can then determine the best use of the property. They could determine which properties might best be developed and sell them back to private ownership. They could determine what properties need to be preserved for historic, recreation or environmental reasons. They could trade some properties that should not be developed to BLM for properties that could be developed.

The alternative to San Juan County not owning the property is that Sunnyside Gold could donate some of the properties to the BLM or other Federal or State agency and some could be sold on the open market. There are likely properties that neither the BLM etc. would want or that a private party would purchase. I do not know if Sunnyside Gold would continue to pay taxes on those properties or just walk away from them.

2. The Tailings Ponds provide large flat surfaces that are near the Town of Silverton. EPA plans to use at least one of them for a repository. The others could potentially be used for a solar farm, backcountry parking, equipment and material storage areas, a staging area, or other uses.
3. There are 6 lots that were part of the Eureka townsite. These lots have been subdivided and could be sold to private ownership for development, they could be used to expand the Eureka Campground with the site developed specifically to provide RV spaces for workforce housing. And as crazy as it might seem Silverton has a finite amount of developable land, at some time in the not-so-distant future it is possible that the Eureka townsite could be redeveloped into a community.

Sunnyside Gold Corporation - Property List
Based Upon Tax Assessor Records and 2021 Tax Assessment Information
Effective 3-2-2022

Parcel/Tax ID	Claims or Sites Included in Parcel	Acreage	Appraised Value for Property Tax Purposes	Assessed Value	Actual Property Tax
#47730190030005	EUREKA TOWNSITE LOT 5 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	17.700000	\$ 38,850.00	\$ 11,267.00	\$ 383.16
#47730190030006	EUREKA TOWNSITE LOT 6 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	13.800000	\$ 36,900.00	\$ 10,701.00	\$ 363.90
#47730190050004	CASHIER LODE - MS 134 (UND 9/10 INT IN 10.5 ACRES), CENTENNIAL - MS 16635, NASBY - MS 2508, ROVING RANGER LODE - MS 151 A, TAGNER - MS 16804, WHITE STAR - MS 14368	51.341000	\$ 51,341.00	\$ 14,889.00	\$ 506.32
#47730300020001	EUREKA TOWNSITE LOT 1 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	41.650000	\$ 71,650.00	\$ 20,779.00	\$ 706.62
#47730300020002	EUREKA TOWNSITE LOT 2 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	93.360000	\$ 86,120.00	\$ 24,975.00	\$ 849.30
#47730300020003	EUREKA TOWNSITE LOT 3 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168	23.840000	\$ 66,920.00	\$ 19,407.00	\$ 659.96
#47730300020004	EUREKA TOWNSITE LOT 4 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168	19.320000	\$ 64,660.00	\$ 18,751.00	\$ 637.66
#47750090050001	CASHIER - MS 442, ORIENTAL - MS 566, PRIDE OF THE ALPS - MS 572	25.280000	\$ 22,373.00	\$ 6,488.00	\$ 220.64
#47750100050003	EMMA - MS 2273, LULU CARROLL - MS 873, MOTHER GOOSE - MS 17234, MOULTRIE LODE - MS 173, PAYMASTER - MS 1301, PONY - MS 2336 (UND 2/3 INT IN 8.10 ACRES)	42.492000	\$ 37,606.00	\$ 10,905.00	\$ 370.84
#47750100050031	MIDNIGHT - MS 5616	8.000000	\$ 7,080.00	\$ 2,053.00	\$ 69.82
#47750100050051	TAGGART - MS 2338 (UND 1/3 INT IN 7.22 ACRES)	2.406670	\$ 2,129.00	\$ 617.00	\$ 20.98
#47750110050002	PALOS - MS 18732, PALOS #1 - MS 18732, PALOS #2 - MS 18732, SUNNYSIDE #2 - MS 20003, SUNNYSIDE EXT - MS 1180, TERRY - MS 17986, MASTODON - MS 216, NO NAME - MS 2272, CROWN JEWEL - MS 20003, DOCTOR - MS 2093 A, ESMARALDA - MS 16165, GOLD PRINCE - MS 20003	89.173000	\$ 78,918.00	\$ 22,886.00	\$ 778.26
#47750110050022	FEARLESS - MS 17011	9.740000	\$ 8,620.00	\$ 2,500.00	\$ 85.02
#47750130050001	MUSKEGON - MS 1394, RARUS - MS 1401, NANTUCKET - MS 6954 (UND 5/12 INT IN 10.28 ACRES), DENVER - MS 1403, ALMA - MS 1708, CHARLTON - MS 1706	43.923300	\$ 43,923.00	\$ 12,739.00	\$ 433.20
#47750130050003	CLIMAX #3 - MS 19474, TIP TOP - MS 18108, TIP TIP #2 - MS 19474, TIP TOP #3 - MS 19474	26.105000	\$ 26,105.00	\$ 7,570.00	\$ 257.44
#47750140050002	REPUBLIC - MS 12724, RUBY - MS 18020, SHOSHONE - MS 17201, SILVER BOW - MS 18020, SUNNYSIDE - MS 438, SUNNYSIDE ANNEX - MS 16668, THUNDERBERG - MS 1395, WEDGE - MS 18160, ANACONDA - MS 18020, BAVARIAN - MS 1396, BRIGGS - MS 8400, BUTTE CITY - MS 18020, CLIMAX - MS 12723, CLIPPER - MS 1689, HERMAN - MS 1397, HIDDEN TREASURE EXT - MS 20003, LAKE - MS 2027, LAST CHANCE - MS 17901, LITTLE MARY - MS 2038, METROPOLIS - MS 1398, PEARL - MS 5975, QUAIL - MS 20003, RAYMOND - MS 18020	194.921000	\$ 179,498.00	\$ 52,057.00	\$ 1,770.26
#47750150050001	GEORGE WASHINGTON - MS 2028, GRAND VIEW - MS 17202, MOUNTAIN SHEEP - MS 17432, OREGON - MS 17233	35.658000	\$ 33,564.00	\$ 9,733.00	\$ 330.98
#47750150050002	HONECK - MS 16200, SILVER KING - MS 1857	17.431000	\$ 17,431.00	\$ 5,055.00	\$ 171.90
#47750150050011	PAYMASTER - MS 18080, WATERLOO - MS 17429	18.900000	\$ 18,900.00	\$ 5,481.00	\$ 186.40
#47750160050006	EMMA #1 - MS 17538, EMMA #2 - MS 17538, SMUGGLER - MS 1758	24.259000	\$ 24,259.00	\$ 7,035.00	\$ 239.74

Sunnyside Gold Corporation - Property List
Based Upon Tax Assessor Records and 2021 Tax Assessment Information
Effective 3-2-2022

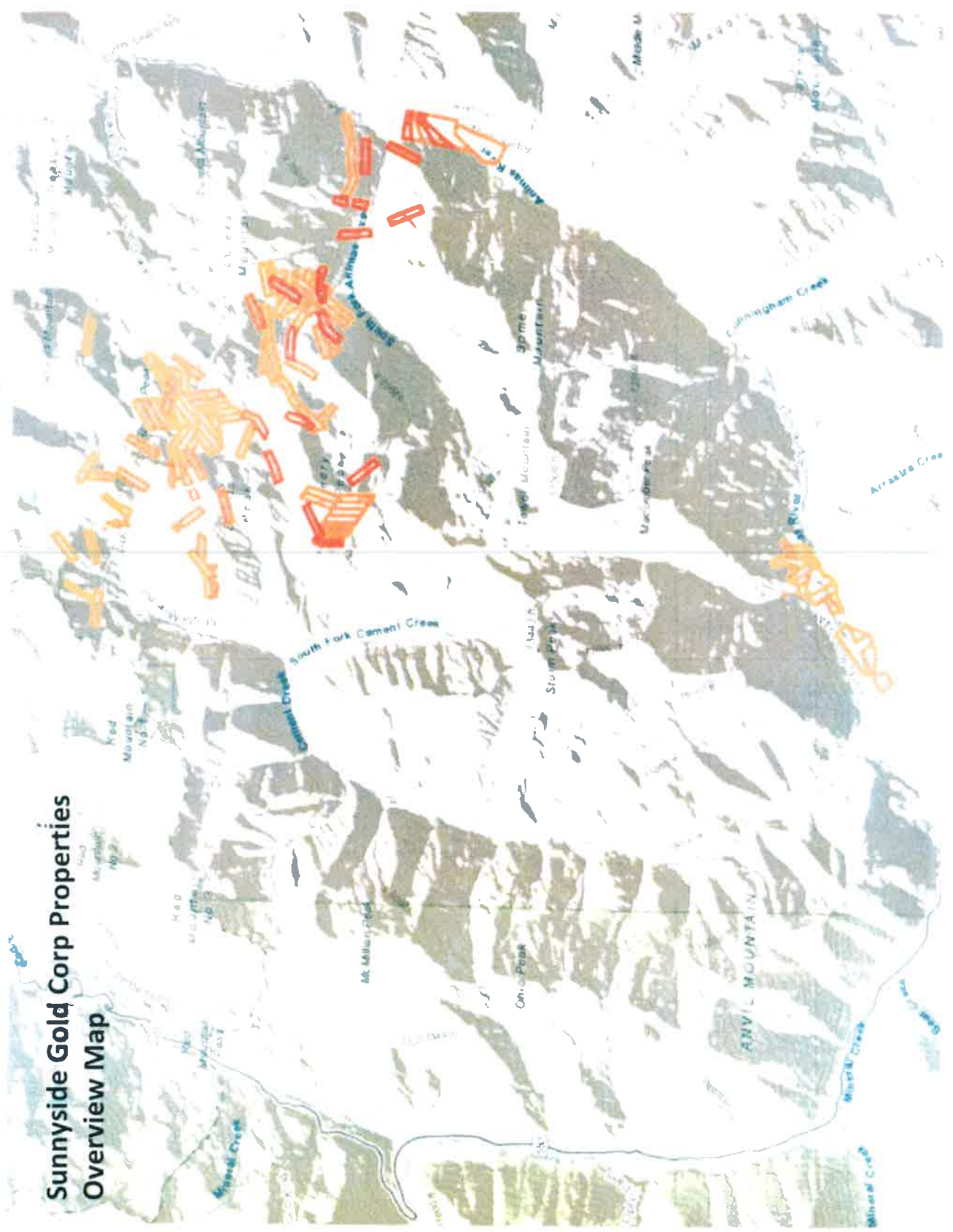
Parcel/Tax ID	Claims or Sites Included in Parcel	Acreage	Appraised Value for Property Tax Purposes	Assessed Value	Actual Property Tax
#47750220050003	AMA - MS 18849, BLUE HEEL - MS 18849, DOVER - MS 1690, GOLD PEAK - MS 16393, JOE - MS 18849, MILANO - MS 16393, RED - MS 18849, ROCK - MS 18849, ROSA - MS 18849, ROSSO - MS 18849, ROUENA O - MS 16393, TREASURE - MS 18849, YANKEE BOY - MS 18849	113.439000	\$ 113,439.00	\$ 32,898.00	\$ 1,118.74
#47750230050001	BEAUBREC - MS 1709	10.330000	\$ 10,330.00	\$ 2,996.00	\$ 101.88
#47750230050002	A D SEARL - MS 1714, DANEBURG - MS 1780, HILDERBRAND - MS 1707, KNICKERBOCKER - MS 1717, UNDERWOOD - MS 1719	44.270000	\$ 44,270.00	\$ 12,839.00	\$ 436.60
#47750240050001	BLUCHER - MS 1400, EIGHTY NINE - MS 16997, ESTEY - MS 13189, LIZZIE NORRIS - MS 1702, GRAND - MS 2573, GRAND PRIZE - MS 1701, GREAT EASTERN - MS 1691, NEW YORK - MS 8399, WELLINGTON - MS 16997, SUNBEAM - MS 1419	89.193000	\$ 89,193.00	\$ 25,868.00	\$ 879.68
#48290090010033	BEND PLACER - MS 11596, C H MILL SITE - MS 20594. FORMERLY PART OF SCHEDULE 48290090010031	22.730000	\$ 47,729.00	\$ 13,842.00	\$ 470.72
#48290090010039	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL C, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF ANN HARRIS PLACER - MS 11596 AND FORMER PARCEL BB, RECORDED AS RECEPTION NO. 186140. FORMERLY PART OF SCHEDULES 48290090010003 AND 48290090010036. METES AND BOUNDS OMITTED.	32.830000	\$ 101,569.00	\$ 29,455.00	\$ 1,001.66
#48290090010041	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL E, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PORTIONS OF M D THATCHER - MS 17699 AND POLAR STAR MILL SITE - MS 7608. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032. METES AND BOUNDS OMITTED.	5.910000	\$ 67,884.00	\$ 19,686.00	\$ 669.44
#48290090010042	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PACEL F, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF PETER PLACER - MS 11596, AND SMALL PORTIONS OF M D THATCHER - MS 17699 AND BLM TRACT 41. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032. METES AND BOUNDS OMITTED.	12.660000	\$ 57,599.00	\$ 16,704.00	\$ 568.04
#48290090010043	BLAIR PLACER - MS 841, GOLD - MS 14012, JEANNETTE ROUX PLACER MS 11596 MINERAL RIGHTS ONLY, RIVERSIDE (PART) - MS 8801, H V B MILL SITE - MS 20594 B. FORMERLY PART OF SCHEDULE 48290090010003	38.141000	\$ 144,008.00	\$ 41,673.00	\$ 1,420.20
#48290090010044	TRACTS 42, 43, 44, 45, AND PARCEL DD IN T41N R7W	10.330000	\$ 9,331.00	\$ 2,706.00	\$ 92.02
#48290100010006	BUENA VISTA - MS 14012, M B MILLSITE - MS 20595 B, N N MILLSITE - MS 20595 B, T H W M S TRACT A - MS 20595 B, T H W M S TRACT B - MS 20595 B	23.432000	\$ 20,477.00	\$ 5,938.00	\$ 201.94

TOTALS FOR CONSENT DECREE PROPERTIES * ** 1202.564970 \$ 1,622,676.00 \$ 470,493.00 \$ 16,002.82

* Above totals exclude numbers for Parcel #4829171030005 (house and corresponding lot in Silverton, located at 1751 Mineral Street), which is not covered by the consent decree, and will not be included in the notice pursuant to the consent decree.

** In addition, the Tax Assessor's website includes an entry identified under Parcel #30141 for personal property or Improvements apparently owned by Sunnyside Gold Corporation at the Shenandoah-Dives/Mayflower Mill with an appraised value for property tax purposes of \$36,593, an assessed value of \$10,610, and a 2020 property tax amount of \$357. No corresponding land parcel is identified for this entry, so it is not included with any of the above totals.

Sunnyside Gold Corp Properties Overview Map



**Sunnyside Gold Corp Properties
Tailings Ponds Vicinity**



Silverton Lakes
Campground

Water intake

Sunnyside Gold Corp Properties

Eureka Vicinity

Legend:

- Sunnyside 100% ownership (Yellow outline)
- Sunnyside undivided interest (Blue outline)
- County property (Purple outline)



**Sunnyside Gold Corp Properties
Greater Lake Emma Vicinity**

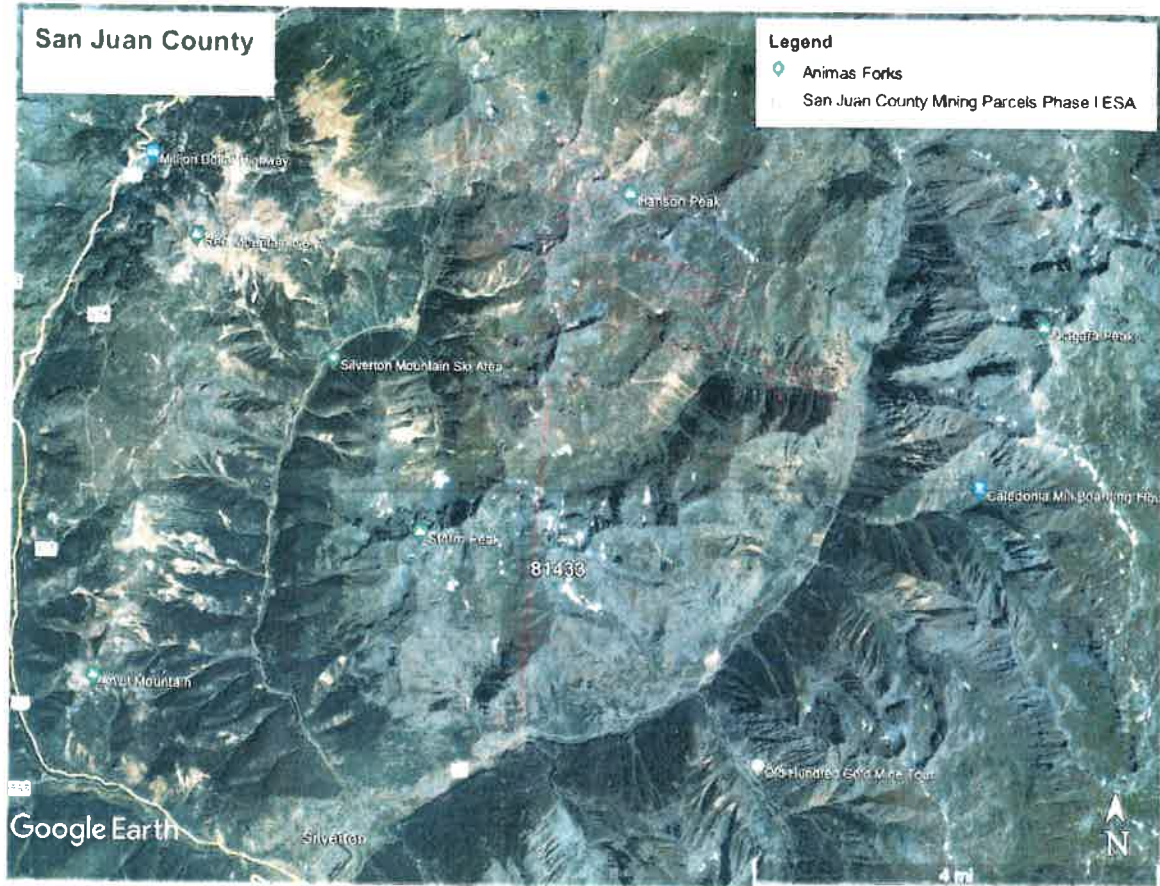
-  Sunnyside 100% ownership
-  Sunnyside Undivided Interest



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

San Juan County Mining Claim Parcels

Silverton, Colorado



Prepared by

Iron Woman Construction and Environmental Services LLC

12503 East Euclid Drive

Centennial, Colorado 80111





December 20, 2022

William Tookey
San Juan County
PO Box 466
Silverton, Colorado, 81433

Re: Phase I Environmental Site Assessment
Sunnyside Gold Corporation Mining Claims
San Juan County, Colorado 81433

Dear Mr. Tookey,

Iron Woman Construction and Environmental Services LLC has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E2247-16, Standard Practice for Environmental Site Assessment Process for Forestland or Rural Property of former mining parcels located in San Juan County, Colorado 81433 that are under the ownership of the Sunnyside Gold Corporation (Properties).

This Phase I ESA did not reveal evidence of Recognized Environmental Conditions (RECs) in connection with the Properties.

This Phase I ESA did not reveal evidence of Historical RECs in connection with the Properties.

This Phase I ESA revealed evidence of Controlled RECs in connection with the Property.

According to ASTM E2600-15, based upon the absence of known or reported hazardous chemicals or volatile organic compounds released to the Properties or surrounding immediate area, a vapor encroachment condition can be ruled out.

We appreciate the opportunity to provide our services to you. Please feel to contact us if you have any questions or comments.

Sincerely,

Iron Woman Construction and Environmental Services LLC

A handwritten signature in blue ink, appearing to read "Steven B. Hoffman".

Steven B. Hoffman, P.G.
Program Manager

A handwritten signature in blue ink, appearing to read "Shelly Hoover".

Shelly Hoover, P.E.
Director of Environmental Compliance



Project Summary

Iron Woman Construction and Environmental Services LLC (IWC) has performed this Phase I Environmental Site Assessment (ESA) at the request of the San Juan County Board of Commissioners of the former mining claim parcels located in Silverton, San Juan County, Colorado 81433 and are owned by the Sunnyside Gold Corporation (SGC) (Properties).

This Phase I ESA did not reveal Recognized Environmental Conditions (RECs) in connection with the Properties.

This Phase I ESA did not reveal evidence of Historical RECs (HRECs) in connection with the Properties.

This Phase I ESA revealed evidence of Controlled RECs (CRECs) in connection with the Properties. The Properties are former mining claim sites located on approximately 1,202 acres that were part of active mining in the County from the 1870's until 1991. Over 400 abandoned or inactive mines are present in the area where the Properties are located. As a result of this mining, contamination from heavy metals and sediments impacted the soil, groundwater, and surface water that were dispersed over three drainages. Due to this contamination, the United States Environmental Protection Agency (EPA) listed the area as the Bonita Peak Mining District Superfund site and added it to the National Priorities List on September 9, 2016.

According to the Colorado Department of Public Health and Environment, the SGC mining claim parcels have been investigated and remediated to the satisfaction of the EPA. The SGC portals and adits have been secured in compliance with the Colorado Division of Reclamation, Mining and Safety regulations.

As outlined in the Consent Decree issued by the United States District Court for the District of New Mexico and filed April 29, 2022, the SGC Properties included in this ESA have been remediated to the satisfaction of and in compliance with EPA requirements and monetary settlements to affected stakeholders by SGC have been fulfilled.

Additional environmental assessment and remedial actions will be performed by EPA and as required by the Intern Record of Decision (May 2019) and the Adaptive Management Site Management Plan (November 2020) to further address the following:

- Water discharge from the Terry Tunnel;
- Mayflower Mill tailings pile 4; and
- Groundwater treatment remedial investigation and feasibility study.

Pursuant to ASTM E2600-15 and based upon the absence of known or reported hazardous chemicals or volatile organic compounds released to the Properties or the surrounding immediate area, a vapor encroachment condition can be ruled out.

	Report Section	No Further Action	REC	CREC	HREC	Other Environmental Considerations
3.0	User Provided Information			✓		
4.1	Regulatory Report Summary			✓		
4.3	Historical Use Information on the Subject Property			✓		
4.4	Historical Use Information on Adjacent Properties			✓		
5.0	Site Reconnaissance			✓		
6.0	Interviews			✓		

Table of Contents

INTRODUCTION	1
Scope of Services	1
Limiting Conditions.....	2
Deviations and Exceptions.....	2
Significant Assumptions	2
Special Terms and Conditions.....	2
User Reliance.....	2
SITE INFORMATION	2
General Description and Site History.....	2
Property Description	4
Regulatory Filings	5
Physical Settings	6
Current Uses of Adjoining Properties	8
USER PROVIDED INFORMATION	8
Additional Information	9
RECORDS REVIEW.....	9
Regulatory Report Summary	9
Historical Resources Reviewed	29
Historical Use Information on the Subject Property.....	29
Historical Use Information on Adjacent Properties	30
Data Failure/Data Gaps	31
SITE RECONNAISSANCE	31
INTERVIEWS.....	33
EVALUATION	33
ENVIRONMENTAL PROFESSIONAL'S STATEMENT	34
REFERENCES	35

TABLE OF APPENDICES

Appendix A Figure 1 Site Location/Topographic Map

Figure 2 Site Detail

Figure 3 Parcel Map

Appendix B Mining Parcel List

Appendix C Regulatory Filings

Appendix D County Assessors Information

Appendix E Physical Settings Report

Appendix F User Questionnaire

Appendix G Database Report

Appendix H Aerial Photographs

Appendix I Historical Topographic Maps

Appendix J Photographs

Appendix K SGC Regulatory Correspondence

Appendix L Qualifications

1.0 INTRODUCTION

Iron Woman Construction and Environmental Services (IWC) was retained by San Juan County Board of Commissioners (User), to perform a Phase I Environmental Site Assessment (ESA) of former mining claim parcels located in San Juan County, Silverton, Colorado 81433 (Figures 1, 2 and 3, Appendix A). A listing of these parcels (Properties) is provided in Appendix B. It is our understanding that these Properties are owned by the Sunnyside Gold Corporation (SGC) that would like to transfer ownership to San Juan County. The User has requested this Phase I ESA to identify potential Recognized Environmental Conditions (RECs), as defined by ASTM Standard E2247-16, in connection with the Properties and to satisfy one of the requirements to qualify for the innocent landowner, contiguous Property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) (hereinafter, the "landowner liability protections," or "LLPs"). The methods used for this ESA are in general conformance with ASTM E2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property.

IWC's investigation included personal interviews, background research of legal filings in connection with the Properties, reviewing database reports, historical aerial photographs and topographic maps, reviewing available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials and a reconnaissance of the Properties and adjacent properties.

IWC contracted Environmental Risk Information Services (ERIS) to perform a computer database search for local, state, and federal regulatory records pertaining to environmental concerns for the Properties and properties in the vicinity (see Section 4.0).

Services rendered were completed in accordance with the standard practice guidelines established in ASTM E2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, for Forestland or Rural Property and the United States Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR, Part 312.

1.1 Scope of Services

The scope of services was to perform a Phase I ESA in a manner generally consistent with ASTM E2247-16. A Phase I ESA is intended to inspect the Properties with respect to petroleum products and the hazardous substances listed in CERCLA (42 U.S.C. §9601). A Phase I ESA is not intended to take the place or be considered an environmental or regulatory compliance inspection.

This Phase I ESA was conducted to provide a reasonable level of investigation to identify RECs in connection with the Properties. As defined by ASTM standards, the term "REC" means (1) the presence of hazardous substances or petroleum products in, on, or at the Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a REC.

A Controlled REC (CREC) is a REC affecting the Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.

A Historical REC (HREC) pertains to a previous release of hazardous substances or petroleum products affecting the Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Property to any controls.

1.2 Limiting Conditions

The findings and conclusions contain all the limitations inherent in the methodologies that are referred to in ASTM E2247-16. Limitations or exceptions encountered during the completion of this ESA occurred due to the rugged mountainous terrain preventing a physical inspection of some parcels. Generally, the parcels that were not physically inspected were observed using telescopic equipment.

1.3 Deviations and Exceptions

There were no notable deviations or exceptions from the scope of work.

1.4 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Properties conditions that could not be identified within the scope of the ESA, or which were not reasonably identifiable from the available information. IWC believes that the information obtained from the records review and the interviews concerning the Properties is reliable. However, IWC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this ESA are not intended to produce all-inclusive or comprehensive results, but rather to provide San Juan County Board of Commissioners with information relating to the Properties.

1.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented are based solely on the described and not on scientific tasks or procedures beyond the scope of agreed-upon services. No subsurface exploratory drilling or sampling were performed under the scope of this work.

Some of the information provided is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This information is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

1.6 User Reliance

The findings, opinions, and conclusions of this Phase I ESA are for the confidential and exclusive use of San Juan County Board of Commissioners, its affiliates, employees, agents, successors, and assigns. Reliance on this Phase I ESA for any use by parties other than specifically stated is prohibited without the express written consent of IWC and San Juan County Board of Commissioners.

2.0 SITE INFORMATION

2.1 General Description and Site History

The Properties are located in northeast San Juan County and consist of 31 parcels that total approximately 1,202 acres. These parcels are located east of San Juan County Road 110 and north of San Juan County Road 2 and are owned by SGC. Site Location Maps are provided as Figures 1 and 2 and the parcels included in this ESA are illustrated on Figure 3 (Appendix A). A listing of the parcels is provided in Appendix B.

Mining began in San Juan County in the 1870's and ended in 1991 when the Sunnyside Mine ceased operation. The Sunnyside Mine was the last significant mining operation in the Bonita Peak Mining District (BPM D) and was the largest and most productive mine in the area. The Sunnyside Mine is situated at the

headwaters of Eureka Gulch near historic Lake Emma at an approximate elevation of 12,320 feet. SGC operated the Sunnyside Mine from 1985 to 1991 and acquired ownership of the Mine in 1992.

As a result of mining in the BPMD, contamination to soil, groundwater, and surface water from heavy metals and sediments were dispersed over three drainages in the watershed. Over 400 abandoned or inactive mines are present in these three drainages.

During the 1990's the EPA and the Colorado Department of Public Health and Environment (CDPHE) conducted a Superfund Site Assessment of the area. This assessment identified severe impacts to aquatic life in the Upper Animas River and its tributaries from heavy metals. SGC and the Colorado Water Quality Control Division entered into a Consent Decree on May 8, 1996 which resolved litigation related to the State's Water Quality Control Act.

On September 9, 1996, the Bonita Peak Mining District Superfund site was added to the National Priority Pollutant List (NPL). Between 1996 and 2004, SGC installed 11 bulkheads within the Sunnyside Mine to stop the uncontrolled flow of water from the Mine. During this time period, other mine portals and adits associated with SGC were closed and safety secured in accordance with Colorado Division of Reclamation, Mining and Safety (DRMS) regulations. These closures have been inspected for compliance by representatives of the state of Colorado and the EPA.

From 2005 through 2014 SGC, EPA, the US Bureau of Land Management, and the state of Colorado conducted remedial investigation and reclamation activities in the Upper Animas Watershed. These efforts have included diverting water runoff away from and capping mine waste piles, moving mine waste piles away from drainages, consolidating mine waste piles, creating sediment retention ponds, placing bulkheads in draining adits, and re-vegetating mine waste piles.

The BPMD is organized into five operable units (OUs):

- OU1: Site-wide – OU1 encompasses the entire Bonita Peak Mining District Superfund site.
- OU2: Mayflower – OU2 includes the Mayflower Tailing Ponds No. 1, No. 2, No. 3, and No. 4 and the Mayflower Mill and Tailings Study Area.
- OU3: Bonita Peak Groundwater System – OU3 generally includes the saturated and unsaturated workings of the Sunnyside Mine, associated drainage and haulage tunnels, nearby mines not known to be connected to the Sunnyside Mine workings (e.g. Red & Bonita Mine and Gold King Mine), and the surrounding geographic area that may be hydraulically connected or influenced by current and/or historical releases from or due to the management of these mines.
- OU4: Ben Franklin Mine - The Mine is located immediately below and east of the confluence of the two headwaters of Eureka Gulch.
- OU5: London Mine - Located located north of Burrows Creek, a tributary to the North Fork of the Animas River.

During an inspection of the Gold King Mine outer bulkhead by EPA personnel on August 5, 2015, a release from the Mine of approximately 3 million gallons of water containing metals and sediments occurred. This discharge entered into Cement Creek which is a tributary to the Animas River. SGC entered into a Consent Decree with the United States District Court for the District of New Mexico on May 11, 2017 for this incident.

The EPA issued a "Unilateral Administrative Order for Remedial Investigation" on March 18, 2018 for investigation of the Groundwater System as OU3. Under this Order, EPA performed remedial investigation and feasibility studies that identified 48 mining related source areas of contamination from historic hard rock mines, tailings, and waste rock within Mineral Creek, Cement Creek, and Upper Animas River drainages. These areas include 35 mines, seven tunnels, and four tailings impoundments. Known contaminants associated with both waste rock and water discharges from adits include arsenic, cadmium, copper, manganese, and zinc.

The EPA signed an Interim Record of Decision (IROD) for OU1 on May 20, 2019 that identified 23 source areas and two dispersed campgrounds for interim remedial actions (IRAs). These IRAs included stabilization of the mine source areas and measures to reduce contaminant loading to surface waters.

The EPA adopted an Adaptive Management Site Management Plan (AMP) for the Bonita Peak Mining District in November 2020 to provide the framework for decision making for the continuous planning, remedial implementation, and assessments to prioritize and manage environmental processes in the BPMD.

San Juan County Ordinance Number 2020-01 was adopted on December 15, 2020 for the regulation of land use within the BPMD. This ordinance establishes San Juan County with jurisdiction over Mine Waste Source Areas to control and regulate land use within unincorporated San Juan County where residual mine waste and remediation components exist, specifically the BPMD Superfund site. According to the Ordinance, the EPA and CDPHE have performed and will continue to conduct CERCLA response actions including, but not limited to, response actions selected in the IROD and possible other future CERCLA response actions, at portions of the BPMD Superfund site (collectively referred to as "CERCLA response actions").

SGC satisfied the requirements of the Consent Decree and was released of further environmental liability associated with these Properties, as filed on April 29, 2022 with the United States District Court for the District of New Mexico.

A copy of the regulatory documents are provided in Appendix C.

2.2 Property Description

San Juan County Assessor's parcel information is provided in Appendix D. A summary of the assessor's parcel numbers, acreages, and remedial status is listed below.

Parcel ID	Acreage	Ordinance 2020-1 Remedial Status
47730190030005	17.7	Remediated
47730190030006	13.8	Remediated
47730190050004	51.34	Remediated
47730300020001	41.65	Remediated
47730300020002	93.36	Remediated
47730300020003	23.84	Remediated
47730300020004	19.32	Remediated
47750090050001	25.28	Remediated
47750100050003	42.49	Remediated
47750100050031	8.0	Remediated
47750100050051	2.41	Remediated
47750110050002	89.17	Remediated
47750110050022	9.74	Remediated
47750130050001	43.92	Remediated

Parcel ID	Acreage	Ordinance 2020-1 Remedial Status
47750130050003	26.11	Remediated
47750140050002	194.92	Remediated
47750150050001	35.66	Remediated
47750150050002	17.43	Remediated
47750150050011	18.9	Remediated
47750160050006	24.26	Remediated
47750220050003	113.44	Remediated
47750230050001	10.33	Remediated
47750230050002	44.27	Remediated
47750240050001	89.19	Remediated
48290090010033	22.73	Remediated
48290090010039	32.83	Remediated
48290090010041	5.91	Remediated
48290090010042	12.66	Remediated
48290090010043	38.14	Remediated
48290090010044	10.33	Remediated
48290100010006	23.43	Remediated

2.3 Regulatory Filings

A summary of significant regulatory filings by the EPA and states of Colorado and New Mexico on the SGC Properties is provided below. This is not a listing of all regulatory filings pertaining to the Properties. A copy of the documents is provided in Appendix C.

- May 8, 1996: Consent Decree between SGC and the Colorado Water Quality Control Division, for the resolution of litigation related to the State's Water Quality Control Act.
- September 9, 2016: The EPA lists the area as the Bonita Peak Mining District Superfund site and added it to the National Priorities List.
- November 15, 2016: State of New Mexico files Motion v. EPA, ET AL - includes SGC.
- May 11, 2017: The EPA and SGC enter into an Administrative Settlement Agreement and Order on Consent for Remedial Investigation.
- March 15, 2018: A Unilateral Administrative Order for Remedial Investigation is issued by EPA for investigation of the Groundwater System as Operable Unit 3.
- May 20, 2018: Interim Record of Decision for the BPMD Superfund Site Operable Unit 1 San Juan County, Colorado.
- September 3, 2020: Administrative Order Directing Compliance with the Request for Access to the Mayflower impoundment area.
- November 2020: Adaptive Management Site Management Plan for the BPMD San Juan County, Colorado is adopted.

- December 15, 2020: San Juan County Ordinance Number 2020-01 for the regulation of land use within the BPMD.
- December 10, 2021: Consent Decree, United States District Court for the State of Colorado, The State of Colorado Through the Colorado Natural Resources Trustees v. Sunnyside Gold Corporation.
- April 28, 2022: Consent Decree, United States District Court for the District of New Mexico, Case 1:18-md-02824-WJ, Document 1634.
- June 14, 2022: Settlement Agreement Between New Mexico and the US (re State of New Mexico v. USEPA, et al., 1:16-cv-00465) (“the New Mexico Action”).

2.4 Physical Settings

Physical Setting Sources Physical setting source information is included in Appendix E.

Surface Water:

During the site reconnaissance, stormwater runoff was not observed. Based upon the local slope of the individual Properties in this mountainous terrain, runoff will occur from the higher elevations to the lower elevations and ultimately to the tributaries draining into the Animas River. A review of the National Wetlands Inventory Map published by the United States Department of the Interior, Fish and Wildlife Service, revealed the following parcels that are in a wetlands designated area:

Parcel	Designation
47730190030005	Portions of this parcel are located in a Freshwater Pond area.
47730300020001	Portions of this parcel are located in a Freshwater Pond area.
47730300020002	Portions of this parcel are located in a Freshwater Pond area.
47730300020003	Portions of this parcel are located in a Freshwater Pond area.
47730300020004	Portions of this parcel are located in a Freshwater Pond area.
47730300020005	Portions of this parcel are located in a Freshwater Pond area.
47750090050001	Portions of this parcel are located in a Freshwater Emergent Wetlands.
47750140050002	Portions of this parcel are located in Freshwater Emergent Wetlands and Freshwater Pond areas.
47750150050001	Portions of this parcel are located in a Freshwater Pond area.
47750150050002	Portions of this parcel are located in a Freshwater Pond Area.
47750230050001	Portions of this parcel are located in a Freshwater Pond area.
47750240050001	Portions of this parcel are located in Freshwater Emergent Wetlands and Freshwater Pond areas.
48290090010033	Portions of this parcel are located in a Freshwater Pond area.
48290090010039	Portions of this parcel are located in a Freshwater Pond area
48290090010041	Portions of this parcel are located in a Freshwater Pond area.

Parcel	Designation
48290090010043	Portions of this parcel are located in Freshwater Emergent Wetlands and Freshwater Pond areas.
48290090010044	Portions of this parcel are located in a Freshwater Pond area.

Geology:

The San Juan Mountain Range consists of geologic units that range in age from Precambrian crystalline rocks to late Cenozoic deposits of the San Juan volcanic field. The San Juan Mountains were created during tectonic building as two continental plates came together that pushed mountain peaks to over 14,000 feet in elevation. These tectonics resulted in volcanic activity with magma that produced rich veins of gold and silver deposits. During numerous periods of volcanic activity, andesitic lava and ash filled the valleys and fissures. After the eruptions ended, the pools of subsurface magma shrank creating calderas and valleys. The mountain sides and valleys were then cut by glaciers during the Eocene and the three glacial periods in the Quaternary Period. The current topography is the erosional remnant of the Oligocene-age San Juan volcanic field cut by glaciers.

Surficial Soils:

The soils over the Properties include multiple units that are indicative of mountainous terrain. These soils include the Cryorthents-Rubble land complex consisting of well drained colluvium and slope alluvium derived from rhyolite with 30 percent to 75 percent slopes. Other soils include the Whitecross stony-rock outcrop complex units derived from volcanic rock and ash consisting of very stony sandy loam to extremely gravelly sandy loam and rubble consisting of fragmental materials with slopes between 15 percent to 75 percent.

Hydrology:

The Properties are in the Dolores/San Juan River Basin that covers an approximate area of 10,169 square miles. The headwaters of both the San Juan and Dolores Rivers begin in the San Juan Mountains at an elevation between 13,000 feet and 14,000 feet, according to the Colorado Water Conservation Board (CWCB) and the Colorado Department of Water Resources (DWR). The San Juan River originates north of Pagosa Springs and flows southwest to an elevation of 4,800 feet before entering New Mexico, and then into Utah where it joins the Colorado River. The Dolores River is located north of the San Juan River and south of the Town of Telluride and flows southwest to McPhee Reservoir. The river then flows northwest to an elevation of 4,100 feet as it enters Utah where it joins the Colorado River.

Major tributaries to the San Juan River include the Navajo, Piedra, Los Pinos, Animas, Florida, La Plata, Rio Blanco, and Mancos Rivers, and McElmo Creek. Major tributaries to the Dolores River include the West Fork of the Dolores, the San Miguel Rivers, Lost Canyon, Disappointment, and West Paradox Creeks. Major reservoirs in the Dolores/San Juan Basin include the McPhee, Vallecito, Lemon, Cascade, Groundhog, and Narraguinnep Reservoirs.

Groundwater flow and depth under the Properties is highly variable due to the mountainous terrain. Groundwater flow and depth is influenced by subterranean pressures and bedrock fractures. Groundwater flows through the bedrock in these fractures.

Flood Zones:

Flood zone maps have not been created for this area.

Other:

Based upon the ERIS Physical Setting Report, no oil or gas wells have been constructed or permitted on the Properties or within a ½ mile radius. There are no oil and gas pit locations on the Properties or within ½ mile radius.

According to the ERIS Physical Setting Report, the Water Wells Permit Database lists 89 registered water wells constructed or permitted on either the Properties or within a ½ mile radius of the Properties. The United States Geological Society have 40 monitoring wells registered on or within ½ mile radius of the Properties.

2.5 Current Uses of Adjoining Properties

Direction from Subject Property	Current Use
North	Undeveloped mountainous terrain with remnants of former mining activities.
East	Undeveloped mountainous terrain with remnants of former mining activities.
South	Undeveloped mountainous terrain with remnants of former mining activities. San Juan County Road 2 running east and west along the Animas River to Silverton.
West	Undeveloped mountainous terrain with remnants of former mining activities. San Juan County Road 110 running north and south.

The Properties are located within the Bonita Peak Mining District Superfund site and the surrounding properties are part of the Superfund listings. Therefore, our observations of the adjoining properties reveal evidence of former mining activities and remedial efforts to stabilize and reclaim the former mining properties.

3.0 USER PROVIDED INFORMATION

IWC requested that a representative for the purchaser complete the User Questionnaire (Appendix F). On behalf of San Juan County Board of Commissioners, Anthony Edwards, BPMD Communications Liaison completed the questionnaire for the potential recipient of the Properties (User). The results of the questionnaire are summarized below:

User Provided Information	Issue Identified (Y/N)	Comments
Environmental Liens, Activity, or Use Limitations	Y	The area reviewed is included in a CERCLA designated site on the National Priority Listing. In addition, San Juan County is aware the property is subject to environmental covenants. In regards to local law, the property is subject to the institutional controls.
Engineered Controls	Y	San Juan County is aware of use limitations set forth in the institutional controls, land use restrictions and covenants required for property within designated Superfund Sites.
	N	

User Provided Information	Issue Identified (Y/N)	Comments
Specialized Knowledge of the User		
Valuation Reduction for Environmental Issues	Y	
Commonly Known or Reasonably Ascertainable Information	Y	San Juan County is aware of the documentation, research and sampling the Animas River Stakeholders, the State of Colorado, USGS, the Owner and EPA have gathered and/or prepared over the decades.
Obvious Indicators of Environmental Impact	Y	Yes, some areas within the property boundaries include the remnants of historic mining activity. In regards to the tailings ponds (1-4) those areas contain waste rock and other contamination based on historic activity.

3.1 Additional Information

Fire insurance maps were not created for this area.

4.0 RECORDS REVIEW

Regulatory database information from federal, state, and local environmental record sources was provided by ERIS. The purpose of the records review was to identify RECs in connection with the Properties.

Results of the database search in the ERIS Radius Report found 177 listings for the Properties and surrounding properties. Those identified listings are further discussed below within the applicable subsections. A copy of the database report is provided in Appendix G.

4.1 Regulatory Report Summary

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
SUPER - FUND NRD	NPL EQUIV	Superfund National Priorities List and Natural Resource Damages sites	BONITA PEAK MINING DISTRICT	CO	Y		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119165	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BLACK HAWK ET AL	SAN JUAN COUNTY	Y	Dep ID: 10107815	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
				SILVERTON CO 81433			with the Properties
MRDS	MINE	Mineral Resource Data System	AZTEC	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167745	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BARNES TUN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10265002	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	TERRY TUNNEL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191718	Considered a CREC in connection with the Properties
PDES	NPDES	Permitted Facilities Listing	Terry Tunnel	CR 25 Silverton CO 81433	Y		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BEN FRANKLIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018672	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BEN FRANKLIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143362	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SUNNYSIDE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167210	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LEAD CARBONATE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018661	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GRIVITZA, MOUNTAIN EAGLE, NORMAN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108456	Considered a CREC in connection with the Properties
MRDS	MINE		GOLD KING	SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System		SILVERTON CO 81433		Dep ID: 10018670	connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10288829	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GEORGE WASHINGTON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264377	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GEORGE WASHINGTON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018671	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10107848	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	NATALIE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143070	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10289291	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MINNEHAHA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143192	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GRIVITZA, MOUNTAIN EAGLE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143319	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	KITTIMAC MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018545	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	SILVER BAY MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10009691	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BLACK HAWK, OCCIDENTAL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10107859	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BLACK HAWK	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018662	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MINNEHAHA MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10107856	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MINNEHAHA MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018663	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	TREASURE MTN. GOLD MINING CO.	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108249	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PRIDE OF BONITA GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018647	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BURROWS - LITTLE IOLA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108450	Considered a CREC in connection with the Properties
PDES	NPDES	Permitted Facilities Listing	Sunnyside Basin	CR 9 Silverton CO 81433	Y		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD PRINCE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10289152	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	NO NAME	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167197	Considered a CREC in connection with the Properties
NPL	NPL	National Priority List	BONITA PEAK MINING DISTRICT; BONITA PEAK MINING DISTRICT	Multiple sources near Animas River headwaters; Multiple sources near Animas River headwaters UNINCORPORATED CO 81433	Y	EPA ID: CON000802497	Considered a CREC in connection with the Properties
SEMS	NPL	SEMS List 8R Active Site Inventory	BONITA PEAK MINING DISTRICT	Multiple sources near Animas River headwaters UNINCORPORATED CO 81433	Y	EPA ID: CON000802497	Considered a CREC in connection with the Properties
FINDS/FRS	SITE	Facility Registry Service/Facility Index	BONITA PEAK MINING DISTRICT	MULTIPLE SOURCES NEAR ANIMAS RIVER HEADWATERS UNINCORPORATED CO 81433	Y	Registry ID: 110070058573	Considered a CREC in connection with the Properties
SUPER-FUND ROD	NPL	Superfund Decision Documents	BONITA PEAK MINING DISTRICT	Multiple sources near Animas River headwaters UNINCORPORATED CO 81433	Y		Considered a CREC in connection with the Properties
FED INST	CONTROLS	Federal Institutional Controls- ICs	BONITA PEAK MINING DISTRICT	Multiple sources near Animas River headwaters UNINCORPORATED CO 81433	Y	EPA ID: CON000802497	Considered a CREC in connection with the Properties
FED ENG	CONTROLS	Federal Engineering Controls-ECs	BONITA PEAK MINING DISTRICT	Multiple sources near Animas River headwaters UNINCORPORATED CO 81433	Y	EPA ID: CON000802497	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LEAD CARBONATE MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264986	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BLACK HAWK	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10265018	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	MIDWAY	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167630	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BENITOITE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119446	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BELLE CREOLE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264607	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167148	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MOCKING BIRD	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167595	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	WASHINGTON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10216227	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	HIDDEN TREASURE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108457	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	HIDDEN TREASURE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240501	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018674	Considered a CREC in connection with the Properties
MRDS	MINE			SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System	BLACK HAWK MINE	SILVERTON CO 81433		Dep ID: 10119261	connection with the Properties
MRDS	MINE	Mineral Resource Data System	MONTEZUMA NO. 1 AND PLAIN STREAK	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018648	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MAGNOLIA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018507	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	NATALIE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10016737	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER LEDGE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108454	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ROSS BASIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10289028	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MASTODON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018673	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MASTODON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118758	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240592	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018675	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	GOLD PRINCE, MASTEDON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10009757	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10107900	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD PRINCE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10281398	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LEAD CARBONATE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240085	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN LEAD ZINC GR	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10142879	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PRIDE OF BONITA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10107846	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	EAGLE MOUNTAIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10009762	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ROSE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108299	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD KING	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167198	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD KING	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10215736	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER WING PROPERTY	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018649	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	RANSOME LODGE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10009487	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	INDEPENDENCE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264760	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ADELPHIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167141	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SOUND DEMOCRAT	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018556	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SOUND DEMOCRAT	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143010	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GLADSTONE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10142997	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PLAIN STREAK	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191688	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	RED AND BONITA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018669	Considered a CREC in connection with the Properties
MRDS	MINE		BISMARCK	SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System		SILVERTON CO 81433		Dep ID: 10018668	connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER LEDGE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119122	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MONTEZUMA #1	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143533	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER QUEEN LEAD ZINC GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108298	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10215720	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	RED & BONITA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264483	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BIG COLORADO	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240500	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ADAMS	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108455	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	EARLY BIRD	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017829	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ADAMS LODGE - BISMARCK	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119011	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	UNKNOWN GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10216117	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MOUNTAIN QUEEN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119275	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	STANDARD MILL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240259	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	AMERICAN TUNNEL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10265079	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PRIDE OF BONITA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143474	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118706	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD KING MILL PLACER	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018664	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PITTSBURGH	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191550	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BIG COLORADO	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018659	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD THREAD	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018660	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	BLACK DIAMOND	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017770	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	EZRA R	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119212	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	GOLD KING	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017775	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MOGUL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118864	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	EVENING STAR	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167415	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	EVENING STAR	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017769	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	QUEEN ANNE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017771	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	COLUMBIA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017776	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	COLUMBIA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264880	Considered a CREC in connection with the Properties
MRDS	MINE		CUSTER	SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System		SILVERTON CO 81433		Dep ID: 10289358	connection with the Properties
MRDS	MINE	Mineral Resource Data System	CUSTER	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017768	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	QUEEN ANNE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10142939	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	INDIAN CHIEF	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119458	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119404	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10158833	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	COMO CONSOLIDATED	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191907	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ENDLESS CHAIN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167378	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	AUBURN GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167186	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ROLLO	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10216484	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	ROLLO	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10091010	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191938	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	DAKOTA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018599	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER CHORD	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240212	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BELCHER	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018641	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BELCHER TUN NO.1	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191916	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BONANZA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240027	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BONANZA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10016736	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10215850	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SEVEN-THIRTY	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017789	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	RED ROGERS	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143492	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	RED ROGERS	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017774	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264862	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVER CLOUD	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018642	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	HESPERIAN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10216263	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SERRANO	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143330	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	PICKET	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118789	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10216002	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	BURROWS	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018643	Considered a CREC in connection with the Properties
MRDS	MINE		EVENING STAR	SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System		SILVERTON CO 81433		Dep ID: 10167581	connection with the Properties
MRDS	MINE	Mineral Resource Data System	LITTLE IDA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10119036	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	CALEDONIAN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10017777	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ACAPULCA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10167815	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ACAPULCA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018637	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ALASKA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108449	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	VALLEY FORGE MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10288746	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	OCCIDENT TUN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10192209	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	STAR OF THE WEST	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10264573	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10192286	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10191931	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ALASKA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10288721	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SAXON	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018639	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MAXWELL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118765	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10288905	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143041	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	MAYFLOWER MILL	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10288826	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10289254	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	VALLEY FORGE GROUP	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018502	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	ASPEN MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10215928	Considered a CREC in connection

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
							with the Properties
MRDS	MINE	Mineral Resource Data System	ASPEN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108415	Considered a CREC in connection with the Properties
SWF/LF	SWFLF	Solid Waste Facilities and Landfills	CLOSED SILVERTON LANDFILL	APPROXIMATELY 1 MILE EAST OF TOWN SILVERTON CO	Y		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10240506	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10281162	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LACKAWANNA MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10108414	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LACKAWANNA MINE	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10118703	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	SILVERTON RESERVOIR BOG IRON DEPOSIT	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018500	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	DORA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10143211	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	LITTLE DORA	SAN JUAN COUNTY SILVERTON CO 81433	Y	Dep ID: 10018497	Considered a CREC in connection with the Properties
MRDS	MINE			SAN JUAN COUNTY	Y		Considered a CREC in

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
		Mineral Resource Data System	CORNING WONDER MINE	SILVERTON CO 81433		Dep ID: 10108413	connection with the Properties
SWF/LF	SWFLF	Solid Waste Facilities and Landfills	NEW SILVERTON TRANSFER STATION	Silverton CO	N		Considered a CREC in connection with the Properties
CERCLIS	CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	RED AND BONITA MINE	COUNTY ROAD 52 SILVERTON CO 81433	N	Site EPA ID: CON000802811	Considered a CREC in connection with the Properties
CERCLIS	CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	MOGUL/ GRAND MOGUL MINE(S)	CEMENT CREEK SILVERTON CO 81433	N	Site EPA ID: CON000802803	Considered a CREC in connection with the Properties
BROWN-FIELDS	BROWN-FIELD	Brownfield Sites	Lackawanna Mill Site	468 County Road 20 Silverton CO 81433	N		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	OURAY COUNTY OURAY CO 81427	N	Dep ID: 10143374	Considered a CREC in connection with the Properties
SUPER-FUND NRD	NPL EQUIV	Superfund National Priorities List and Natural Resource Damages sites	IDARADO MINE	TELLURIDE CO	N		Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	VERNON MINE	OURAY COUNTY OURAY CO 81427	N	Dep ID: 10215673	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	OURAY COUNTY OURAY CO 81427	N	Dep ID: 10287962	Considered a CREC in connection with the Properties

Database	ASTM Type	Name	Company Site Name	Address	On Site	Facility Status	Comments
MRDS	MINE	Mineral Resource Data System	UNKNOWN	OURAY COUNTY OURAY CO 81427	N	Dep ID: 10118530	Considered a CREC in connection with the Properties
MRDS	MINE	Mineral Resource Data System	UNKNOWN	OURAY COUNTY OURAY CO 81427	N	Dep ID: 10143073	Considered a CREC in connection with the Properties

4.2 Historical Resources Reviewed

IWC obtained historical sources from ERIS including oil and gas wells (Physical Settings Report - Appendix E), agency records (Database Report - Appendix G), aerial photographs (Aerial Photographs - Appendix H), topographic maps (Historical Topographic Maps - Appendix I), for the Properties and vicinity. Copies of these historical sources are provided in the identified appendices.

Historical Resource	Years Reviewed
Aerial Photographs	1945, 1951, 1960, 1972, 1975, 1986, 1988, 1998, 2005, 2009, 2011, 2013, 2015, 2017, 2019, 2021
Historical Topographic Maps	1897, 1901, 1902, 1955, 1972, 1975, 2001, 2013, 2016, 2019
Colorado Division of Oil and Public Safety	through October 2022
Colorado Department of Public Health and Environment	through October 2022
US Environmental Protection Agency	through October 2022

4.3 Historical Use Information on the Subject Property

Historical Summary Table

Dates	Issue Identified?	Uses	Source(s)
1897	No	Mines and building structures are present. Early roadways and railroad tracks extending east along the Animas River from Silverton to Arrastre Creek are visible. Eureka townsite is present.	Topographic Maps
1901, 1902	No	Mines, building structures, and roadways are present. The Silverton and Northern Railroad tracks extend past Arrastre Creek to the Eureka Townsite.	Topographic Maps
1945, 1951, 1955	No	Mines, building structures, and roadways are present. The Silverton and Northern Railroad tracks are gone. The Eureka townsite is gone. The Mayflower Mill tailings ponds are present.	Aerial Photographs, Topographic Maps
1955, 1960, 1972, 1975	No	Mines and roadways are present and the road along Animas River is visible. San Juan County Road 2 crossing the southern Properties is further developed.	Aerial Photographs, Topographic Maps
1986, 1988, 1998	No	Significate develop of the Mayflower Mill tailing ponds. Fewer mining claims indicated.	Aerial Photographs, Topographic Maps
2001, 2003, 2005, 2009, 2011, 2013, 2015, 2016, 2017, 2019, 2021	No	The Properties appear relatively unchanged. Fewer mine symbols are illustrated on the topographic maps.	Aerial Photographs, Topographic Maps

4.4 Historical Use Information on Adjacent Properties

Historical Summary North Adjacent Property

Dates	Issue Identified?	Uses	Source(s)
1897, 1901, 1902	No	Sunnyside Mine and Sunnyside Mill are present. Few mines, building structures, and roadways are visible.	Topographic Maps
1945, 1951, 1955, 1960, 1972, 1975,	No	Increased mining activity.	Aerial Photographs, Topographic Maps
1986, 1988, 1998	No	Mining activity appears stagnant.	Aerial Photographs, Topographic Maps
2013, 2015, 2016, 2017, 2019, 2021	No	Lake Emma is gone due to drainage into the American and Terry Tunnels. Mining activities appear to be nonexistent. Properties are undeveloped mountain terrain.	Aerial Photographs, Topographic Maps

Historical East Adjacent Property

Dates	Issue Identified?	Uses	Source(s)
1897, 1901, 1902	No	Few mines and building structures are present. Early roadways and the Eureka townsite is visible. Midway Mill located approximately one-mile east of Eureka is present.	Topographic Maps
1945, 1951, 1955, 1960, 1972, 1975	No	Increased mining activity. Eureka townsite and Midway Mill are gone.	Aerial Photographs, Topographic Maps
1986, 1988, 1998	No	Mining activity appears stagnant.	Aerial Photographs, Topographic Maps
2013, 2015, 2016, 2017, 2019, 2021	No	Mining activities appear to be nonexistent. Properties are undeveloped mountain terrain. The Eureka Campground is present in the former townsite.	Aerial Photographs, Topographic Maps

Historical South Adjacent Property

Dates	Issue Identified?	Uses	Source(s)
1897, 1901, 1902	No	Few mines and building structures are present. Early roadways and railroad tracks extending east along the Animas River from Silverton to Arrastre Creek are visible.	Topographic Maps
1945, 1951	No	Little mining activity and development.	Aerial Photographs, Topographic Maps
1955	No	An airstrip and a powerplant are present above and to the east of the town of Silverton.	Aerial Photographs, Topographic Maps

Dates	Issue Identified?	Uses	Source(s)
1960, 1972, 1975, 1986, 1988, 1998, 2013, 2015, 2016, 2017, 2019, 2021	No	Little to no development occurs during this time and the area remains relatively unchanged as undeveloped mountainous terrain.	Aerial Photographs, Topographic Maps

Historical West Adjacent Property

Dates	Issue Identified?	Uses	Source(s)
1897, 1901, 1902	No	Town of Silverton, few mines and building structures are present. Early roadways are visible.	Topographic Maps
1945, 1951, 1955, 1960, 1972, 1975	No	Increased mining activity.	Aerial Photographs, Topographic Maps
1986, 1988, 1998	No	Mining activity appears stagnant and the area remains relatively unchanged.	Aerial Photographs, Topographic Maps
2013, 2015, 2016, 2017, 2019, 2021	No	Mining activities appear to be nonexistent. Properties are undeveloped mountain terrain.	Aerial Photographs, Topographic Maps

4.5 Data Failure/Data Gaps

Based on the definition presented in ASTM E2247-16, data failure occurs when all the standard historical sources that are reasonably-ascertainable and likely to be useful have been reviewed and the historical use of the Property has not been documented back to the Property's first developed use, or 1940, whichever is earlier. When data failure occurs, ASTM E2247-16 requires the Environmental Professional to document the data failure and assess the potential impact on the ability of the Environmental Professional to identify RECs.

IWC obtained historical use data of the Properties in accordance with ASTM E2247-16 and therefore no related data failure was identified.

No data gaps occurred during the performance of this ESA. This ESA was completed in accordance with ASTM E2247-16.

5.0 SITE RECONNAISSANCE

Issue	Subject Property	Adjacent Properties
Hazardous Substances and Petroleum Products	No	No
Underground Storage Tanks	No	No
Aboveground Storage Tanks	No	No
Odors	No	No
Pools of Liquid	No	No

Issue	Subject Property	Adjacent Properties
Unidentified Substances	No	No
Drums	No	No
On-Site Chemicals	No	No
Hydraulic Oil	No	No
Polychlorinated Biphenyl's (PCBs)	No	No
Pits, Ponds, or Lagoons	Yes	Yes
Stained Soil or Pavement	No	No
Stains or Corrosion	No	No
Stressed Vegetation	No	No
Soil Waste	No	No
Transformers	No	No
Wastewater	No	No
Wells	No	No
Septic System	No	No
Drains and Sumps	No	No

John Trujillo Sr and John Trujillo Jr of IWC conducted the site reconnaissance from October 21 to October 23, 2022, to assess for the possible presence of petroleum products and hazardous materials at the Properties. Prior to performing the field inspections, IWC personnel met with Mr. Anthony Edwards, liaison for San Juan County to discuss aspects of the Properties. The weather at the time of site reconnaissance was clear and approximately 30-45 degrees Fahrenheit. IWC personnel drove, walked, and observed the Properties and the surrounding properties.

Many of the Properties were discovery diggings where in order to establish a mining claim the property was developed with shallow digging. Other Properties that had been mined for ore appeared to be remediated by relocation and stabilization of the mine tailings. Engineered water collection and settlement ponds were constructed in areas where mine water was discharging. There are areas of scattered debris that were from the former mining and historic development activities. Remnants are present on Parcel 47750140050002 of the former boiler house used in the operation of the tramway, wood and metal debris, concrete tramway foundation, and a powder magazine cut into the mountain side that was used for the storage of explosives during active mining. Due to the inaccessibility of some of the parcels, physical inspections were not possible, however, these parcels were observed for meaningful mine workings using telescopic visualizations. Photographs of the Properties are included in Appendix J.

6.0 INTERVIEWS

Title	Name	Comments
Vice President, Kinross Gold USA	Dennis McHarness	<p>October 6, 2022: SGC operated the Sunnyside Mine and Properties of this ESA from 1985 to 1991 and acquired ownership in 1992. All mining operations ceased in 1991. SGC entered into a Consent Decree with the CWQCD in 1996 and the EPA in August 2015. Since this time, remedial investigations and corrective actions have been completed. SGC was released from environmental responsibility by the EPA in April 2022.</p> <p>Mr. McHarness provided Acreage Reduction Approval letters issued by the Colorado Division of Minerals and Geology, Permit to Discharge termination letters issued by the CDPHE, and Financial and Performance Warranty Release Approvals issued by the Colorado Division of Mining and Safety. These documents are provided in Appendix K.</p>
San Juan County Liaison - User	Anthony Edwards	<p>October 21, 2022: Mr. Edwards has been the liaison for San Juan County since August 2015. He is familiar with legal and environmental issues associated with the BPMD. Mr. Edwards completed the User Questionnaire on behalf of San Juan County.</p>
Colorado Department of Public Health and Environment	Mark Rudolph	<p>October 13, 26, 2022: The SGC mining parcels have been investigated and remediated to the satisfaction of the EPA. The SGC portals and adits have been closed or safety secured in accordance with the Colorado Division of Reclamation, Mining and Safety regulations. Active and pending remediation is on-going at the Terry Tunnel and the Mayflower Mill tailings ponds. The EPA and CDPHE are working on a remedial investigation and feasibility study for management of the groundwater. Activity on these area will be on-going for over 10 years. SGC was release of environmental liability in 2022 on these Properties.</p> <p>He has not observed fuel storage tanks or other potential hazardous conditions on the SGC Properties.</p>

7.0 EVALUATION

IWC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E2247-16 of the former mining properties owned by SGC and located in San Juan County Mining Claim Parcels, Silverton, Colorado, 81433.

This Phase I ESA revealed that the Properties are located entirely in a EPA Superfund designated area. Based on aerial photographs, topographic maps, regulatory agency records, the San Juan County Assessor, and on-site observations, the Properties are former mining claim parcels. Mining began in San Juan County in the 1870's and ended in 1991 when the last producing mine ceased production. These accumulated mining activities resulted in contamination from heavy metals and sediments that impacted the soil, groundwater, and surface water over three drainages in the watershed. Over 400 abandoned or inactive mines are present

in these three drainages. Due to this contamination, the EPA listed the area as the Bonita Peak Mining District Superfund site and added it to the National Priorities List on September 9, 2016.

Environmental investigations and remedial actions have been performed by SGC and the EPA to reduce or eliminate loading to the waterways by metals mine disturbance sediments. Based upon the San Juan County Assessor's Property and Map Search website on October 20, 2022, and a interview with CDPHE, the SGC Properties have been remediated to the extent required by the regulations of the Bonita Peak Mining District Superfund. While these Properties have been remediated to the extent required by regulation for the Superfund listing, the Properties have not been remediated for unrestricted use. Therefore, the Superfund listing is considered a CREC in connection with the Properties.

This Phase I ESA did not reveal evidence of RECs in connection with the Properties. Water drainage from Terry Tunnel, the Mayflower Mill Tailing ponds, and groundwater impacted with metals are environmental concerns in connection with the Properties that are being addressed by the EPA.

This Phase I ESA did not reveal evidence of HRECs in connection with the Properties. While regulatory closure was issued on the Properties, these closures are based upon the Superfund regulatory requirements and not for unrestricted use.

According to ASTM E2600-15 and based upon the absence of known or reported hazardous chemicals or volatile organic compounds released to the Properties or immediate surrounding area, a vapor encroachment condition can be ruled out.

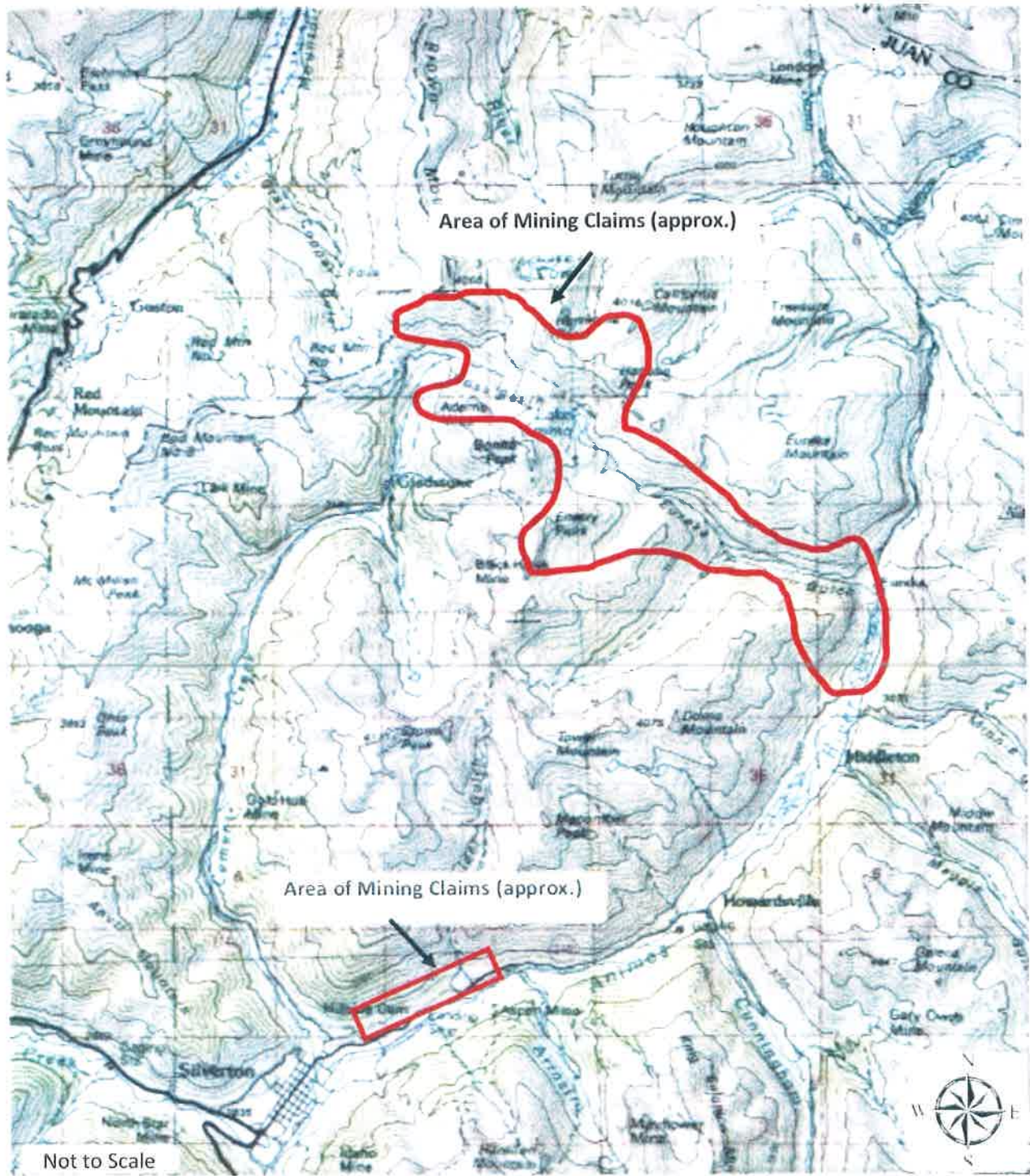
8.0 ENVIRONMENTAL PROFESSIONAL'S STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications for the Environmental Professional are included in Appendix L.

9.0 REFERENCES

- American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property, ASTM Designation: E2247-16.
- ASTM, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM Designation: E2600-15.
- Colorado Department of Public Health and Environment: Online records review, October 2022.
- Colorado Division of Water Resources: Online well permit search, October 27, 2022.
- Colorado Department of Labor and Employment-Division of Oil and Public Safety: Online records search, October 27, 2022.
- ERIS, 2520 South Interstate Highway 35, Suite 200 Austin, Texas, (512) 823-0217: Database Report dated, October 12, 2022.
- ERIS, 2520 South Interstate Highway 35, Suite 200 Austin, Texas, (512) 823-0217: Physical Settings Maps, Oil and Gas Report, Water Well Report, October 11, 2022.
- San Juan County Board of Commissioners: Ordinance No. 2020-01, December 15, 2020.
- San Juan County Assessors: Property and Map Search, October 2022.
- United States District Court for the District of New Mexico: Consent Decree, August 5, 2015.
United States District Court for the District of New Mexico: Consent Decree, April 29, 2022.
- United States Environmental Protection Agency (EPA):
- Unilateral Administrative Order for Remedial Investigation, March 15, 2010.
 - Interim Record of Decision, Bonita Peak Mining District Superfund Operable Unit 1, May 20, 2019.
 - Adaptive Management Site Management Plan for the Bonita Peak Mining District, November 2020.
- United States Geological Survey 7.5 & 15 Minute Series Topographic Maps;
- Silverton, CO 1897, 1901, 1902, 1955, 1972, 1975, 2001, 2013, 2016, 2019
 - Handies Peak, CO, Ironton, CO, Howardsville, CO 1955, 1972, 1975, 2001, 2013, 2016, 2019.

Appendix A
Figure 1
Site Location/Topographic Map

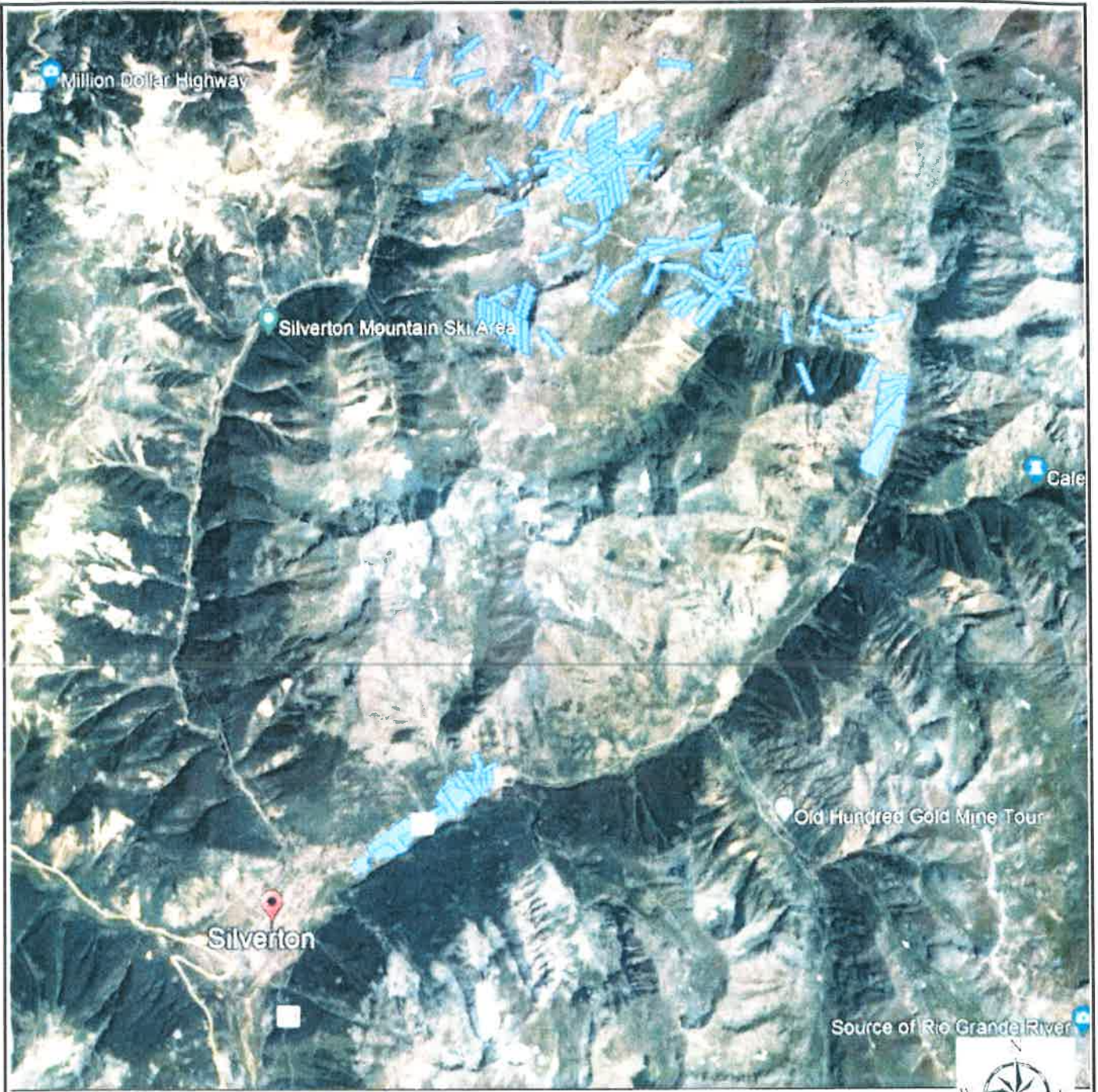


Iron Woman
Construction and Environmental Services LLC

Site Location/Topographic Map
Sunnyside Gold Corporation Mining Claims
San Juan County, Colorado

FIGURE No. 1

Figure 2
Site Detail



Not to Scale



Iron Woman
Construction and Environmental Services LLC

Site Detail Map
Sunnyside Gold Corporation Mining Claims
San Juan County, Colorado

 Subject Mine Claim

FIGURE No. 2

Figure 3
Parcel Map

Appendix B
Mining Parcel List

Exhibit A

The Following Properties are Located in Township 42 North, Range 6 West,
Township 42 North, Range 7 West, and Township 41 North, Range 7 West, N.M.P.M.

Property Tax Parcel ID	Description/Claim Name and Mineral Survey No.
#47730190030005	EUREKA TOWNSITE LOT 5, ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730190030006	EUREKA TOWNSITE LOT 6 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730190050004	CASHIER LODGE - MS 134 (UND 9/10 INT IN 10.5 ACRES), CENTENNIAL - MS 16635, NASBY - MS 2508, ROVING RANGER LODGE - MS 151 A, TAGNER - MS 16804, WHITE STAR - MS 14368
#47730300020001	EUREKA TOWNSITE LOT 1 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730300020002	EUREKA TOWNSITE LOT 2 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730300020003	EUREKA TOWNSITE LOT 3 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168
#47730300020004	EUREKA TOWNSITE LOT 4 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168
#47750090050001	CASHIER - MS 442, ORIENTAL - MS 566, PRIDE OF THE ALPS - MS 572
#47750100050003	EMMA - MS 2273, LULU CARROLL - MS 873, MOTHER GOOSE - MS 17234, MOULTRIE LODGE - MS 173, PAYMASTER - MS 1301, PONY - MS 2336 (UND 2/3 INT IN 8.10 ACRES)
#47750100050031	MIDNIGHT - MS 5616
#47750100050051	TAGGART - MS 2338 (UND 1/3 INT IN 7.22 ACRES)

#47750110050002	PALOS - MS 18732, PALOS #1 - MS 18732, PALOS #2 - MS 18732, SUNNYSIDE #2 - MS 20003, SUNNYSIDE EXT - MS 1180, TERRY - MS 17986, MASTODON - MS 216, NO NAME - MS 2272, CROWN JEWEL - MS 20003, DOCTOR - MS 2093 A, ESMARALDA - MS 16165, GOLD PRINCE - MS 20003
#47750110050022	FEARLESS - MS 17011
#47750130050001	MUSKEGON - MS 1394, RARUS - MS 1401, NANTUCKET - MS 6954 (UND 5/12 INT IN 10.28 ACRES), DENVER - MS 1403, ALMA - MS 1708, CHARLTON - MS 1706
#47750130050003	CLIMAX #3 - MS 19474, TIP TOP - MS 18108, TIP TOP #2 - MS 19474, TIP TOP #3 - MS 19474
#47750140050002	REPUBLIC - MS 12724, RUBY - MS 18020, SHOSHONE - MS 17201, SILVER BOW - MS 18020, SUNNYSIDE - MS 438, SUNNYSIDE ANNEX - MS 16668, THUNDERBERG - MS 1395, WEDGE - MS 18160, ANACONDA - MS 18020, BAVARIAN - MS 1396, BRIGGS - MS 8400, BUTTE CITY - MS 18020, CLIMAX - MS 12723, CLIPPER - MS 1689, HERMAN - MS 1397, HIDDEN TREASURE EXT - MS 20003, LAKE - MS 2027, LAST CHANCE - MS 17901, LITTLE MARY - MS 2038, METROPOLIS - MS 1398, PEARL - MS 5975, QUAIL - MS 20003, RAYMOND - MS 18020
#47750150050001	GEORGE WASHINGTON - MS 2028, GRAND VIEW - MS 17202, MOUNTAIN SHEEP - MS 17432, OREGON - MS 17233
#47750150050002	HONECK - MS 16200, SILVER KING - MS 1857
#47750150050011	PAYMASTER - MS 18080, WATERLOO - MS 17429
#47750160050006	EMMA #1 - MS 17538, EMMA #2 - MS 17538, SMUGGLER - MS 1758
#47750220050003	AMA - MS 18849, BILIE HEEI - MS 18849, DOVER - MS 1690, GOLD PEAK - MS 16393, JOE - MS 18849, MILANO - MS 16393, RED - MS 18849, ROCK - MS 18849, ROSA - MS 18849, ROSSO - MS 18849, ROUENA O - MS 16393, TREASURE - MS 18849, YANKEE BOY - MS 18849
#47750230050001	BEAUBREC - MS 1709
#47750230050002	A D SEARL - MS 1714, DANEBURG - MS 1780, HILDERBRAND - MS 1707, KNICKERBOCKER - MS 1717, UNDERWOOD - MS 1719

#47750240050001	BLUCHER - MS 1400, EIGHTY NINE - MS 16997, ESTEY - MS 13189, LIZZIE NORRIS - MS 1702, GRAND - MS 2573, GRAND PRIZE - MS 1701, GREAT EASTERN - MS 1691, NEW YORK - MS 8399, WELLINGTON - MS 16997, SUNBEAM - MS 1419
#48290090010033	BEND PLACER - MS 11596, C H MILL SITE - MS 20594. FORMERLY PART OF SCHEDULE 48290090010031
#48290090010039	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL C, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF ANN HARRIS PLACER - MS 11596 AND FORMER PARCEL BB, RECORDED AS RECEPTION NO. 186140. FORMERLY PART OF SCHEDULES 48290090010003 AND 48290090010036.
#48290090010041	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL E, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PORTIONS OF M D THATCHER - MS 17699 AND POLAR STAR MILL SITE - MS 7608. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032.
#48290090010042	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PACEL F, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF PETER PLACER - MS 11596, AND SMALL PORTIONS OF M D THATCHER - MS 17699 AND BLM TRACT 41. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032.
#48290090010043	BLAIR PLACER - MS 841, GOLD -MS 14012, JEANNETTE ROUX PLACER MS 11596 MINERAL RIGHTS ONLY, RIVERSIDE (PART) - MS 8801, H V B MILL SITE - MS 20594 B. FORMERLY PART OF SCHEDULE 48290090010003
#48290090010044	TRACTS 42, 43, 44, 45, AND PARCEL DD IN T41N R7W
#48290100010006	BUENA VISTA - MS 14012, M B MILLSITE - MS 20595 B, N N MILLSITE - MS 20595 B, T H W M S TRACT A - MS 20595 B, T H W M S TRACT B - MS 20595 B