

MEMORANDUM

September 16, 2025

To: San Juan Regional Planning Commission

Fr: William A. Tookey, Land Use Administrator

Re: Overland Estates Subdivision Preliminary Plan

Lloyd and Ester Swartz, Camino Real Estate Holdings, LLC, 9910 Indian School Road, NE, Albuquerque, NM 87112 has submitted a preliminary plan application for the subdivision of the proposed Overland Estates. The proposed subdivision would create 11 developable lots for single-family residential, 1 parcel for environmental repository and remediation, and the consolidation of 8 claims totaling more than 70 acres for public access green space. The applicant is proposing the construction of new roads and improvements to existing roads along with the installation of a bridge to cross Cement Creek and tree removal as necessary.

Members of the Planning Commission and Board of County Commissioners visited the site with the applicant on May 20, 2025.

The Board of County Commissioners conditionally approved the proposed Overland Estates Subdivision Sketch Plan during their regular meeting of March 12, 2025.

The applicant has titled his submittal as "Preliminary Final Overland Estates Subdivision Proposal. The application is in fact only the Preliminary.

The Overland Estates Subdivision consists of 148 acres that include the following: Mineral Survey No. 16687 Anglo-Saxon #1, Anglo Saxon #2, Anglo Saxon #3, Anglo Saxon #5, Anglo Saxon #7, Mineral Survey No. 884 Monarch Lode, Mineral Survey No. 17255 Freya, Midnight Sun, Ruby, and Transvaal Lodes. The Anglo Saxon #4 is listed as part of the subdivision but would not be included. Any development on the Anglo Saxon #4 will be subject to the full Improvement Permit Application process.

The applicant has provided proof of ownership and a title report.

All property taxes levied against the property have been paid and there are no unredeemed Certificates of Purchase associated with the property at this time.

Access to the proposed subdivision will be from CR 110 and CR 61.

The following in black font was provided to the applicant in a letter dated March 13, 2025, the red font is the staff review and response to the Preliminary Plan Application and Addendum:

Please be advised that the San Juan County Commissioners conditionally approved your Sketch Plan Application for the proposed Overland Estates Subdivision during their regular meeting of March 12, 2025.

The conditions of approval are as follows:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all. **Standard condition to be completed upon final approval.**
2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below: **Exemptions agreed to by BOCC.**
 - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road - waived.
 - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles - waived.
 - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: 50 feet from property - amended to allow for 20 foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.
 - D. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available - waived for Lots 2 and 3 but require a Hammerhead.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations including wetlands. **Standard condition to be completed upon final approval.**

4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits. **Standard condition to be completed upon final approval.**
5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. **Standard condition to be completed upon final approval.**
6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents. **SME Environmental, Inc has prepared a Phase I Environmental Site Assessment. SME identified 4 recognized environmental conditions on the property as well as environmental conditions on adjoining properties. The applicant will need to provide a 24" x 36" plat, prepared by a Licensed Colorado Surveyor of the subdivision with the Recognized Environmental Conditions as identified on SME Figure 2a overlayed onto the subdivision. Any site work that occurs on a "recognized environmental condition" either identified in the SME report or discovered during construction on site shall require that best practices available be used to protect any site workers from environmental hazards.**
7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features. **Notes on the Preliminary Plan state that "The Environmental Protection Agency and the Colorado Department of Public Health and Environment and their authorized representatives are granted in perpetuity access through Lots 1, 3, 7 and 8 of this subdivision in monitor the Porcupine Mine adit and discharge as well as the borehole above the Green Space that defines the Anglo Saxon Collapsed Portal and Remedial Features. This access is restricted to the existing roads and disturbance areas.**

8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction. Wright Water Engineers, Inc. has provided a review of Lot 11 and have concluded that most, but not all of the building envelope of Lot 11 is outside of the floodplain. They conclude that “This letter and map do **not** demonstrate that no floodplain risk exists within the proposed building envelope; rather, this map shows limited encroachment of the effective floodplain on the proposed building envelope, which will nevertheless require further floodplain analysis prior to development. Note that flood risks beyond those considered here, such as debris flows, post-fire flows, and/or tributary flows from unmapped floodplains, may also be worthy of further evaluation.” Also provided is a map of Lot 11 with the elevations listed on it. It was prepared by Dirk Hatter of Southwest Land Surveying LLC. A plat note will need to be included on the Final Plat that states that additional floodplain analysis will be required on Lot 11 prior to development.
9. The Flood Plain Overlay Map needs to be titled and completed by a Colorado Licensed Surveyor. County Road 61 is incorrectly identified as CR 31 on the current flood plain map. The floodplain map for Lot 11 was provided but a floodplain overlay map for the entire subdivision will need to be provided for the Final Plan Application.
10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact. The applicant has provided photographs of the proposed lots with identification of where the story poles were located on each site.
11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles. The property owners will be responsible for the snow removal and maintenance of the streets to provide year-round access. A note on the Final Plat shall state that the Property Owners will be assessed by the Homeowners Association or other entity approved by San

Juan County for the maintenance and snow removal of all roads within the Overland Estates Subdivision including Happy Trails, Quaking Aspen Lane and CR 61. San Juan County will be under no obligation to provide any maintenance or snow removal to any of the roads listed above including CR 61.

12. That the Plat identify a 15 foot utility easement as required by 7 – 112 FINAL PLAT DESIGN STANDARDS. **Completed.**
13. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary. **A Plat Note was added to provide the access easement.**
14. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
15. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations. **The applicant has agreed to the recommendation of the San Juan Regional Planning Commission that a fee in lieu of in the amount of 10% of the sale price of each lot be submitted to the County to be reserved for affordable and workforce housing. The payment would take place at the time of closing.**
16. The applicant shall provide a professional report concerning the potability and quantity of the proposed water sources. **The applicant had a well drilled on Lot 11. A report was provided by Green Analytical Laboratories on the quality of the water. Hardness as CaCO₃, Iron, Sulfate, and Total Dissolved Solids all exceeded the Recommended Limit. Alfred Shaw of Green Analytical Laboratories stated that: “These are not harmful to human health but can cause aesthetic problems like staining of sinks, bad taste as well as issues with plumbing.” Everything else was under the Maximum Concentration Limits as set by EPA. The applicant has provided information for the treatment of the water.**

The applicant also had the water in the ponds on the Porcupine and Anglo Saxon Placer sampled and tested by Green Analytical Laboratories. Both

the Porcupine and Anglo Saxon Placer exceeded the recommended limit for Iron. The Saxon Placer exceeded the EPA Maximum Contaminant Level (0.015mg/L) for Lead at 0.0327mg/L. The applicant will need to provide additional information on how the pond from the Saxon Placer can provide safe drinking water. The reports were labeled as draft, the final reports will need to be provided.

The applicant does not plan on developing a water system but is making this water available for individual lots to use if necessary. The water rights for the property are conditional. They included the drilling of 2 wells for 140 dwelling units and the construction of a 20 acre-feet reservoir. The applicant has provided an opinion from a water attorney that the water rights can be made absolute for the currently proposed use. The applicant will need to provide for the Final legal documentation on how these water rights will be provided to the Homeowners Association or to the individual lot owners.

Additionally, the applicant has identified the 2 ponds as fire source water.

17. The applicant shall provide a professional report concerning the solar energy requirements, costs, and appearance for the average home. The applicant has provided a report from Flatrock Solar of Durango, CO. He has concluded that “off-grid solar systems are a feasible and sustainable solution for the Overland Estate Subdivision”. He estimates that a basic system (5KW Solar and 10 KW Battery) will cost between \$28,600 and \$34,800 per lot or \$314,600 to \$382,800 for the buildout of 11 lots. I do not have an estimate of what it would cost to provide on-grid electricity.

The report also states that some lots will require tree removal for solar. The applicant will need to identify those lots and number of trees to determine if that will create a visual impact. This will need to be addressed in the Final Plat.

Should the Planning Commission recommends and the Commissioners choose to waive the electrical requirement, I strongly recommend that a detailed reimbursement procedure be required if anyone were to connect to the grid and any additional property owners took advantage of it.

Additionally, the applicant previously provided a report concerning solar energy requirements that contained a lot of useful information. A portion of

the report was provided by a New Mexico Licensed Electrician and from the applicant's personal experience

18. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.

19.0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County.

In addition to the conditions listed above you will need to address the following issues identified during the Sketch Plan Review.

1. Correct the spelling of the claims listed on the cover of the binder.
Completed
2. Correct the references for County Road 21 to the correct reference of County Road 61 in the project narrative. **Corrected**
3. The General Location Map has Porcupine Gulch labeled in the wrong location. This needs to be corrected. The General Location Map should be provided by a Colorado Licensed Surveyor. **Corrected**
4. Identify the two sites with potable water for domestic use on the plat. Provide a report that defines the quality and quantity of the water, proves that you have adequate water rights for that water and provide engineered plans on how the water will be distributed and treated. Explain how the water system will be operated and maintained. **The two ponds were identified and labeled on the plat.**
5. Correct the Application to note there is a "Consent for Access" letter that allows EPA and designees to enter the site under permission of the owner and that no "Waiver of Liability" has been provided. **Completed**
6. That the Plat notes reflect that CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features. **Completed**

7. That the Plat notes state that the developed road surface will be a minimum of 24'. **Completed. The applicant has provided his proposed Road Construction standards.**
8. Determine the grade of County Road 61. **Grade of County Road 61 was not provided.**
9. Identify on the plat the approximate location of “hammerheads” **The hammerheads with dimensions were located on the plat.**
10. Provide a name for the access road and label it as such on the plat. **The southernly and northerly access roads have been named Happy Trails. The road accessing Lots 2 and 4 has been named Quaking Aspen Lane.**

The Preliminary Plan submittal will be subject to the conditions and requirements listed above as well as those defined in 7 – 104 PROCEDURES FOR SUBMISSION AND REVIEW OF PRELIMINARY PLAN and 7 – 110 PRELIMINARY PLAN REQUIREMENTS of Chapter 7 of the San Juan County Zoning and Land Use Regulations. (see attached)

Additional Areas of Concern that need to be addressed:

1. The ground water table as witnessed in the geotechnical pits provide development issues for the roads, foundations and septic systems.
 - A. The existing access road as well as the proposed Happy Trails Road needs to be designed by a qualified engineer to ensure that a proper subbase is constructed and an adequate road surface is applied. A profile of the road improvements using best industry standards will need to be submitted. **The applicant has entered into an agreement with Trautner Geotech to provide an engineering study for the proposed roadways. The Roads should be required to have a minimum of 4” of Class 6 Gravel cap and need to be designed and constructed to support 75,000 lbs. Durango Fire Protection District requires this as a minimum to support fire equipment.**
 - B. A structural engineer or other qualified professional will need to provide a report providing assurances that residential units can be constructed. **The applicant will need to provide a report assuring that the sites with shallow groundwater can be developed.**
 - C. Dudley Ashwood P.E. in his initial report stated that “Suitable site and soil conditions appear available for planning on-site wastewater treatment systems on all planned properties in the area of planned building construction”. He needs to confirm that even with high ground water,

on-site waste-water systems are feasible. **Dudley Ashwood has provided a statement that OWTS can be constructed on property with shallow groundwater.**

2. The lots accessed from County Road 61. The steep grade and narrow area of CR 61 provides safety issues, particularly during the winter months and excludes emergency services from providing services. I don't know that there is an easy solution to the problem but the applicant should contract with a qualified engineer to explore the possibility of safety improvements.
3. I do not find a conclusion from the Trautner Geotech Report for the proposed bridge that the site is adequate. This should be addressed in a professionally engineered road report. **The applicant has provided a letter from the provider of the bridge EH Manufacturing. The applicant will still need to provide documentation from Trautner Geotech, or other Colorado Licensed Structural Engineer stating that the proposed site for the bridge is adequate.**
4. Building envelopes. The applicant states under the View Shed portion of his narrative that "While we have generally located, safe, approvable building envelopes outside of hazards and view shed conflicts with access. These are merely suggestions and are subject to final approval by San Juan County upon submission of a building permit request by a parcel owner and may be adjusted for appropriateness at that time." In fact the building envelopes are not mere suggestions but will be located on the final plat and development will be limited specifically to those identified sites. If a property owner wishes to change the location of the building envelope they will need to do so by requesting an amendment to the final plat and would be subject to review and approval from the Planning Commission and County Commissioners. **Corrected.**

The Planning Commission has the option to recommend to the Board of County Commissioners approval of this application as submitted; approval of this application with conditions; denial of the application; or defer a decision to a later date to receive additional information.

If the Planning Commission chooses to recommend approval of the proposed Overland Estates Subdivision Preliminary Plan they should do so with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.

2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
 - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road - waived.
 - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles - waived.
 - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: 50 feet from property - amended to allow for 20-foot setbacks adjoining public lands and 30-foot setbacks adjoining private lands.
 - D. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available - waived for Lots 2 and 3 but require a Hammerhead.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with and strictly conform to all applicable State and Federal rules and regulations including wetlands.
4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. as necessary to ensure that construction and property development in this subdivision takes due care to protect site workers as well as the residents.
7. The applicant will provide a 24" x 36" plat, prepared by a Licensed Colorado Surveyor of the subdivision with the Recognized Environmental Conditions as identified on SME Figure 2a overlayed onto the subdivision.

8. That a Note will be included on the Final Plat that requires further floodplain analysis for Lot 11 prior to development.
9. The FEMA Flood Plain Map needs to be overlayed onto the subdivision by a Colorado Licensed Surveyor.
10. The applicant will provide a Plat Note on the Final Plat stating that the Property Owners will be assessed by the Homeowners Association or other entity approved by San Juan County for the maintenance and snow removal of all roads within the Overland Estates Subdivision including Happy Trails, Quaking Aspen Lane and CR 61. San Juan County will be under no obligation to provide any maintenance or snow removal to any of the roads listed above including CR 61.
11. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
12. The applicant will execute an agreement for a fee in lieu of in the amount of 10% of the sale price of each lot be submitted to the County to be reserved for affordable and workforce housing. The payment would take place at the time of closing.
13. The applicant shall provide documentation from an attorney experienced in water law for the transfer of water rights from the applicant to the Homeowners Association or to the individual lot owners.
14. That an engineer qualified in designing mountain roads provide an engineered plan for all roads in the subdivision including a profile of the road material required for the construction and improvements of the road; identifying the location and size of the "hammerheads" and verifying the location and installation of the bridge. The road should be capped with 4" of Class 6 gravel and will need to be designed to support 75,000 pounds.
15. The applicant will provide a report prepared by a structural engineer or other qualified professional to provide assurances that residential units can be constructed on the lots with shallow groundwater.
16. The applicant shall provide legal documentation that clearly defines the open space, how it will be preserved and that it will remain open to the general public for recreational purposes.

17. The applicant will provide a detailed reimbursement plan for the fair and equitable reimbursement of electrical or water utilities from an individual lot owner that may be tapped into or extended from by other individual lot owners. The Homeowners Association or other entity approved by San Juan County will be responsible for the collection and disbursement of reimbursement funds.
18. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.
19. 0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County.

If the Planning Commission wishes to table making a recommendation on the Preliminary Plan Application should do so by specifying the items that were listed in the Sketch Plan conditional approval that were not adequately addressed plus any other outstanding issues be satisfactorily provided.

If the Planning Commission wishes to recommend to the County Commissioners that the Preliminary Plan Application be denied they should do so by listing the items that were part of the conditions of approval for the Sketch Plan that were not adequately provided.



August 26, 2025

Via email: ravensnestestates@gmail.com

Lloyd Swartz
Camino Real Real Estate Holdings, LLC
35 Canoncito Road NE
Albuquerque, NM 87122

Re: Floodplain Delineations for Overland Estates Lot 11

Dear Mr. Swartz:

Wright Water Engineers, Inc. (WWE) prepared this letter to document the location of a proposed building envelope for Lot 11 of the Overland Estates subdivision with respect to the effective Federal Emergency Management Agency (FEMA) floodplain for Cement Creek. The Overland Estates subdivision (Project) is located approximately 3 miles north of the Town of Silverton along County Road 110 in San Juan County, Colorado. The Overland Estates are adjacent to Cement Creek, and include portions of the Zone A floodplain, shown on Flood Insurance Rate Map (FIRM) Panel 08111C0106C (included as Attachment 1).

In response to review comments from San Juan County, you requested that we prepare a map showing the location of the proposed building envelope for Lot 11 with respect to the Cement Creek floodplain. The requested map is included as Attachment 2. The digital National Flood Hazard Layer (NFHL) shapefiles of the effective floodplain mapping shown on FIRM Panel 08111C0106C were downloaded on July 3, 2025 from [FEMA's Map Service Center](#) (MSC). These mapping data were plotted alongside Project data provided by Mr. Dirk Hatter of Southwest Land Surveying and Consulting, LLC, including the Lot 11 boundary line and building envelope, the location of a proposed access road, and the survey footprint for a portion of Lot 11 along the right/west bank of Cement Creek.

Attachment 2 shows that the proposed building envelope for Lot 11 is generally (but not entirely) outside the effective Zone A floodplain of Cement Creek. Small portions of the proposed building envelope are within the regulatory floodplain near the east and northeast edges of the envelope. Development within this envelope would require a further, more detailed floodplain analysis to assess the impact of the proposed development on the floodplain, and to determine whether the proposed development complies with County, State, and Federal floodplain regulations.

Such analysis should investigate an elevation discrepancy in the survey elevations provided by Southwest Land Surveying and Consulting, LLC and the water surface elevations noted in the NFHL. As shown on Attachment 2, the water surface elevation at Cross Section 23919 per the NFHL is over fifty feet higher than the surveyed ground elevation. Based on comparisons with United States Geological Survey (USGS) mapping in the area, which comports with the NFHL water surface elevations, we believe the survey may reference a local datum, instead of the North American Vertical Datum of 1988 (NAVD 88), the vertical datum used by USGS and the NFHL in this area. Further floodplain analysis will require all elevation data to reference the same datum as the NFHL (i.e., NAVD 88). We recommend that the surveyor confirm the vertical datum of the benchmark used in the survey, and if necessary adjust the survey elevations to reference NAVD 88. Note that the NFHL water surface elevations are not regulatory Base Flood Elevations

Mr. Lloyd Swartz
August 26, 2025
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(BFEs), but may nevertheless control in terms of complying with floodplain regulations without further floodplain analysis.

This letter and map do **not** demonstrate that no floodplain risk exists within the proposed building envelope; rather, this map shows limited encroachment of the effective floodplain on the proposed building envelope, which will nevertheless require further floodplain analysis prior to development. Note that flood risks beyond those considered here, such as debris flows, post-fire flows, and/or tributary flows from unmapped floodplains, may also be worthy of further evaluation.

Please let us know if you have any questions about this letter or the attached mapping.

Sincerely,

Wright Water Engineers, Inc.



Hayes Lenhart, P.E.
Vice President of Durango Operations

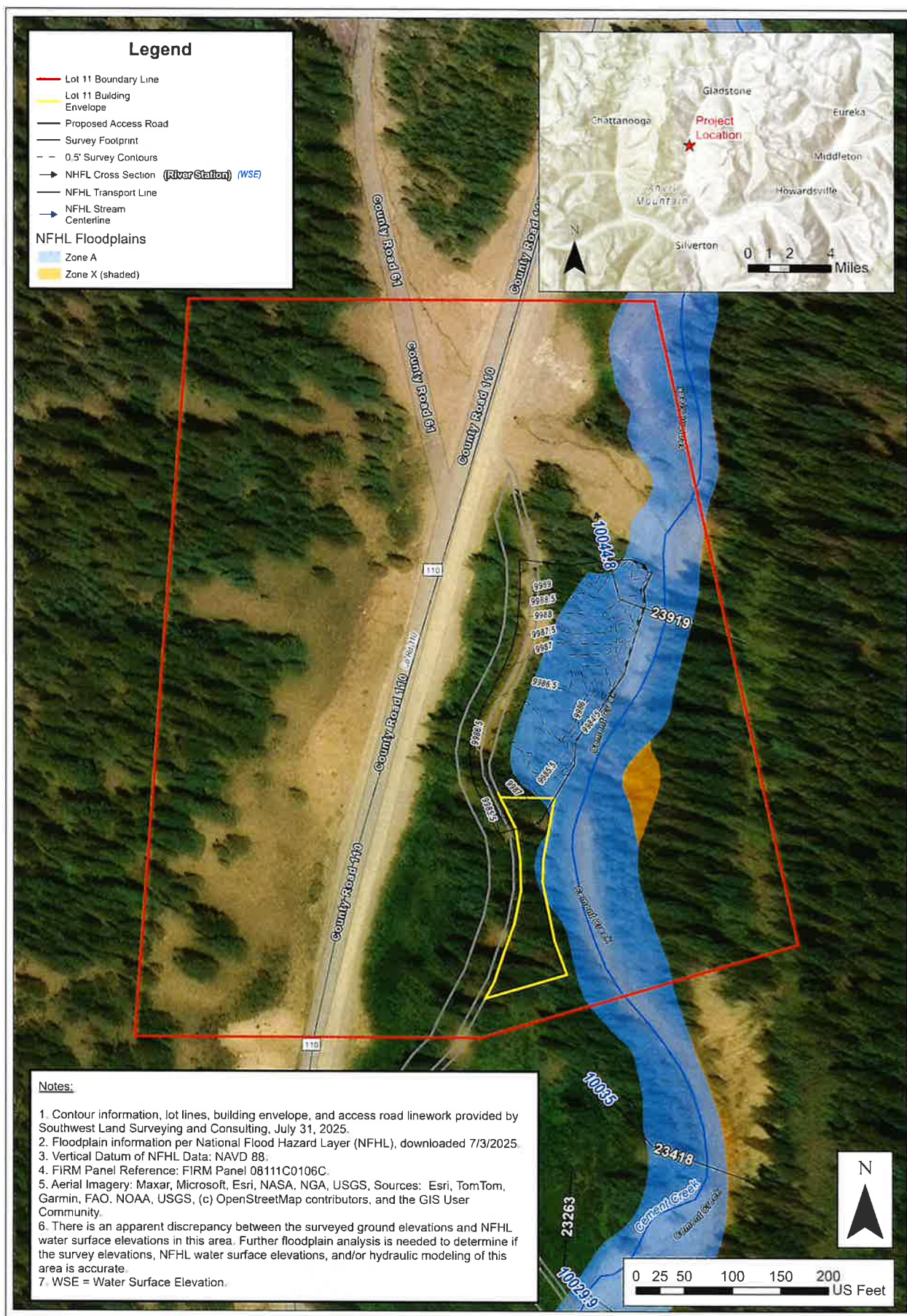


Sam Plaza, P.E., CFM
Water Resources Engineer

Attachments:

- Attachment 1 – FIRM Panel 08111C0106C
- Attachment 2 – Floodplain Map

VERSION NUMBER
2.6.4.6
MAP NUMBER
06111C0106C
EFFECTIVE DATE
MAY 9, 2023



Path: P:\251-062 Swartz\000-CAD-GIS\GIS\01_apr\Cement_Creek_Floodplain\Cement_Creek_Floodplain.aprx

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Overland Estates

San Juan County, Colorado



Prepared for:

Camino Real Estate Holdings
Attn: Lloyd Swartz
County Road 110
Silverton, Colorado 81433

Prepared by:

SME Environmental, Inc.
679 East 2nd Ave. Unit E2
Durango, CO 81301



August 2025

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EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment was completed by SME Environmental, Inc. (SME) for a property located approximately 2.59 miles northwest of Silverton, Colorado along County Road 110 at a latitude, longitude of 37.857911°, -107.677323° within San Juan County, Colorado. It is the understanding of SME that this Phase I ESA was conducted as part of a development project. The *User* of this *Phase I ESA*, as defined by the ASTM 1527-21 Standard, is Lloyd Swartz of Camino Real Estate Holdings. The *subject property (SP)* is depicted on Figure 1: Appendix 1.

SME performed this *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Standard 1527-21, *Standard Practice for Environmental Site Assessments*. Any exceptions to, or deletions from, this practice are described in Sections 7.0 and 8.1 of this report. The objective of a *Phase I ESA* is to identify *recognized environmental conditions (REC)s* or the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property. The *Phase I Environmental Site Assessment* included a review of public agency files and databases, historical aerial photography and topographic maps, and reviews of available historical city directories. The *Phase I ESA* also included a site inspection of the *subject property*, limited site inspections of adjacent and nearby properties, and interviews with individuals with knowledge of the *subject property* and its surroundings.

As a result of this *Phase I ESA*, SME identified a total of five *findings*: four *findings* on the *subject property* and one *finding* on adjoining properties, as defined by ASTM Standard 1527-21 as known or likely *RECs*. These are discussed in detail in Section 7.0 of this report. After an evaluation of these *findings* for this *Phase I ESA*, it is the opinion of SME as *environmental professional*, that **four of the findings constitute RECs**.

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LIST OF ACRONYMS

AMSD	Approximate Minimum Search Distance
AMSL	Above Mean Sea Level
ASTM	American Society for Testing and Materials
AUL	Activity Use Limitation
CCR	Code of Colorado Regulations
CDPHE	Colorado Department of Public Health and Environment
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Report
COSTIS	Colorado Storage Tank Information System
CREC	Conditional Recognized Environmental Condition
DOPS	Division of Oil and Public Safety
DWR	Division of Water Resources
ERNS	Federal Emergency Response Notification System
ERIS	Environmental Risk Information Services
ESA	Environmental Site Assessment
GIS	Geographic Information System
HMWMD	Hazardous Materials Waste Management Division
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
ISA	Initial Site Assessment
NFA	No Further Action
NFRAP	CERCLIS No Further Remedial Action Planned
NMDOT	New Mexico Department of Transportation
NPL	National Priorities List
NRCS	Natural Resource Conservation Service
PCB	Polychlorinated biphenyl
PG	Professional Geologist
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SME	SME Environmental, Inc.
SP	Subject Property
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
VCUP	Voluntary Cleanup Program
WQCC	Water Quality Control Commission

LIST OF ERIS ACRONYMS

AFS	Air Facility System
AIR PERMITS	Air Pollution Control Division Permitted Facilities
ALT FUELS	Alternative Fueling Stations
AST	Aboveground Storage Tanks
ASBESTOS	Asbestos Abatement and Demolition Projects
AUL	Environmental Covenants and Environmental Use Restrictions List
BROWNFIELDS	Brownfield Sites
BULK TERMINAL	Petroleum Product and Crude Oil Rail Terminals
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System
CERCLIS LIENS	CERCLIS Liens
CONSENT DECREES	Superfunds Consent Decrees
COVENANTS	Environmental Covenants and Use Restrictions
DELISTED DRYCLEANERS	Delisted Dry Cleaning Facilities
DELISTED FED DRY	Delisted Drycleaner Facilities
DELISTED ILST	Delisted Tribal Leaking Storage Tanks
DELISTED IUST	Delisted Tribal Underground Storage Tanks
DELETED NPL	DELETED NPL
DELISTED FRP	Delisted Facility Response Plans
DELISTED LST	Delisted Leaking Storage Tanks
DELISTED SHWS	Delisted Superfund Sites
DTNK	Delisted Storage Tanks
ERNS	Federal Emergency Response Notification System
ERNS PFAS	National Response Center PFAS Spills
ERNS 1982 TO 1986	Emergency Response Notification System
ERNS 1987 TO 1989	Emergency Response Notification System
FED BROWNFIELDS	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield
FED DRYCLEANERS	Drycleaner Facilities
FED ENG	Federal Engineering Controls-ECs
FED INST	Federal Institutional Controls – Ics
FEMA UST	FEMA Underground Storage Tank Listing
FINDS/FRS	Facility Registry Service/Facility Index
FORMER NIKE	Former Military Nike Missile Sites
FRP	Facility Response Plan
FTTS ADMIN	FTTS Administrative Case Listing
FTTS INSP	FTTS Inspection Case Listing
FUDS	Formerly Used Defense Site
HAZ CORRACT	Hazardous Waste Sites – Corrective Action
HAZ GEN	Hazardous Waste Sites – Generator
HAZ TSD	Hazardous Waste Sites – Treatment, Storage & Disposal

HIST GAS STATIONS	Historical Gas Stations
HIST LANDFILLS	Tri-County Historic Landfills
HIST LF	Historical Solid Waste (Closed or Abandoned Landfills)
HIST MLTS	Historic Material Licensing Tracking System (MLTS) sites
HIST TSCA	Hist TSCA
HMIRS	Hazardous Materials Information Reporting System
ICIS	Integrated Compliance Information System (ICIS)
INDIAN LUST	Leaking Underground Storage Tanks (LUSTs) on Indian Lands
INDIAN UST	Underground Storage Tanks (USTs) on Indian Lands
IODI	EPA Report on the Status of Open Dumps on Indian Lands
LANDFILL METHANE	Methane Gas Study Sites
LST	Leaking Storage Tank
LUCIS	Land Use Control Information System
LUST TRUST	LUST Trust Sites
MINES	Mines Master Index File
MLTS	Material Licensing Tracking System (MLTS)
MRDS	Mineral Resource Data System
NCDL	National clandestine Drug Labs
NPL IC	Institutional Control Boundaries at NPL sites
ODI	Inventory of Open Dumps, June 1985
OG SPILLS	Colorado Oil and Gas Conservation Commission Spills
PDES	Permitted Facilities Listing
PFAS	Per- and Polyfluoroalkyl Substances (PFAS)
PFAS NPL	PFOA/PFOS Contaminated Sites
PFAS SSEHRI	SSEHRI PFAS Contamination Sites
PFAS TRI	Perfluorinated Alkyl Substances (PFAS) Releases
PFAS WATER	Perfluorinated Alkyl Substances (PFAS) Water Quality
PIPELINE INCIDENT	PHMSA Pipeline Safety Flagged Incidents
PROPOSED NPL	National Priority List – Proposed ¹
PCB	Polychlorinated Biphenyl (PCB) Notifiers
PCBT	Polychlorinated Biphenyl (PCB) Transformers
PRP	Potentially Responsible Parties List
RCRA CONTROLS	RCRA Sties with Controls
RCRA CORRACTS	RCRA CORRACTS – Corrective Action
RCRA LQG	RCRA Generator List
RCRA NON GEN	RCRA Non-Generators
RCRA SQG	RCRA Small Quantity Generators List
RCRA TSD	RCRA non-CORRACTS TSD Facilities
RCRA VSQG	RCRA Very Small Quantity Generators List
RECYCLING	Registered Recycling Facilities
REFN	Petroleum Refineries

SCRD DRYCLEANER	State Coalition for Remediation or Drycleaners Listing
SEMS	SEMS List 8R Active Site Inventory
SEMS ARCHIVE	SEMS List 8R Archive Sites
SEMS LIEN	LIEN on Property
SHWS	Superfund Sites
SMCRA	Surface Mining Control and Reclamation Act Sites
SPILLS	Spills
SSTS	Registered Pesticide Establishments
SUPERFUND ROD	Superfund Decision Documents
SUPERFUND NRD	Superfund National Priorities List and Natural Resource Damage sites
SWF/LF	Solid Waste Facilities and Landfills
TANKS	Storage Tank Information System (COSTIS)
TRIS	Toxics Release Inventory (TRI) Program
TSCA UMTRA	Toxic Substances Control Act Uranium Mill Tailings Sites
URANIUM	Uranium Mill Tailings Radiation Control Act Sites
UST	Underground Storage Tanks
VCP	The Voluntary Cleanup and Redevelopment Program

1.0 INTRODUCTION

This report documents the methodology and *findings* of a Phase I Environmental Site Assessment (*Phase I ESA*) for the Overland Estates property located approximately 2.59 miles northwest of Silverton, Colorado, along County Road 110 at a latitude, longitude of 37.857911°, -107.677323° within San Juan County, Colorado ([Figure 1: Appendix 1](#)). SME Environmental, Inc. (SME) performed this *Phase I ESA* for Lloyd Swartz of Camino Real Estate Holdings, whom is the *User* for this *report*. It is our understanding and belief that the *Phase I ESA* is being performed in consideration of a development project involving the *Subject Property*. For the purposes of this report, this property will hereafter be called the “*subject property*” or “*SP*”.

Section 7.0 of this *report* provides the Findings and Opinions of this *Phase I ESA*, including known or suspected *recognized environmental conditions (REC)s* and *de minimis conditions*, and the *environmental professional's* opinions of the impact on the *subject property* of conditions identified as *findings*.

1.1 Scope of Work and Purpose of the Phase I ESA

This *Phase I ESA* was performed in general accordance with industry practices, with additional requirements as specified by the ASTM International E1527-21 *Standard Practice for Environmental Site Assessments* (ASTM Standard E1527-21). The ASTM standard is updated every eight years.

The objective of a *Phase I ESA* is to identify *RECs*, or the presence or likely presence of any *hazardous substances* or petroleum products in, on, or at a *subject property* due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. A *hazardous substance* is defined in the ASTM Standard E1527-21 as “a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14)” (ASTM International, 2021). The *Phase I ESA* is performed in an effort to satisfy one of the requirements to qualify for the *landowner liability protections* to CERCLA liability, specifically “the practice that constitutes *all appropriate inquiry* into the previous ownership and uses of the *property*, consistent with good commercial or customary practice as defined in 42 U.S.C. §9601(35) (B)” (ASTM International, 2021). Such evaluation is based upon a diligent search of reasonably ascertainable and available records, interviews and site reconnaissance.

This *Phase I ESA* is not intended to address *hazardous substances* which do not present potential liability as defined by Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) known also as Superfund. Nor is it intended to address radon, asbestos, lead-based paint, lead or any other contaminants in drinking water, or the identification of wetlands.

The methods, *findings* and conclusions of this assessment are documented in this report regarding the recognized environmental and health and safety conditions associated with the *subject property*. Subsurface investigation, materials sampling, and laboratory analysis were not a part of the approved scope of work for this project. Completion of the tasks associated with the preparation of this report provided a baseline evaluation of the former uses, existing

conditions on the surface, and the potential for contaminants to migrate onto and away from the *subject property*.

Terms used in the ASTM Standard E1527-21 are italicized in this report. Any exceptions to, or deletions from this practice are described in Sections 7.0 and 8.1 of this *report*. The Scope for this *Phase I ESA* is based on the ASTM Standard E1527-21 guidance and includes the following:

- Review of federal, state, and local regulatory agency records for facilities that use, store, and/or generate hazardous chemicals, which would help reveal *RECs* (Section 4.2);
- Site visit to assess visually obvious features or materials that may present the potential for *RECs* (Section 5.0);
- Interviews with personnel with knowledge of the site's history (Section 6.0);
- Site historical sources review (Section 4.1).

SME has made certain assumptions in preparing the scope of this assessment:

- Data gathered from public information sources (i.e., libraries or public regulatory agencies) are accurate and reliable.
- Site operations reflect site conditions relative to potential releases and no intentional concealment of environmental conditions or releases has occurred.
- Interview information is directly reported as gathered by the assessor and is limited by the accuracy of the interviewee's recollection and experience.
- Published geologic information and site observations made by the environmental professional are used to estimate likely contaminant migration pathways in the subsurface. These estimates by the environmental professional are limited in accuracy and are generally cross-referenced with existing information about similar sites and environmental releases in the area.

The ASTM International E1527-21 and Standard describe this methodology as representing good commercial and customary practice for identifying *RECs*, *historically recognized environmental conditions (HRECs)*, and *controlled recognized environmental conditions (CRECs)*.

1.2 Definitions of Terminology

The ASTM International E1527-21 Standard define the following terms:

- *Findings*. Known or likely *recognized environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental conditions*, and *de minimis conditions*.
- *De minimis conditions*. A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

- **Recognized Environmental Condition.** A *recognized environmental condition (REC)*, as defined by ASTM International E1527-21 Standard, is “(1) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; (2) the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject 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 *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*. A *de minimis condition* is not a *recognized environmental condition*.”
- **Historical Recognized Environmental Condition.** A *historical recognized environmental condition (HREC)*, as defined by ASTM International E1527-21 Standard, is “a previous *release of hazardous substances* or *petroleum products* affecting the *subject 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 *subject property* to any controls (for example, *activity and use limitations* or other *property use limitations*). A *historical recognized environmental condition* is not a *recognized environmental condition*.” HRECs are not RECs, though they have been in the past.
- **Controlled Recognized Environmental Condition.** A *controlled recognized environmental condition (CREC)* is defined by ASTM International E1527-21 Standard as “a recognized environmental condition affecting the *subject property* that has been addressed to the satisfaction of the applicable regulatory authority or authorities with *hazardous* or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis condition* is not a *recognized environmental condition* nor a *controlled recognized environmental condition*.”

2.0 PROJECT AND SITE DESCRIPTION

2.1 Project Location

The SP (Overland Estates) measures approximately 60.2 acres and lies approximately 2.59 miles northwest of Silverton, Colorado, along County Road 110 at a latitude, longitude of 37.857911°, -107.677323° respectively, within San Juan County, Colorado ([Figure 1: Appendix 1](#)).

2.2 Physical Setting

2.2.1 Topography

Elevation on the SP is approximately 10,200 feet above mean sea level (AMSL). The SP is located in a steep valley above and along Cement Creek. The majority of the SP drains via sheet flow to the east and west, which then flows into Cement Creek. Cement Creek then empties into the Animas River in Silverton about 3.1 miles from the SP. A topographic map with the location of the *subject property* depicted is provided as Figure 1 in Appendix 1.

2.2.2 Geology

The bedrock underlying the SP consists of Igneous Rocks of Tertiary Age including Intra-Ash flow andesitic lavas (Tertiary) (Tweto, 1979).

2.2.3 Soils

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey has mapped soils within the vicinity of the *subject property* as part of the soil mapping effort for the Overland Estates project. All below data comes from the USDA NRCS Web Soil Survey. Soil underlying the *subject property* consists of:

- **Quazar very cobbly loam, 5 to 25 percent slopes.** Very cobbly loam to very cobbly loam to extremely gravelly clay loam to extremely gravelly clay loam. Well drained and parent material consists of alluvium derived from volcanic rock. Depth to a root restrictive layer is greater than 80 inches. (U.S. Department of Agriculture, Natural Resources Conservation Service, 2025).
- **Needleton stony loam, 30 to 65 percent slopes.** Slightly decomposed plant material to stony loam to very cobbly sandy clay loam to very stony sandy clay loam to very cobbly clay loam. Well drained and parent material consists of colluvium derived from rhyolite and/or colluvium derived from sandstone. Depth to a root restrictive layer is greater than 80 inches. (U.S. Department of Agriculture, Natural Resources Conservation Service, 2025).

3.0 USER PROVIDED INFORMATION

3.1 Information Reported by User

A *User* is defined by ASTM International E1527-21 Standard as the party seeking to use the standards to complete a *Phase I ESA* of the study area and may include a potential purchaser of land of the *SP*, a potential tenant of the *SP*, an owner of land in the *SP*, a lender, or a technical manager. The *User* for this *Phase I ESA* is Lloyd Swartz of Camino Real Estate Holdings.

The *User* or authorized representative of the *User* provided the following documents:

- *User Questionnaire*, per ASTM E1527-21 Standard; Completed by Lloyd Swartz, Camino Real Estate Holdings President, User representative (Swartz, 2025);
- *Property Questionnaire*, per ASTM E1527-21 Standard; Completed by Lloyd Swartz, owner representative (Swartz, 2025).

3.2 Information Reported by the User Regarding Environmental Liens or Specialized Knowledge or Experience

The *User* had no specialized knowledge or experience regarding environmental liens; representative of the *User*, informed SME that the *User* is not aware of any of the following:

- Any environmental liens against the property.
- Any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or used petroleum products in, on or from the site.

Mr. Swartz indicated the following knowledge regarding the *subject property*.

- Anglo Saxon Mine within SP is part of a superfund site and has soil contamination.

- Cement Creek is loaded with heavy metals from natural and upstream mine sources.
- EPA has redirected mine runoff and completed mitigation of mine runoff to settling ponds.
- EPA designated this as a mine cleanup site and ponds from Anglo Saxon lower mine portal.
- Area has been designated as greenspace by EPA.
- Upper mine adits are closed to EPA standards.
- Activity or use limitations exists on the property: EPA requires sign off for development.

3.3 Valuation Reduction for Environmental Issues

The *User* indicated that this report is not being completed for acquisition purposes.

3.4 Owner, Property Manager, and Occupant Information

The *User* verified that the *SP* is currently vacant.

3.5 Reason for Performing Phase I ESA

Mr. Swartz indicated that the *Phase I ESA* is being performed in consideration of a development project regarding the *subject property*.

4.0 RECORDS REVIEW

4.1 Historical Use Information

The objective of reviewing historical use information is to develop a history of previous land uses of the *SP*. Per the ASTM International E1527-21 Standard, the *EP* should attempt to identify the use back to 1940. This information was used to assess the previous land uses for potential hazardous materials impacts that may affect the *SP*. The following information regarding the past and current uses of the site and adjoining properties was obtained from various public and private sources that were *reasonably ascertainable* and likely to provide useful information, as defined by the ASTM International E1527-21 Standard. Information available through these sources is usually incomplete but may provide a general outline of the *SP's* historical uses.

The specific *findings* identified during the course of this historical records review are not discussed in this section; see Section 7.0 for discussion related to any *findings* that resulted from this portion of the assessment.

4.1.1 Sanborn Fire Insurance Maps

Historic Sanborn fire insurance maps of the *SP* were requested from ERIS. Sanborn Maps were drawn by the Sanborn Fire Insurance Company to assist in underwriting properties from the late 1800s to the mid-1900s. For certain time intervals, the maps show much detail of buildings, improvements, and land uses. However, the coverage of this resource is typically limited to older districts in established towns and cities. Sanborn Maps were only available for the study area for the year 1908.

4.1.2 City Directory Review

Historic and current city directories of the subject property and subject property street were requested from ERIS. City directories have been published for cities and towns across the United States since the 1700s. Originally a list of residents, the city directory developed into a tool for

locating individuals and businesses. City directories were not obtained, but digital business directories were between 1998 and 2024, records were published about every 3 years. No listings were observed for the SP or adjacent properties that appear to be associated with petroleum products or hazardous materials.

4.1.3 Aerial Photography Review

Historical aerial photographs are valuable for the *EP* to review features of the *SP* and surrounding properties over a long period of time. A review of historical aerial photography may indicate past activities at a *property* not documented by other means or observed during a site inspection. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Historical aerial imagery was obtained through ERIS. Copies of the photos are included in [Appendix IV](#).

Aerial photography was reviewed for the following years: 1945, 1951, 1963, 1972, 1978, 1986, 1998, 2005, 2009, 2013, 2015, 2017, 2019, 2021, 2024.

4.1.4 Historical Topographic Maps

Historical topographic maps are valuable for the environmental assessor to review features of the *SP* and surrounding properties over a long period of time. A review of historical topographic maps may indicate past activities at a property not documented by other means or observed during a site inspection. The effectiveness of this technique depends on the scale and detail of maps. Historical topographic maps were obtained through ERIS and are included in [Appendix IV](#).

A review of topographic maps was conducted for the following years: 1897, 1901, 1902, 1955, 2013, 2016, 2019, 2022.

4.2 Public Records Review

SME reviewed records within the Approximate Minimum Search Distance (*AMSD*) of the *SP*, or the area for which records must be obtained and reviewed as per ASTM Standard E1527-21. The review included federal, state, local, and tribal databases as defined by ASTM Standard E1527-21. *AMSDs* for each database reviewed are listed in Table 4.1 and Table 4.2, below.

Table 4.1 Federal Records (ASTM Standard Environmental Record Sources).

Federal Database	Approximate Minimum Search Distance
National Priorities List (NPL)	1.0 mile
Federal Delisted <i>NPL</i> site list	0.5 mile
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	0.5 mile
CERCLIS No Further Remedial Action Planned (NFRAP) List	0.25 mile
Corrective Action Report (CORRACTS)	1.0 mile
Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal facilities (TSD) list	0.5 mile
RCRA Generators lists	Property & adjoining property
Federal institutional control/engineering control registries	Property only
Federal Emergency Response Notification System (ERNS) list	Property only

*For a detailed list of databases searched and search radii refer to the ERIS database report ([Appendix III](#)).

Table 4.2 State and Local Records (ASTM Standard Environmental Record Sources).

State Database	Approximate Minimum Search Distance
State- and tribal-equivalent <i>NPL</i>	1.0 mile
State- and tribal-equivalent CERCLIS	0.5 mile
State and tribal landfill and/or solid waste disposal site lists	0.5 mile
State and tribal leaking storage tank lists	0.5 mile
State and tribal registered storage tank lists	Property & adjoining property
State and tribal institutional control/ engineering control registries	Property only
State and tribal voluntary cleanup sites	0.5 mile
State and tribal Brownfields sites	0.5 mile

*For a detailed list of databases searched and search radii refer to the ERIS database report ([Appendix III](#)).

4.2.1 ERIS Radius Map™

ERIS was contracted by SME to complete a database search of federal, state, local, and tribal environmental record listings for the *SP*. A computerized environmental information database search was performed for the *SP* on July 3, 2025. The databases searched included federal, state, local, and tribal databases as defined by ASTM Standard E1527-21, as well as additional ERIS proprietary databases. For a detailed list of databases searched and *AMSD* refer to the ERIS database report ([Appendix III](#)).

The results of the database search reported twenty-six sites and no “orphan” listings (listings for sites with insufficient or conflicting address information, which renders the sites un-mappable) were identified. A complete copy of the ERIS environmental database report is included in [Appendix III](#), which provides the locations and further details of these results (ERIS, Inc., 2023).

SME utilized the professional opinion of its *Environmental Professionals (EPs)*, as defined by ASTM standard E 1528-22, to include a discussion of only those sites from the Environmental Risk Information Services (ERIS) database and other sources which the *EPs* felt warranted consideration regarding the likelihood of impacting the *Subject Property (SP)* and thus qualifying as *findings*.

Reasons that a site would not warrant detailed consideration as a finding may include one or more of the following: type of result (e.g., an offsite asbestos abatement project site, a distant downgradient closed LUST/UST site, an isolated spill, etc.), location outside Approximate Minimum Search Distance (AMSD), distance from the *SP*, downgradient from *SP* and/or across a hydrologic drainage from the *SP*. Results of SME's review of the ERIS report relevant to this *Phase I ESA* that the EP has considered findings are summarized in Section 7.0.

4.2.2 Additional Records Review

SME conducted additional records reviews to gather information concerning site *findings* and supplement the *findings* of the review of standard environmental records sources. Records were requested and/or files were viewed online from the following sources:

- U.S. Environmental Protection Agency (USEPA) Envirofacts System Data Search (U.S. Environmental Protection Agency, 2025);
- USEPA Enforcement Compliance History Online (ECHO) database (US Environmental Protection Agency, 2025);
- Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials Waste Management Division (HMWMD);
- Colorado Oil and Gas Conservation Commission (COGCC) Interactive Map.

Results of SME's review of these additional records relevant to this *Phase I ESA* are discussed in Section 7.0.

5.0 SITE INSPECTION

A site reconnaissance was conducted on July 19, 2025, by Clint Casey of SME. The purpose of the visit was to look for obvious visual indications of historical or current operations that may have resulted in possible soil and/or groundwater contamination. The site visit included a visual evaluation of the grounds for indications of hazardous waste storage and disposal areas, storm drainage, underground and aboveground storage tank locations, and hazardous material storage and use areas.

The *SP* was generally inspected for evidence of hazardous materials and/or petroleum product contamination of surface soils. During the site visit, the *SP* and relevant adjoining properties were observed and photographed. These photographs document the conditions observed at the time of the site reconnaissance and help provide future reference for site identification. Photographs taken at the time of the site inspection are included in [Appendix II](#).

Portions of the site were not visible due to steep terrain and dense vegetation. This is considered a *limiting condition*.

Observations leading to identification of *findings* are discussed in Section 7.0.

5.1 Historic and Current Uses

The following information is based upon San Juan County Assessor's records, historical aerial photography and maps, and interviews. Based on historical aerial photographs and the site visit, this property has traditionally been used for industrial mining purposes and as an open space. The readily available ownership history of the *SP* is depicted in Table 5.1.

Table 5.1. Ownership History for Parcel 47750310040009 (source: San Juan County Assessor)

Property Owner (Grantor)	Property Purchaser (Grantee)	Date of Transaction	Property
Transvaal Properties LLC and Anglo Saxon Properties LLC	Swartz Lloyd O & Esther M	10/10/2022	
Swartz Lloyd O & Esther M	C & G Alpine Partners LLC	09/27/2023	

More detailed information on this parcel, and the structures located on the parcel, is located in Section 5.2.

5.1.1 Adjacent Properties

- **East:** Undeveloped land.
- **South:** Undeveloped land, County Road 110, industrial property.
- **West:** Undeveloped land, local roads, industrial property.
- **North:** Undeveloped land, County Road 110, industrial property, residential property.

5.2 Structures, Roads and Other Improvements on the Subject Property

The *SP* is currently vacant land with evidence of camping, and historic mining. Infrastructure observed on the *SP* included electric lines, dirt roads, and historic mining infrastructure.

5.3 Utilities

- **Heating, Ventilation, and Air Conditioning (HVAC).** None observed.
- **Natural Gas.** None observed.
- **Electric.** None observed except for overhead lines passing through property.
- **Water.** No hookups observed, placard for water line observed.
- **Sewer.** None observed.

5.4 Hazardous Substance Containers

None observed.

5.5 Storage Tanks

None observed.

5.6 Indications of PCBs

None observed.

5.7 Land Conditions: soil staining pits, ponds, lagoons, stressed vegetation, etc.

A lagoon was observed below the county road in the central portion of the property that is connected to the Anglo Saxon Mine. Stressed vegetation was observed throughout the property that appeared connected to mine tailings and mineralization in cement creek and tributaries within the SP. Waters with evidence of significant mineralization were observed coming out of the lower adit into a manmade drainage that flowed into a settling bond on the East side of CR 110 and then into Cement Creek. Mineralized waters were also observed from a spring/adit associated with the upstream mine, which flows into Porcupine Gulch and then into Cement Creek.

5.8 Wells, Septic Systems, and Wastewater Discharge

Water wells used for testing were observed above the Anglo Saxon Mine and on the west end of the property.

5.9 Indications of Solid Waste Disposal

De minimis debris was observed in various locations throughout the SP. A fairly large collection of debris associated with historic mining was observed within the SP within the central portion of the property above CR 110. This debris mostly consisted of wood metal and older household items.

6.0 INTERVIEWS

Mr. Clint Casey with SME conducted interviews with people with knowledge of the *subject property* and/or adjoining properties. The information gathered from these conversations was used to help assess the current and historical uses of and potential environmental liability associated with the *SP* and adjoining properties. Methods of the interview may include in person, telephone, email, or written correspondence. An interview was conducted with the following persons:

- **Lloyd Swartz**, Camino Real Estate Holdings – President, User representative (Swartz, 2025);
- **Lloyd Swartz**, Owner representative (Swartz, 2025).

Interview documentation, including the *User Questionnaire* and *Owner Questionnaire* are attached in [Appendix V](#). Results of these interviews relevant to this *Phase I ESA* are discussed in Section 7.0.

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

As a result of this *Phase I ESA*, SME identified five *findings* on the *subject property* and one *finding* on adjoining properties. **Four *RECs* were identified as part of this *Phase I ESA*.** The following sections identify the evidence and rationale for SME's opinions on these *findings*. Note: when

findings were included in the ERIS report, the ERIS listing number is indicated in parentheses after the *finding* title as to allow easier cross-referencing of the *finding* in the ERIS report.

Findings on the *SP* are depicted on [Figure 2, Appendix I](#). A photographic log taken during the site reconnaissance is included in [Appendix II](#).

7.1 Subject Property Findings

Findings located on the *SP* are discussed below (see Appendix II for photographs which support the descriptions below).

Finding 1: Bonita Peak Mining District (Boundary Not Mapped)

This *finding* was identified based on a review of CDPHE and EPA databases, publications, and records, prior knowledge of the area, and interviews. This finding is related to Finding 5 (Off Site Historical Mining) but details discussed in this section pertain to the contributions of sources of contaminants from this superfund site.

The EPA has determined a boundary for the Bonita Peak Mining District (BPMD) superfund site; the *SP* is within this boundary.

The BPMD consists of 48 historic mines or mining-related sources where ongoing releases of metal-laden water and sediments are occurring within the Mineral Creek, Cement Creek and Upper Animas River drainages in San Juan County, Colorado. Historic mining operations have contaminated soil, groundwater, and surface water with heavy metals. A remedial investigation to determine the nature and extent of contamination is currently being undertaken by the EPA. The EPA contributed resources for sampling, risk assessment, and data analysis, including the investigation and closure of the Red and Bonita Mine Tunnel (US Environmental Protection Agency, n.d.).

On August 5, 2015, the EPA was conducting an investigation and assessment of the Gold King Mine when pressurized water began leaking above the mine tunnel, resulting in a release of about 3 million gallons of heavy water (acid mine drainage), dubbed the Gold King Mine Release, which flowed down Cement Creek to the Animas with eventual discharge to the San Juan River and Lake Powell in Arizona. Since October 2015, discharge from the Gold King Mine has been treated by the EPA at the Interim Water Treatment Plant (IWTP) at Gladstone, Colorado at the headwaters of Cement Creek. The IWTP removes metals in the mine impacted water through a lime neutralization, precipitation, and flocculation process. After the release, the BPMD was placed on the National Priorities List, aka Superfund (NPL) on September 9, 2016 (US Environmental Protection Agency, n.d.).

In 2018, the EPA delineated mining related features associated with source areas of the BPMD, including 12 mines in upper Cement Creek, also including the Mammoth Tunnel, which releases acid mine drainage to Cement Creek and flows into the Animas River from the north (US Environmental Protection Agency, n.d.). These mines contribute untreated acid mine drainage to Cement Creek which is “years off” from treatment, per Mike Rudolph of the CDPHE.

The EPA HHRA for the BPMD Superfund site involved sampling sediment, soil and mine waste, surface and groundwater, among other types of media, to estimate exposure to people recreating and working in the mining district. Methods of transport in the environment were

determined to consist of airborne migration through wind erosion and/or human disturbance (i.e. ATV use), adit discharges and erosions of soil/solid waste into streams which contaminants both water and sediment, uptake of contaminants through biological tissue, dissolution in precipitation leading to contamination of sediments and surface and groundwater, and the interaction of groundwater with streams, resulting in contamination of surface water and sediments. The HHRA determined risk to recreational and occupational exposures is below a level of concern (US Environmental Protection Agency, 2019). Clean up activities are still ongoing. \

Summary

Several abandoned mines in the Cement Creek drainage upgradient from the *SP* are on the EPA NPL source list for the BPMD Superfund Site and are known pollutants of Cement Creek with high levels of heavy metals. A risk assessment study performed by the EPA for the BPMD Superfund Site reported risks to occupational workers are below levels of concern. Despite this latter finding, the EPA identified several methods of environmental transport for contaminants, and it is likely that these contaminants have migrated onto the *SP* in concentrations greater than applicable regulatory thresholds, including in the surface water and sediments of Cement Creek, which flows through the *SP*. Therefore, this *finding is considered a recognized environmental condition*.

Finding 2: Anglo Saxon Mine

This *finding* was identified based upon the site visit and historical research. The locations are within the *SP* and depicted on [Figure 2, Appendix I](#).

The Anglo Saxon Mine is located on the west side of County Road 110, approximately three miles upstream from the town of Silverton, Colorado. The mine consists of three distinct components:

Lower Mine – Includes a draining adit and a waste rock pile supported by a timber crib wall adjacent and upslope to County Road 110.

Upper Mine (aka Anglo Saxon/Porcupine) – Located approximately 550 feet upslope and contains an additional large waste rock pile associated with mining with the Anglo Saxon Mine.

Settling Pond – A manmade drainage feature that channels flow from the aforementioned lower mine to a settling pond east of County Road 110.

The Anglo Saxon mine has a deposit ID of 10191629 and was reported as an underground mine with tertiary commodities of fluorine-fluorite, gold, silver, and tungsten (Anglo-Saxon, 2025). The Anglo Saxon Mine is the only mining claim within the *SP*. The Anglo Saxon mining claim is owned by Lloyd Swartz and the claim number is 16687 (Property & Map Search, 2025).

On September 2, 2024, an On-Scene Coordinator and Emergency Management Branch to the Bonita Peak Mining District conducted an emergency response to the Anglo Saxon Mine Site to address the failure of the historical crib wall retaining waste rock and tailings at the edge of County Road 110. The crib wall collapsed onto the roadway on August 25, 2024 due to decaying timbers and excessive precipitation. The mine wastes were encroaching on a nearby drainage

culvert that conveyed diverted mineralized water. San Juan County was concerned about the potential for additional blocking of the road, plugging the culvert, or impacting the nearby Cement Creek. The response action consisted of removing the remaining crib wall, removing mine debris and waste from the county road, relocating waste rock and tailings to the nearby Anglo Saxon repository, protecting the culvert and adit flow path, and stabilizing the native material on the hillside to prevent further erosion. This response was completed on September 8, 2024 (DeGarmo, 2025).

Historical aerial photographs dating back to 1954 show evidence of disturbances, mining activity, and the settling pond at this site. No significant changes were noted in the most recent photograph from 2024 (Appendix IV).

During the site visit SME staff observed a large pile of waste rock and historic mining infrastructure located on the west side of CR 110. Some of this debris is discussed separately under Finding 4 within this document. This waste rock appears to be tailings from mining activity and likely contributes to acid mine drainage and mineralization of Cement Creek. SME also observed a wellhead associated with the Anglo- Saxon mine that was installed by the EPA to check the pressure behind the mine bulkhead. There is an additional large waste rock pile of large and fine grained mine tailings approximately 550 feet upslope from the lower mine, which is likely related to the exploration mining with the Anglo Saxon Mine and is often referred to as the “Anglo Saxon/Porcupine”.

Waters with evidence of significant mineralization were observed coming out of the lower adit into a manmade drainage that flowed into a settling bond on the East side of CR 110 and then into Cement Creek. Mineralized waters were also observed from a collapsed portal/adit associated with the upstream mine, which flows into Porcupine Gulch and then into Cement Creek. Water samples collected in 2016 from the Anglo Saxon Mine exceeded acute standards for zinc and manganese, and chronic standards for aluminum, iron, and cadmium. Cement Creek downstream of the Anglo Saxon Mine and lagoon exceeded acute standards for copper, zinc, and chronic standards for aluminum, cadmium, iron, and lead (Interim record of decision for the Bonita Peak Mining District).

Summary

Contaminated soils and waters likely exist within the SP in connection with this mine that exceed regulatory thresholds. Therefore, this *finding is considered a **recognized environmental condition***.

Finding 3: Unnamed Mine/Mining Activity

This finding was identified based upon observations made during the site visit and historical aerial photographs. The locations of this *finding* are depicted on [Figure 2, Appendix I](#).

A small tailings pile associated with historical mining is located on the southwestern portion of the *SP*, approximately 350 ft upslope of CR 110 on a steep hillside. This mine was unnamed and no records were found in state or federal databases for this *finding*. Based on a review of historical aerial photographs, there is evidence of disturbance/mining activity prior to 1945

(Appendix IV). It is likely some mines in the area were constructed much earlier, as the mining history of the area began in earnest in the late 1880s (the Gladstone and Northern Railroad operated from 1899 to 1938 and hauled ore and supplies in and out of the local area (Evans, 2010)). According to Casey Carrol of the San Juan County Historical Society, most of the mines in the area were in operation from the 1880s to the 1920s or 1930s (Carrol, 2021).

During the site visit, SME observed a small pile of waste rock that appeared to be tailings from mining activity on this steep hillside. No obvious adit or mining equipment were observed in connection with these tailings.

Summary

The small waste rock pile/unnamed mine has the potential to be associated with soil contamination and acid mine leaching. Therefore, this *finding is considered a recognized environmental condition*.

Finding 4: Mining Debris

This *finding* was identified based upon observations made during the site visit. This *finding* is found within the central portion of the SP (Figure 2, Appendix I).

Miscellaneous debris was observed on the ground surface in the central portion of the SP. This debris consists of scrap wood, metal, and older household items. No evidence of buried debris was observed in this area and no evidence of drums, tanks, hazardous containers, or mechanical maintenance was observed. Additionally, no evidence of soil staining or spills was observed in connection with the debris.

A review of historical aerial photographs and topographic maps did not reveal any evidence of significant dumping in this area (Appendix IV).

Summary

It is unlikely that hazardous materials or petroleum products exist within the SP in connection with this finding. **Therefore, this *finding* is not considered a recognized environmental condition.**

7.2 Off Site Findings

Findings located outside the SP are discussed below (see Appendix II for photographs which support the descriptions below).

Finding 5: Off Site Historical Mining

This *finding* was identified based upon the ERIS database report. The locations are depicted on Figure 2, Appendix I.

The Cement Creek basin, of which the SP is a part, is a heavily mineralized area that was extensively mined for metals, predominately gold and silver, from the 1870s to the mid-1990s. The historic mining activities significantly increased the exposure of the mineralized rock to atmospheric conditions. This exposure increased the amount of heavy metals and acidity

reaching surface water and sediments, known as acid mine drainage. The most common heavy metals associated with acid mine drainage in the basin are zinc, copper, lead, aluminum, iron, and manganese (CDPHE Water Quality Control Division, 2016).

As part of the investigation and remedial activities of the nearby Bonita Peak Mining District Superfund Site, the EPA completed a Human Health Risk Assessment (HHRA) in June 2019. Samples of sediment, soil and mine waste, surface and groundwater, among other types of media, were analyzed to estimate exposure to people recreating and working in the mining district. Contaminants of concern (COCs) in Soil and Mine Waste are Antimony, Arsenic, Cadmium, Chromium, Cobalt, Iron, Lead, Manganese, Thallium, Zinc, COCs in Sediment are Arsenic, Chromium, Cobalt, Iron, Lead, Manganese, and Thallium, and COCs in Surface Water are Aluminum, Antimony, Arsenic, Beryllium, Cadmium, Chromium, Cobalt, Copper, Iron, Lead, Manganese, Strontium, Thallium, and Zinc. The HHRA determined risk for several populations, including “ATV Guide”, with a reasonable maximum exposure duration of 20 years with an exposure time of 8 hours/day for 3 days/week. The HHRA found that “estimated recreational and occupational risks throughout the Site from chronic exposure to non-lead COPCs in a variety of media are below a level of concern” and “risks to adult workers from exposures to lead are below a level of concern” (US Environmental Protection Agency, 2019).

There are numerous known and unknown mines and exploration adits/excavations scattered around the *area* and it was not feasible to map every mine location in this area as part of this phase 1. Therefore, they are not all specifically mapped on Figure 2. Nine of these sites that were closer and upgradient to the SP that were identified in the ERIS Report are summarized in table 7.3 below and identified on Figure 2.

Table 7.3

Adjacent Mines				
Site	Database	Commodities	ERIS Map #	Source
Tungsten	MRDS	Tungsten	1	ERIS
Ariadne	MRDS	Tungsten	2	ERIS
Anglo-Saxon	MRDS	Tungsten, Gold, Silver, Fluorine-Fluorite	8	ERIS
Unknown	MRDS	Zinc, Silver, Lead, Copper, Gold	11	ERIS
Unknown	MRDS	Copper, Gold, Silver, Lead, Zinc	12	ERIS
Sunshine	MRDS	Tungsten	13	ERIS
Minnesota Gulch	MRDS	Zinc, Lead, Silver, Copper, Gold,	15	ERIS
Minnesota	MRDS	Zinc, Silver, Copper, Lead, Gold	17	ERIS
Unknown	MRDS	Lead, Silver, Copper, Gold, Zinc	19	ERIS

Summary

Abandoned mines in this area are known pollutants of surface water and soils, with high levels of heavy metals. Contaminants in surface water, soil, groundwater, sediments, and/or mine waste from the operation and abandonment of these mines may exist in concentrations greater than applicable regulatory thresholds. Additionally, Cement Creek flows through and is within the *SP*, which has the potential to transport contamination onto this portion of the *SP*. Therefore, this *finding is considered a recognized environmental condition*.

7.3 Data Gap Analysis

The ASTM Standard E1527-21 requires a listing of *data gaps*, including *data failure*, encountered during the investigative process that may affect the validity of the conclusions drawn by the *environmental professional*. The ASTM Standard E1527-21 also require that the *environmental professional* estimate the relative importance of the data gaps. Generally, gaps in available data are related to the availability of historical data sources for specific sites of concern. The *environmental professional* uses multiple historical data sources as a method to provide coverage for *data gaps*. Historical information is collected on a recurring basis, and the passage of time between data sets may or may not constitute a significant gap in data coverage. For this *Phase I ESA*, the following items may constitute a data gap as defined by ASTM Standard E1527-21:

- N/A

The above items do not affect the ability to identify *RECs*, due to the presence of other supporting information.

A *data failure* exists since the property history could not be identified back to the property's first use or 1960 (whichever is earlier) in 5-year intervals per the ASTM International E1527-21. This is not considered to be a *data gap* since the *data failure* is not believed to hamper the identification of *REC's*.

7.4 Conclusion

SME performed a *Phase I ESA* in conformance with the scope and limitations of ASTM Standard E1527-21 of the *subject property*. Any exceptions to, or deletions from, this practice are described in sections 7.0 and 8.1 of this *report*. This assessment has revealed **Four *REC's*** in connection with the *subject property*, as described in section 7.1 above.

8.0 QUALIFICATIONS AND LIMITING CONDITIONS

8.1 Method and Limitations

SME appreciates the opportunity to have performed this *Phase I ESA* on the Overland Estates project. This service was performed in accordance with the scope-of-work as agreed to with Lloyd Swartz of Camino Real Estate Holdings. Our judgment regarding the potential for environmental impact is based on limited data to that which is *reasonably ascertainable* as defined by the ASTM Standard E1527-21 and our investigation was not intended to be a definitive investigation of contamination at the site.

SME conducted the tasks outlined in the scope-of-work consistent with the level of care ordinarily exercised by members of the profession currently practicing under similar conditions. The assessment was performed in general accordance with ASTM Standard E1527-21. No exceptions to, or deletions from, this practice occurred during the *Phase I ESA*, apart from the following:

- *Limiting conditions* that occurred during the site visit are described in section 7.0 of this report; and
- *Data gaps* are discussed in section 7.3 of this report.

The conclusions submitted in this report are based on the data obtained from the information reviewed, site observations, and personal interviews. Statements made by persons interviewed were relied upon in the development of the conclusions. No environmental assessment is infallible. Some uncertainty will always exist concerning the presence or absence of potentially adverse conditions at any particular property, irrespective of the rigor of the investigation. Accordingly, SME offers no warranty that adverse environmental conditions, other than those identified in this report, do not exist at the *SP* identified in this report. Per the ASTM Standard E1527-21, this *Phase I ESA* shall be considered invalid 180 days after the date of acquisition of the property or intended transaction.

8.2 Signature of Environmental Professional

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 of the nature, history, setting of the *subject property*. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part § 312.



Clint Casey,
Environmental Scientist

8/1/2025

Signature

Print

Date

8.3 Qualification of Environmental Professional

Clint Casey, Environmental Scientist

B.S. Environmental Geology Fort Lewis College, Durango

Mr. Casey has more than thirteen years of experience in the environmental consulting industries. For the past eight years he has authored and/or co-authored approximately 75 Phase I Environmental Site Assessments and performed numerous Phase II projects. He has worked on various projects involving contaminant transport, environmental remediation and watershed management, as well as Clean Water Act and NEPA permitting and regulatory compliance involving commercial developments, aggregate and mineral mining, and in the oil and gas industry.

9.0 REFERENCES

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U.S. Environmental Protection Agency. (n.d.). *RCRA Info; System Data Searches*. Retrieved from <http://www3.epa.gov/enviro/facts/rcrainfo/search.html>

10.0 APPENDICES

APPENDIX I

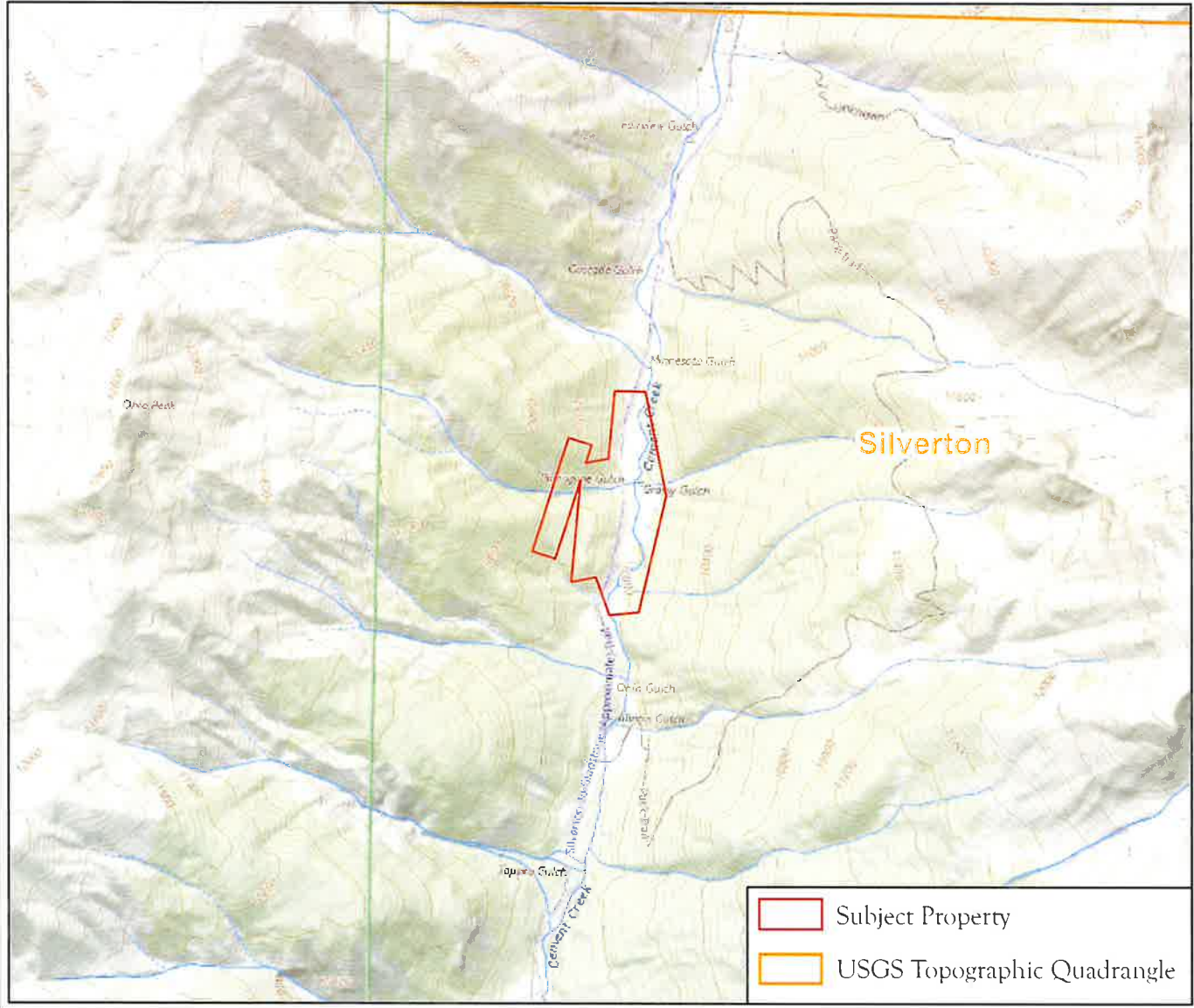
Figures

PROJECT LOCATION:

Township 42 North, Range 7 West, Sections 30 and 31;
New Mexico Principal Meridian
San Juan County, Colorado.

PROJECT AREA CENTROID (NAD83):

Latitude: 37.85791°
Longitude: -107.67732°



ENVIRONMENTAL CONSULTANTS

679 East 2nd Ave. Unit E2, Durango, Colorado 81301
www.sme-env.com (970) 259-9595

Drawn by:	Rvwd. by:	Project No.:
SB	CC	250032
Date:	Rvwd. Date:	Scale:
7/22/2025	NA	1:24,000



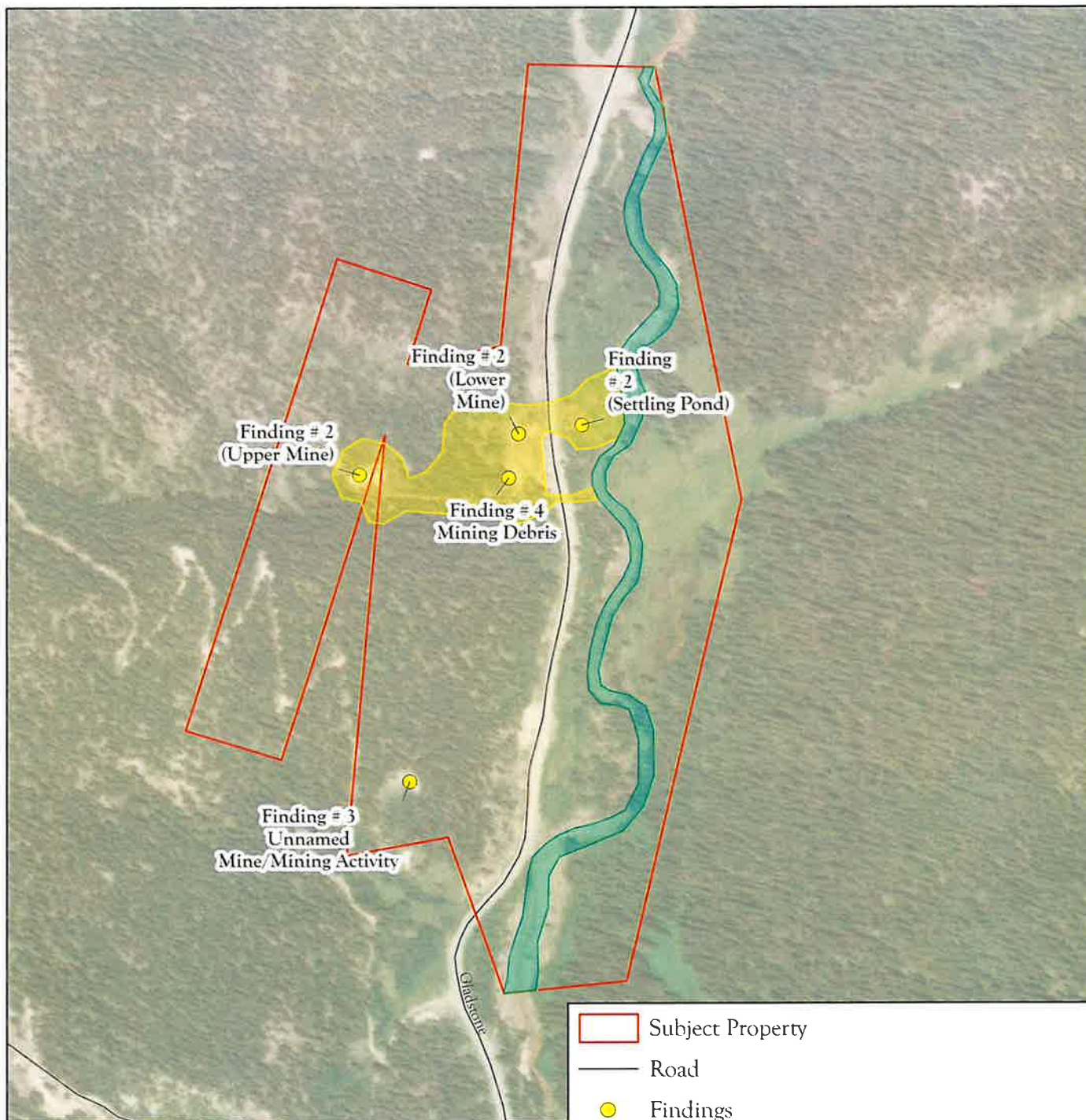
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Feet

TOPOGRAPHIC LOCATION MAP

PHASE I ESA REPORT
OVERLAND ESTATES
SAN JUAN COUNTY, CO

FIGURE

1



Note: Finding #1 Bonita Peak Mining District (BPMD) boundary is not mapped, but encompasses the entire area.

- Subject Property
- Road
- Findings
- Finding #2 Anglo Saxon Mine
- Observed Contaminants Associated with BPMD within Cement Creek



679 East 2nd Ave. Unit E2, Durango, Colorado 81301
www.sme-env.com (970) 259-9595

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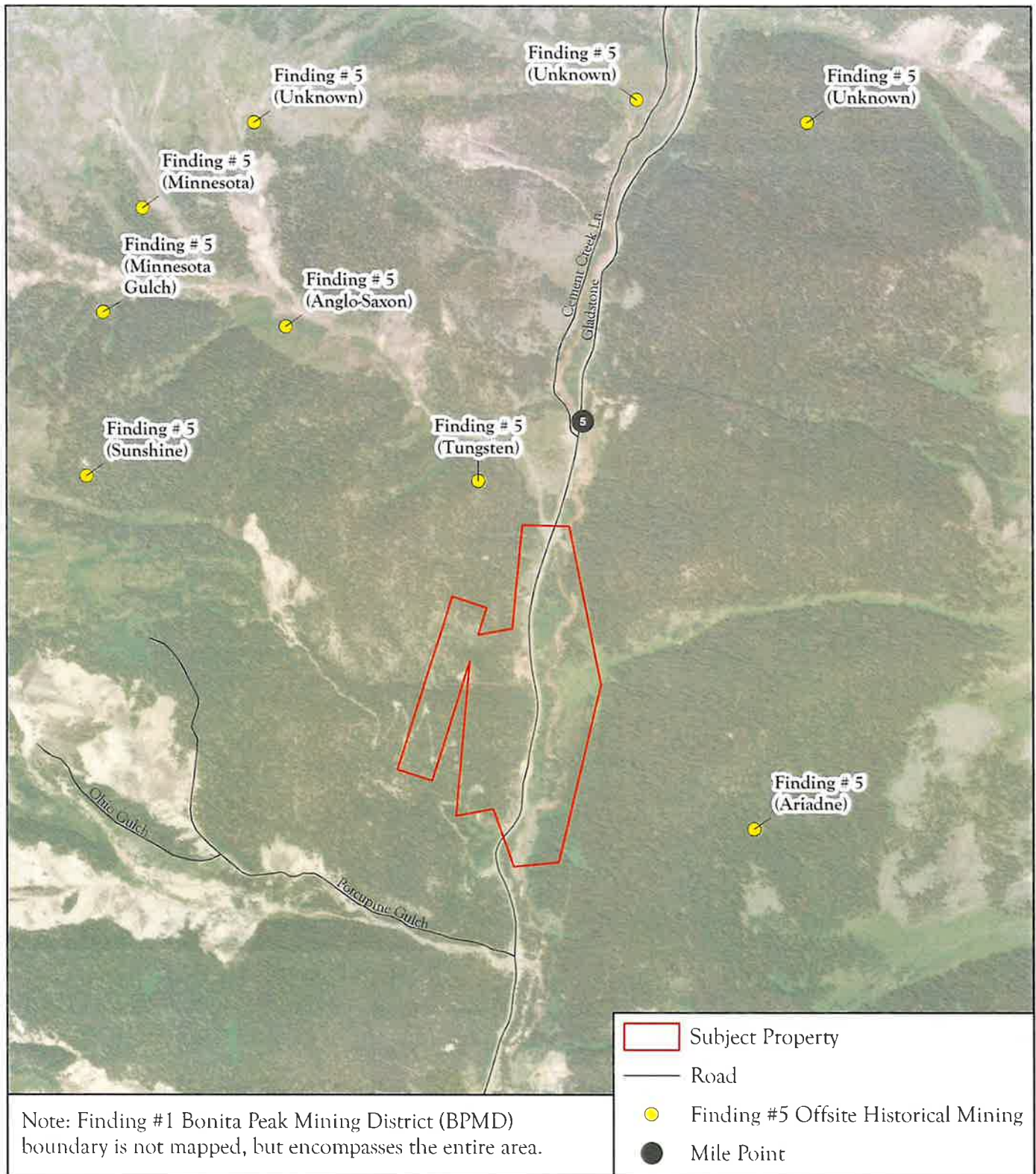




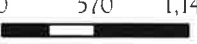
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ONSITE FINDINGS MAP

PHASE I ESA REPORT
OVERLAND ESTATES
SAN JUAN COUNTY, CO

FIGURE
2a



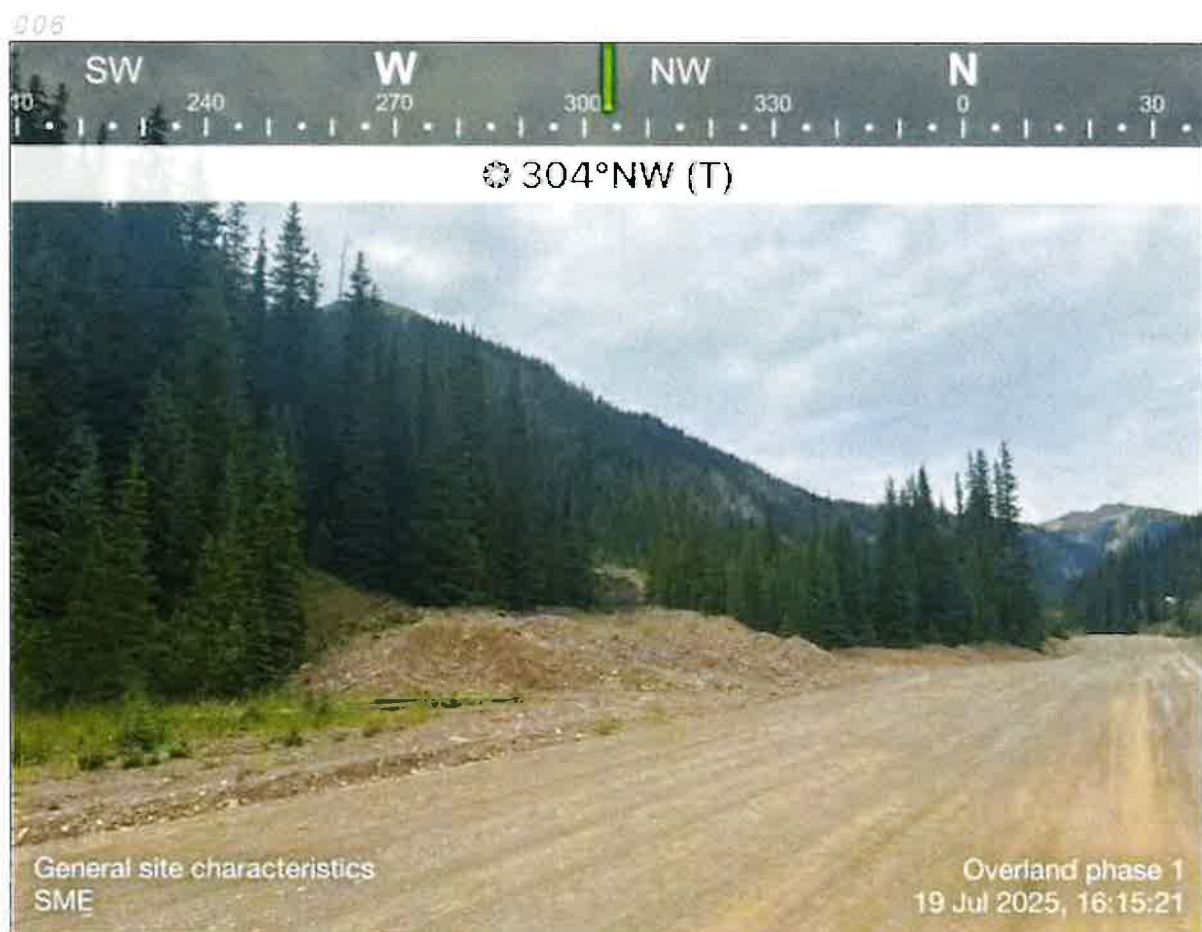
 <p>SME ENVIRONMENTAL CONSULTANTS</p> <p>679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595</p>	Drawn by:	Rvwd. by:	Project No.:	OFFSITE FINDINGS MAP	
	SB	CC	250032		
	Date:	Rvsd. Date:	Scale:	PHASE I ESA REPORT OVERLAND ESTATES SAN JUAN COUNTY, CO	
	7/22/2025	NA	1:13,450		
			 <p>0 570 1,140 Feet</p>	FIGURE 2b	

APPENDIX II

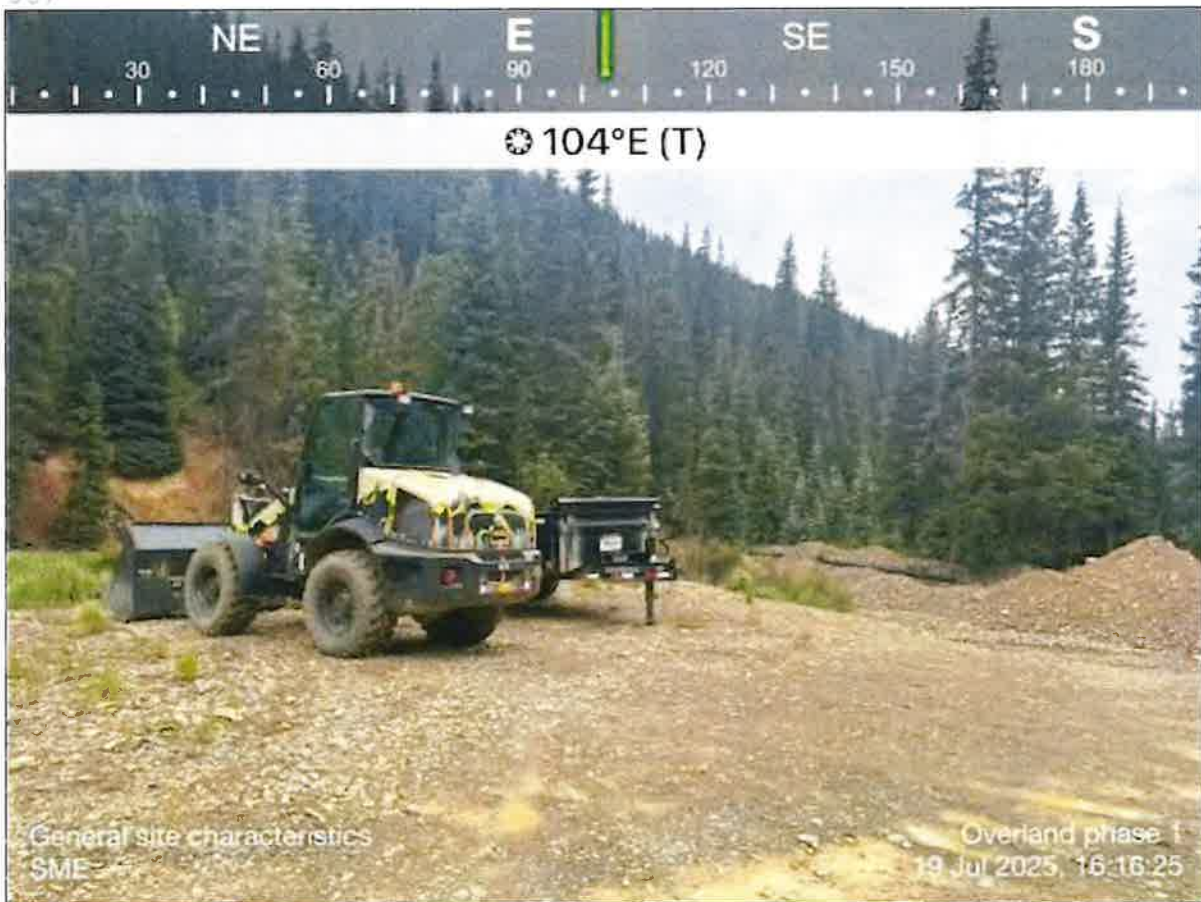
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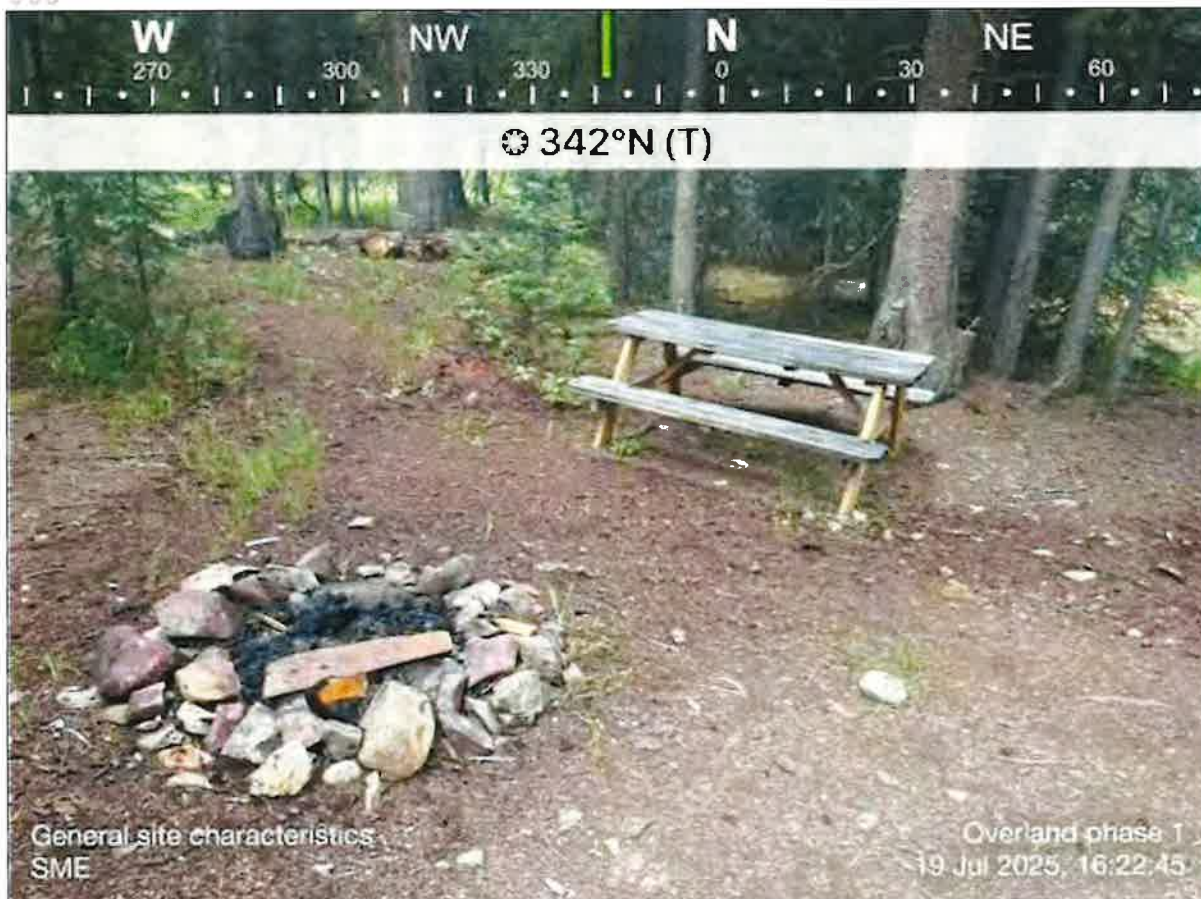




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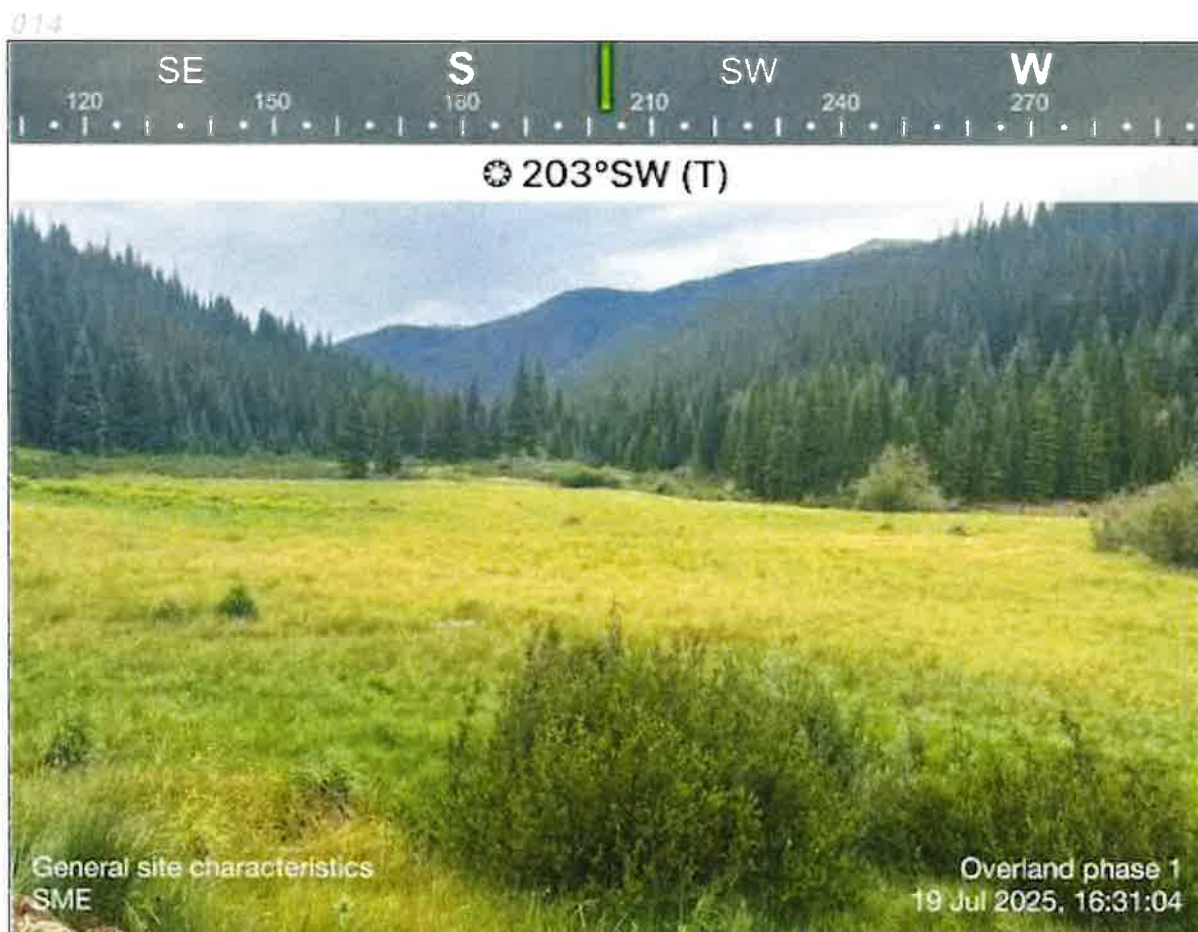


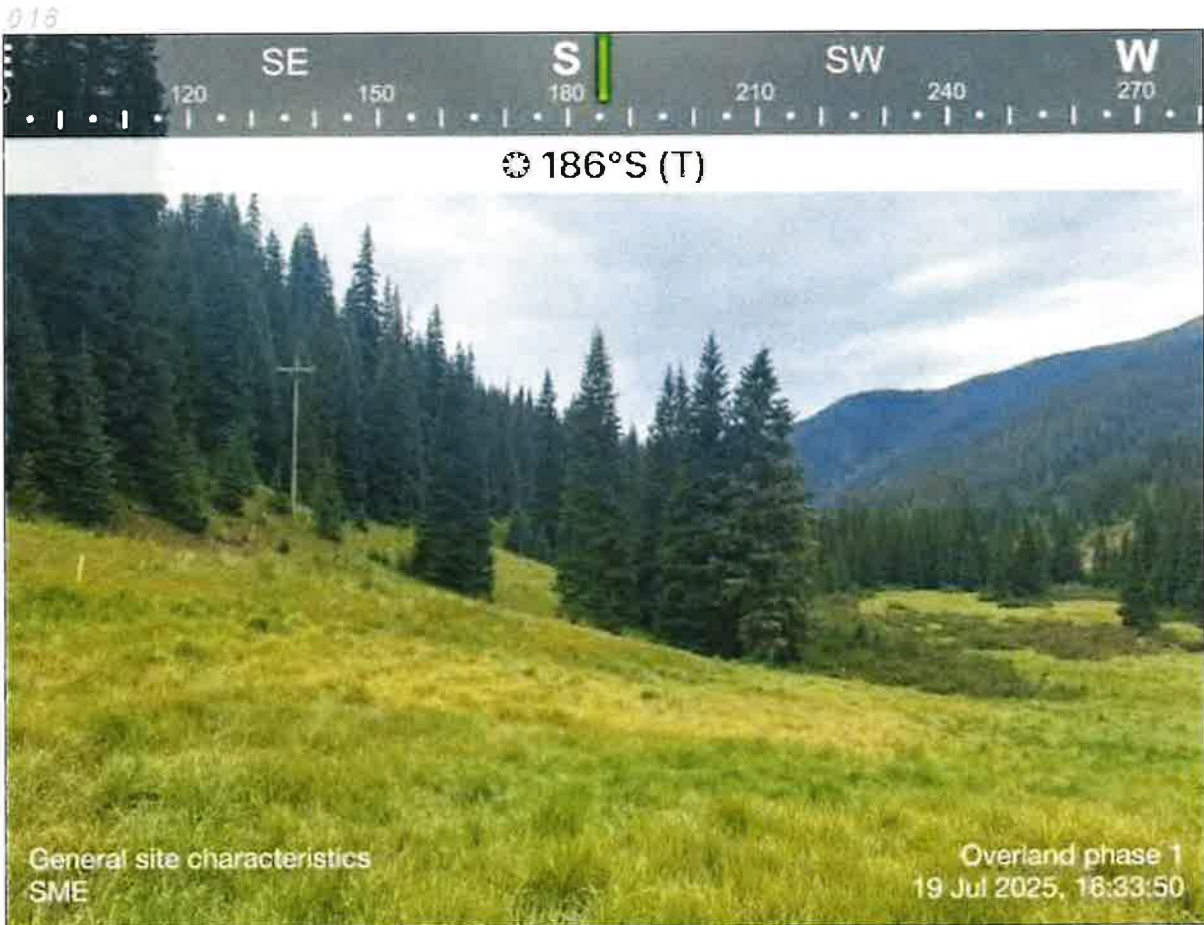
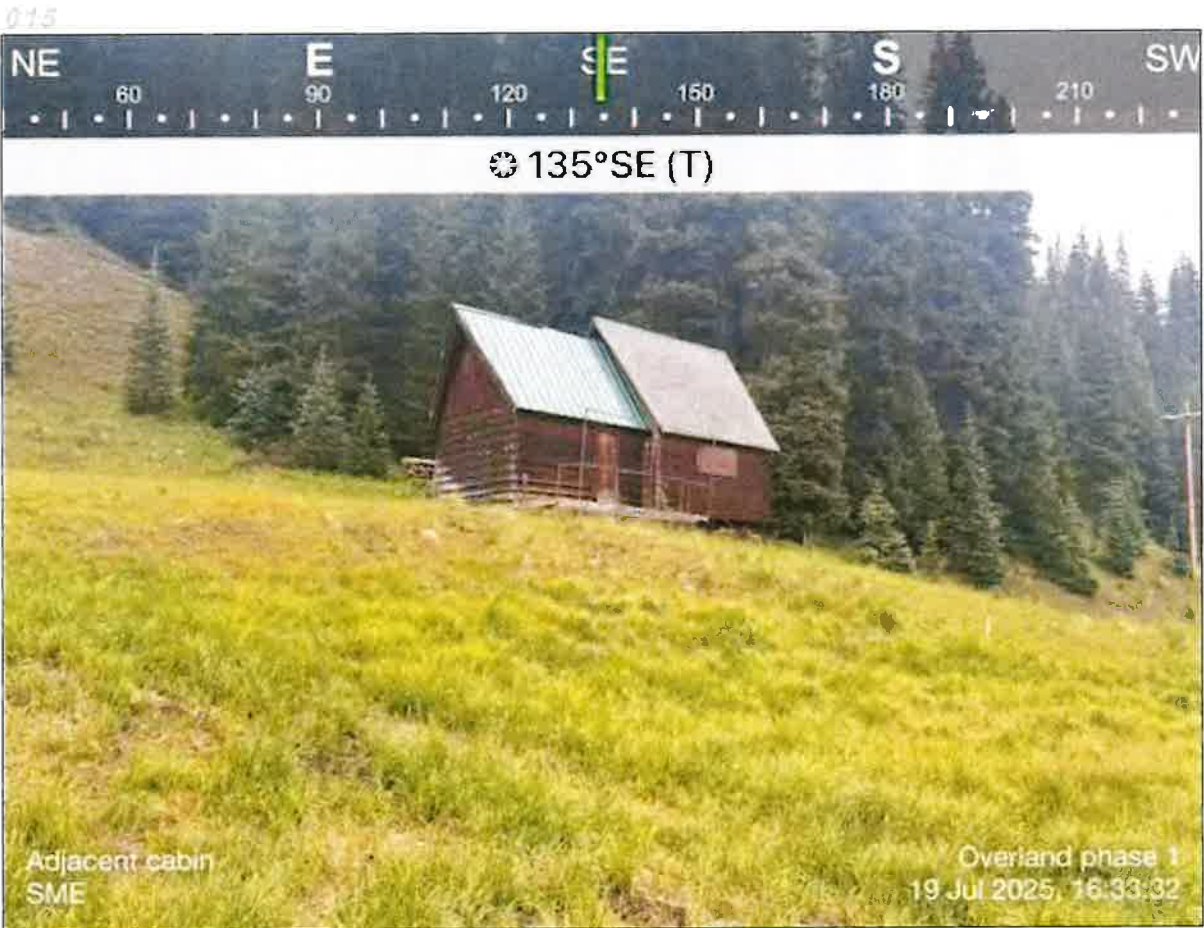
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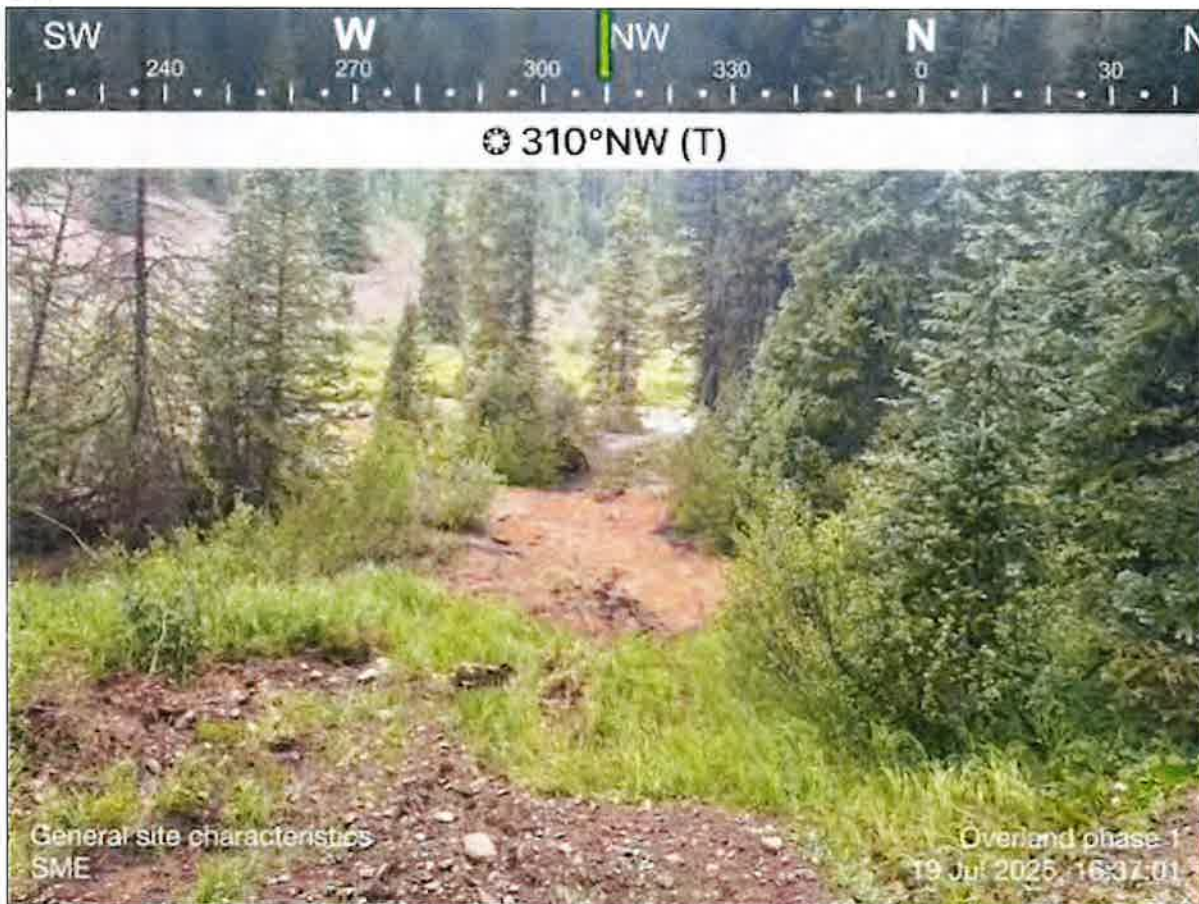






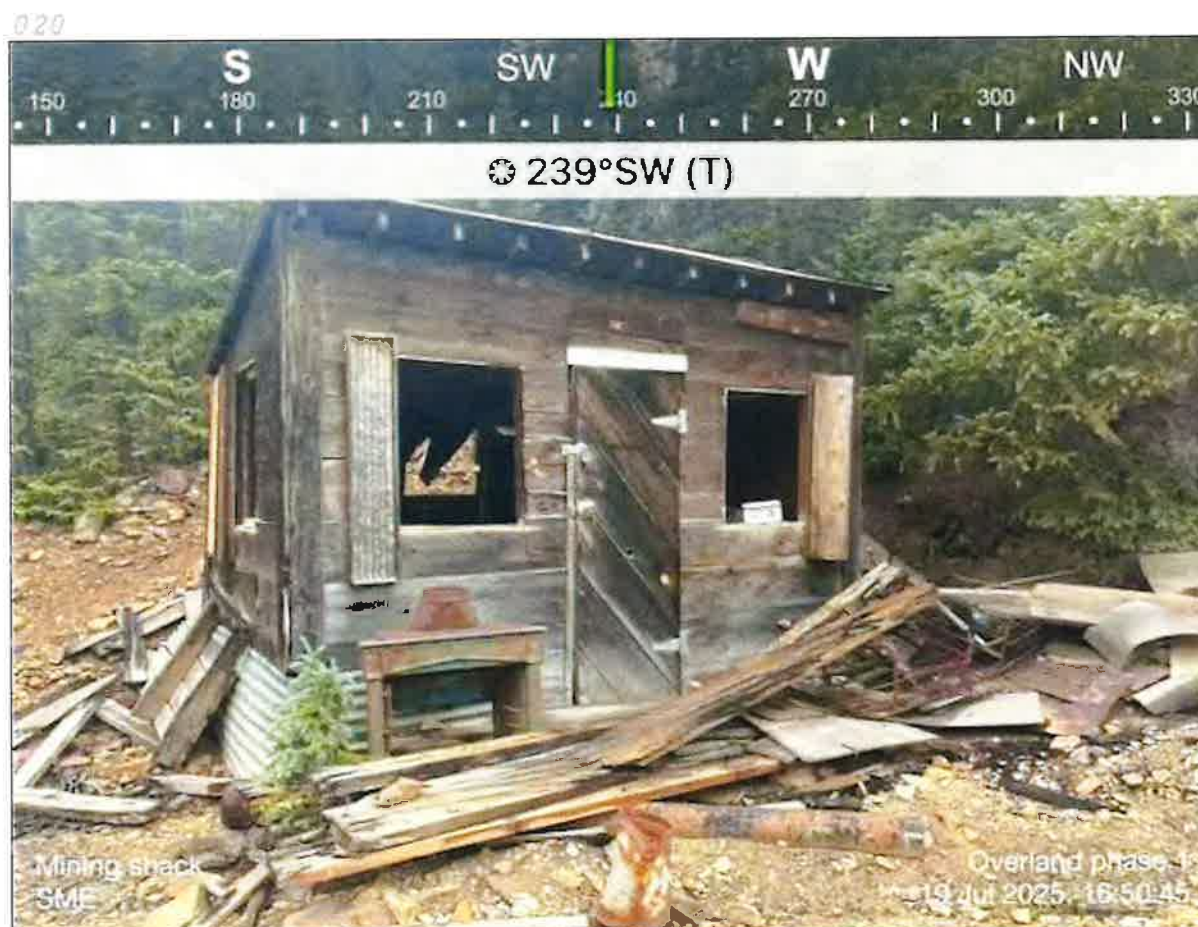
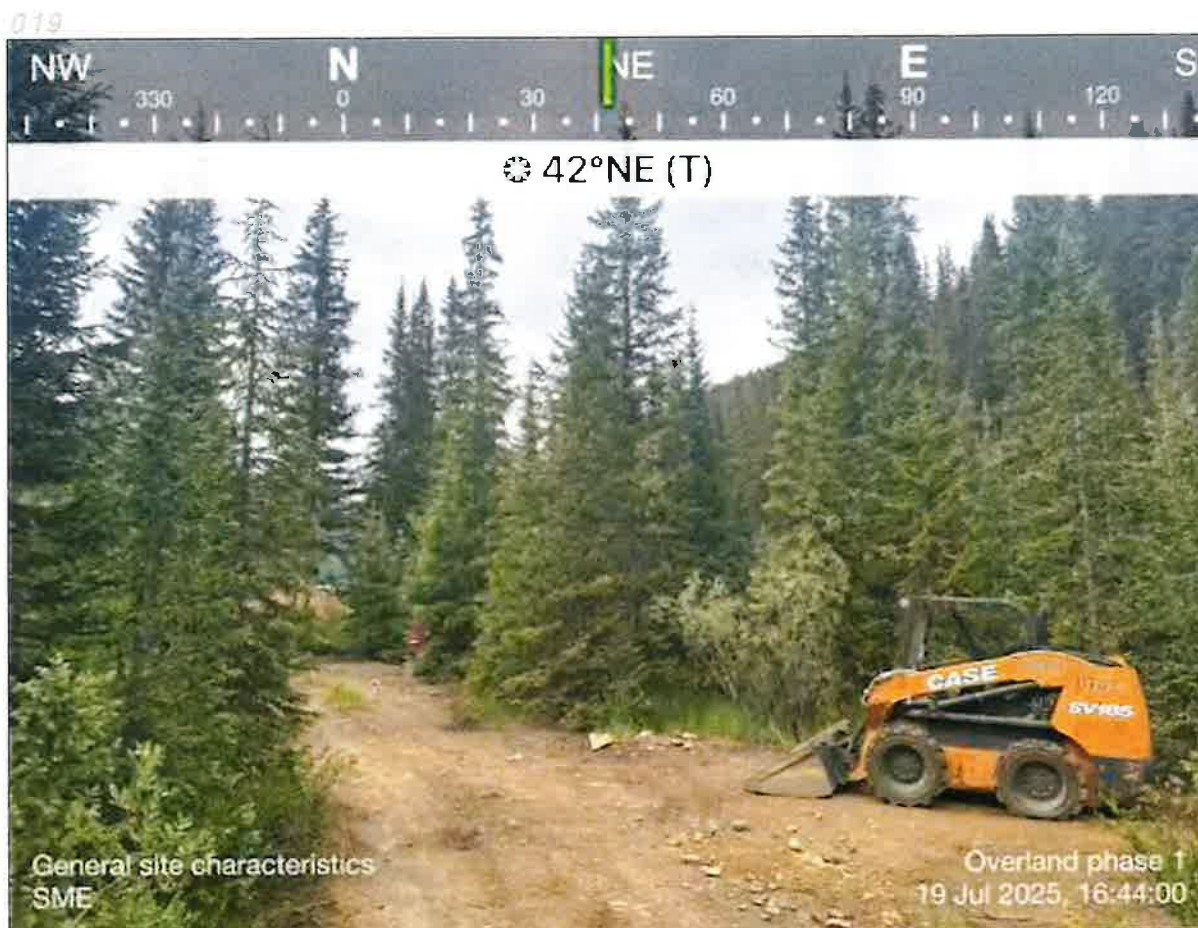


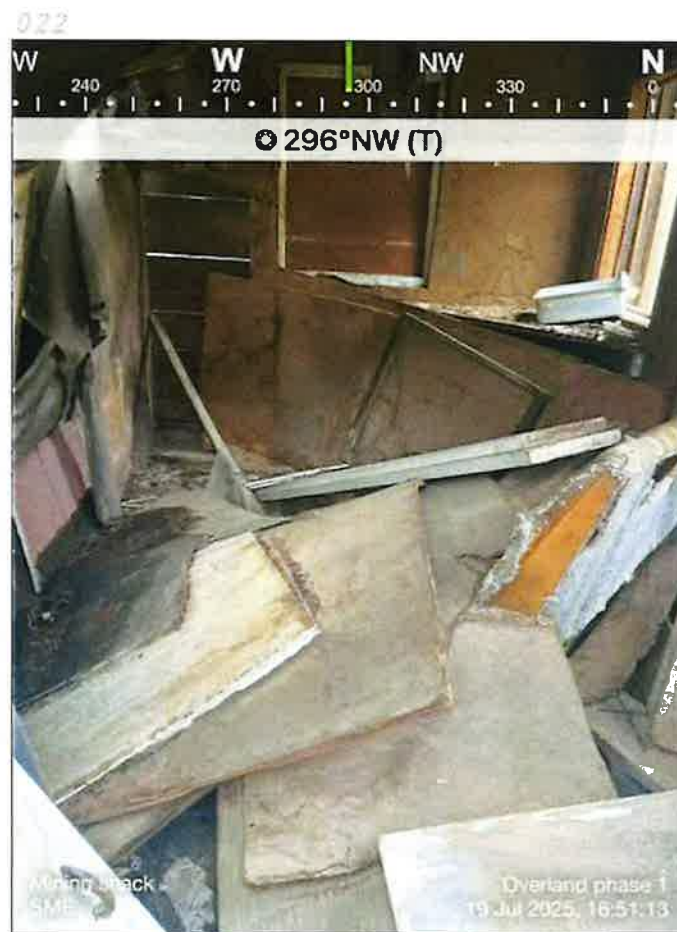
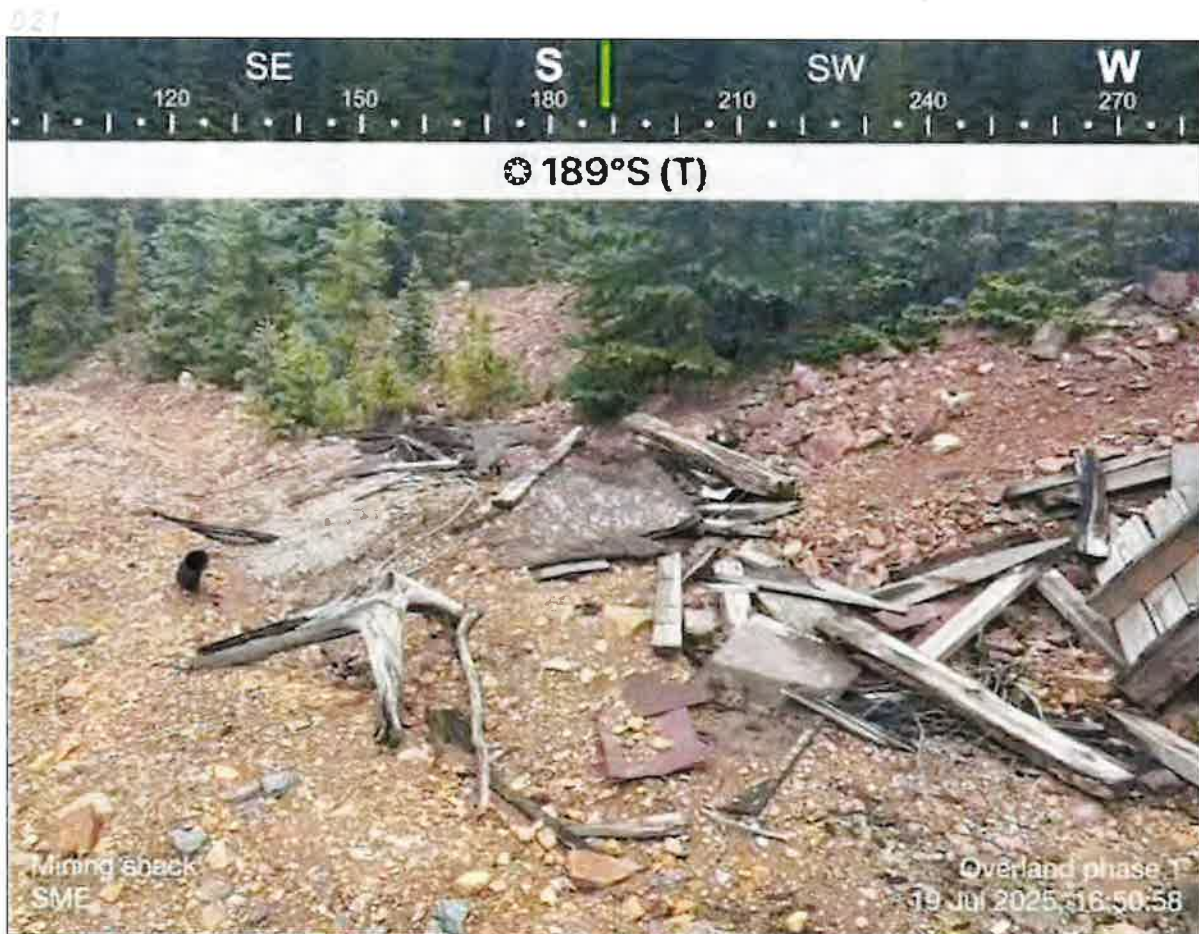
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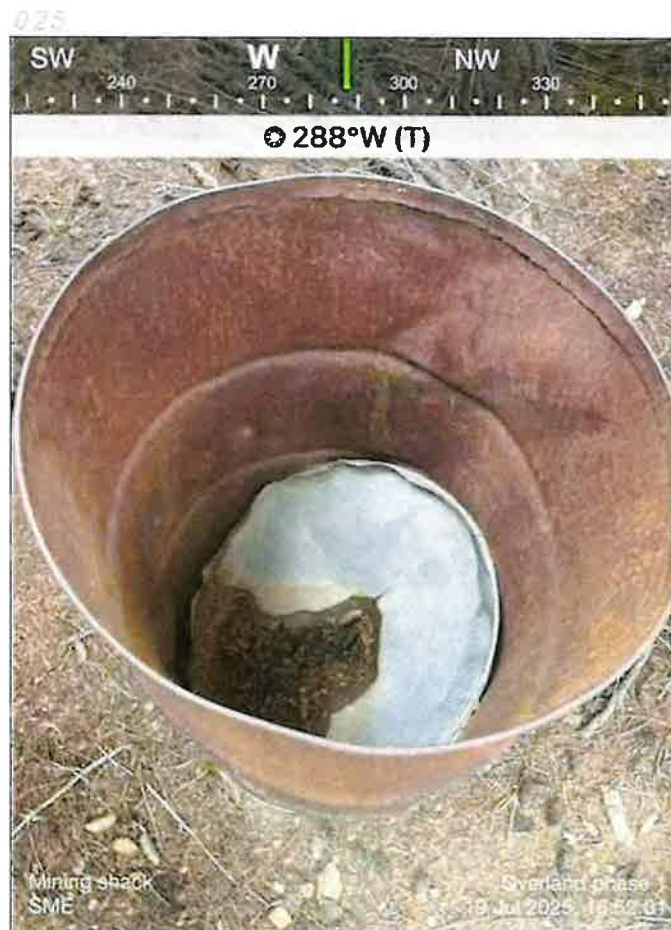
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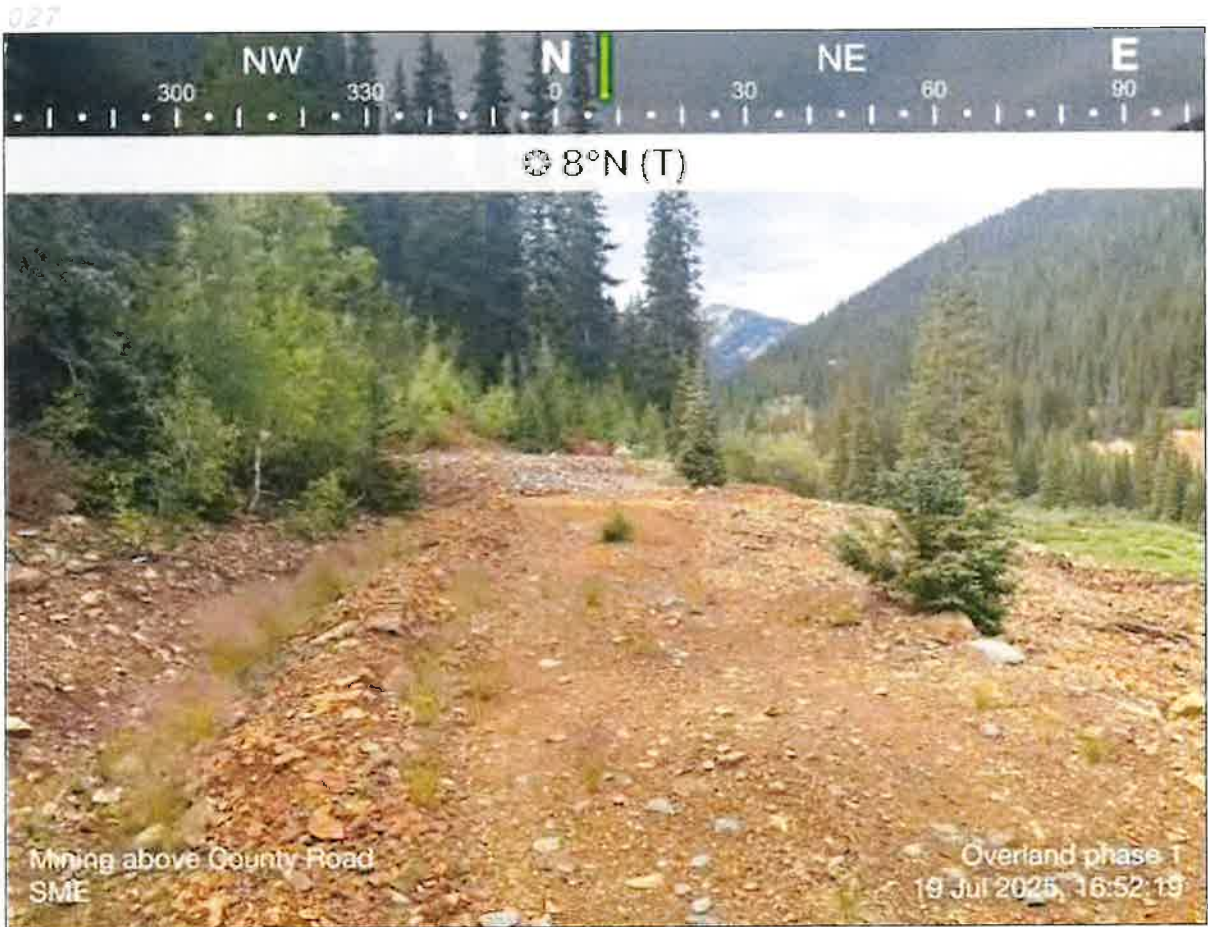




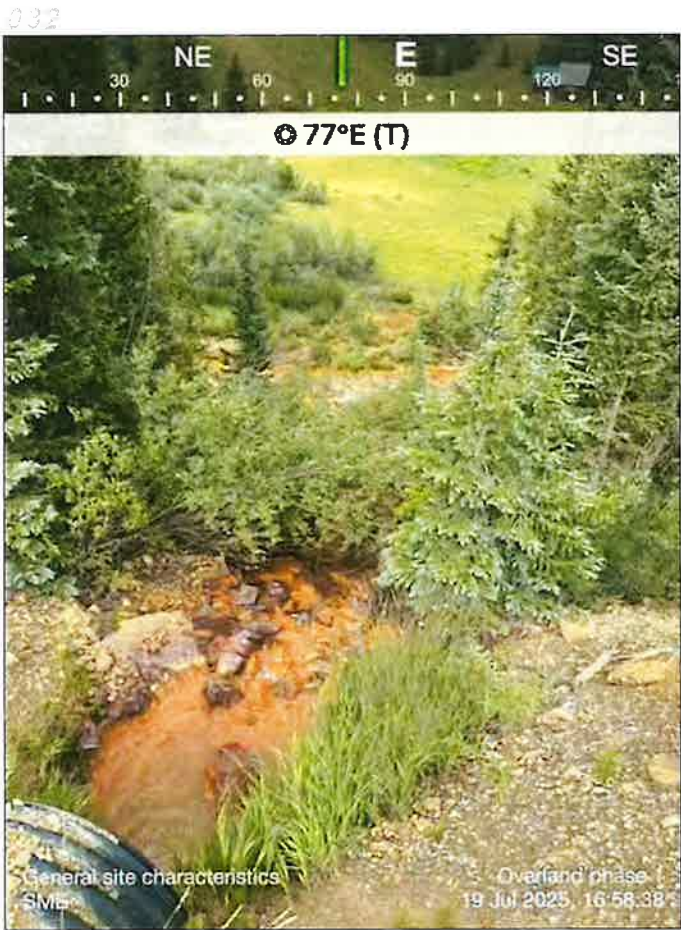




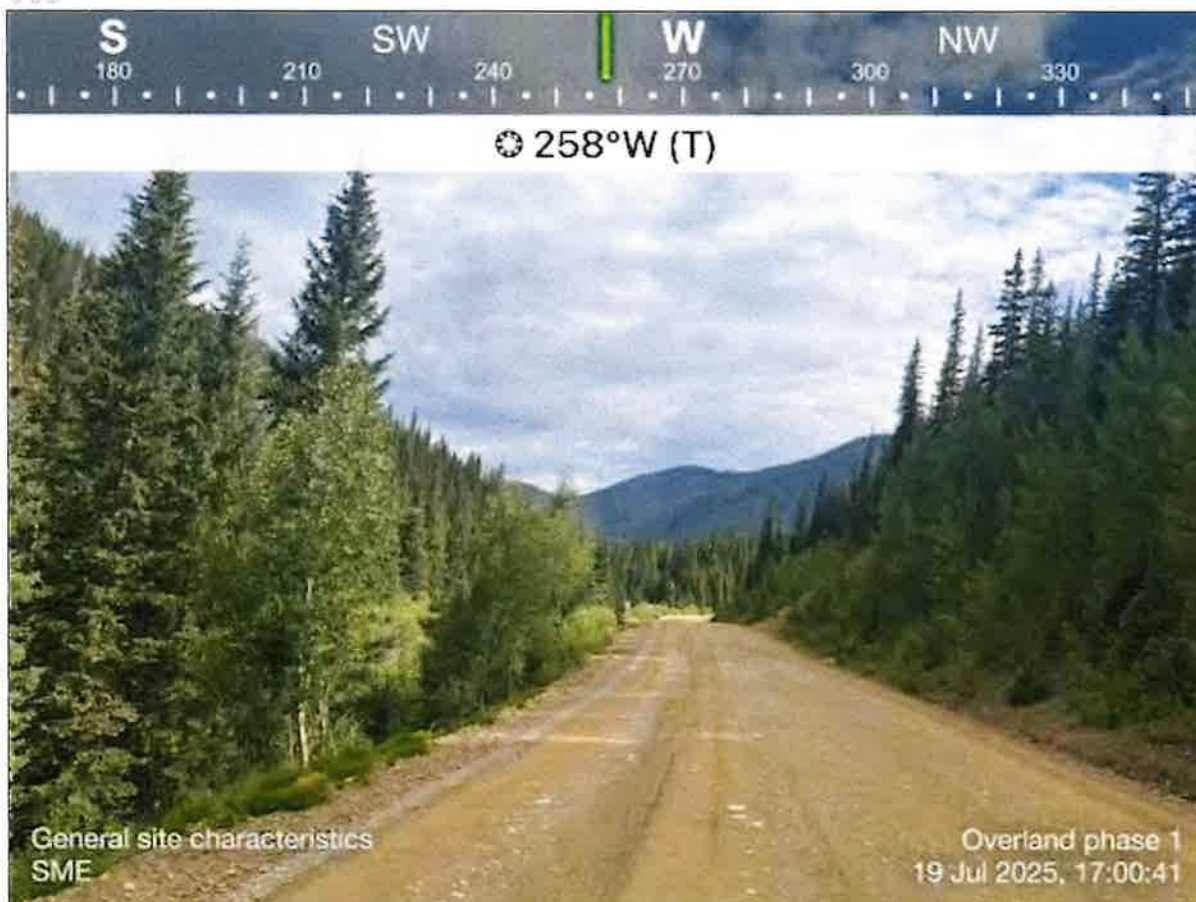




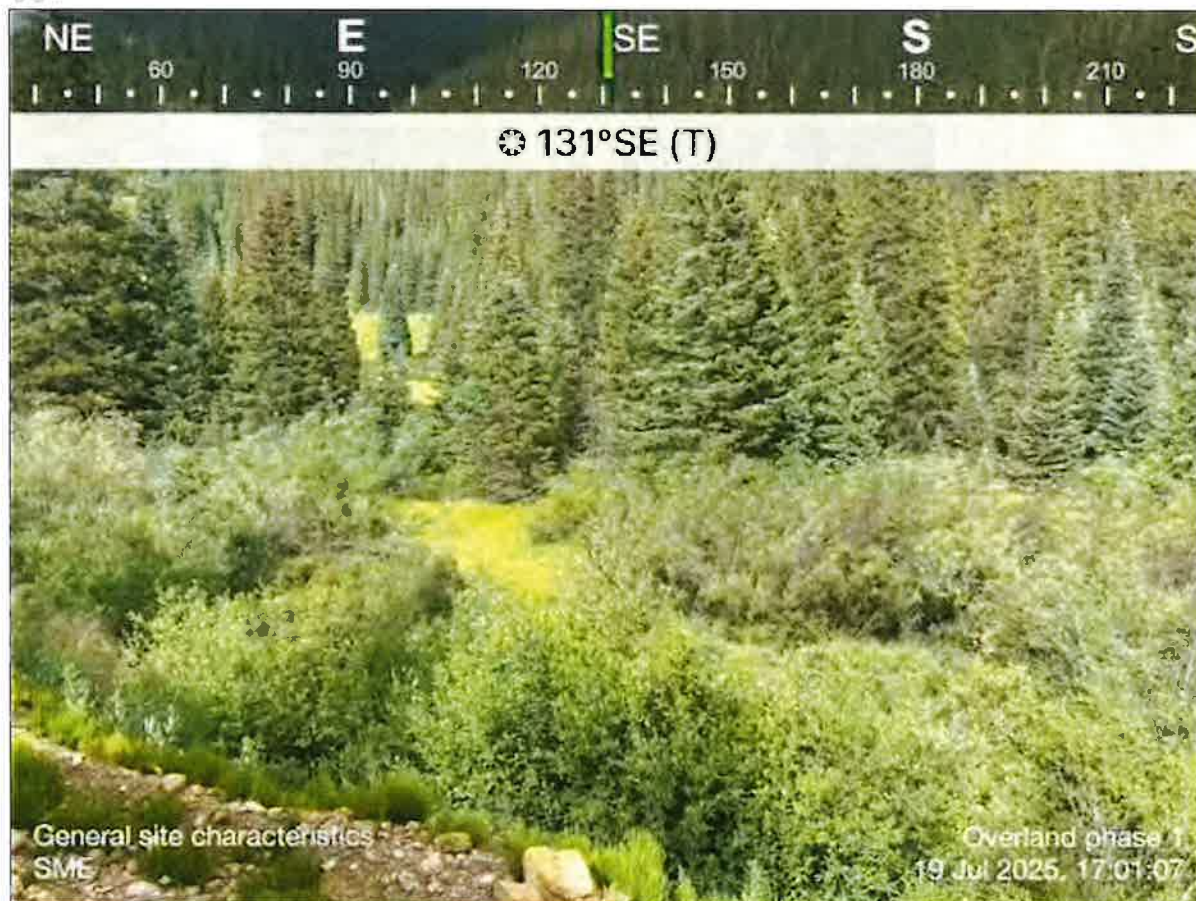


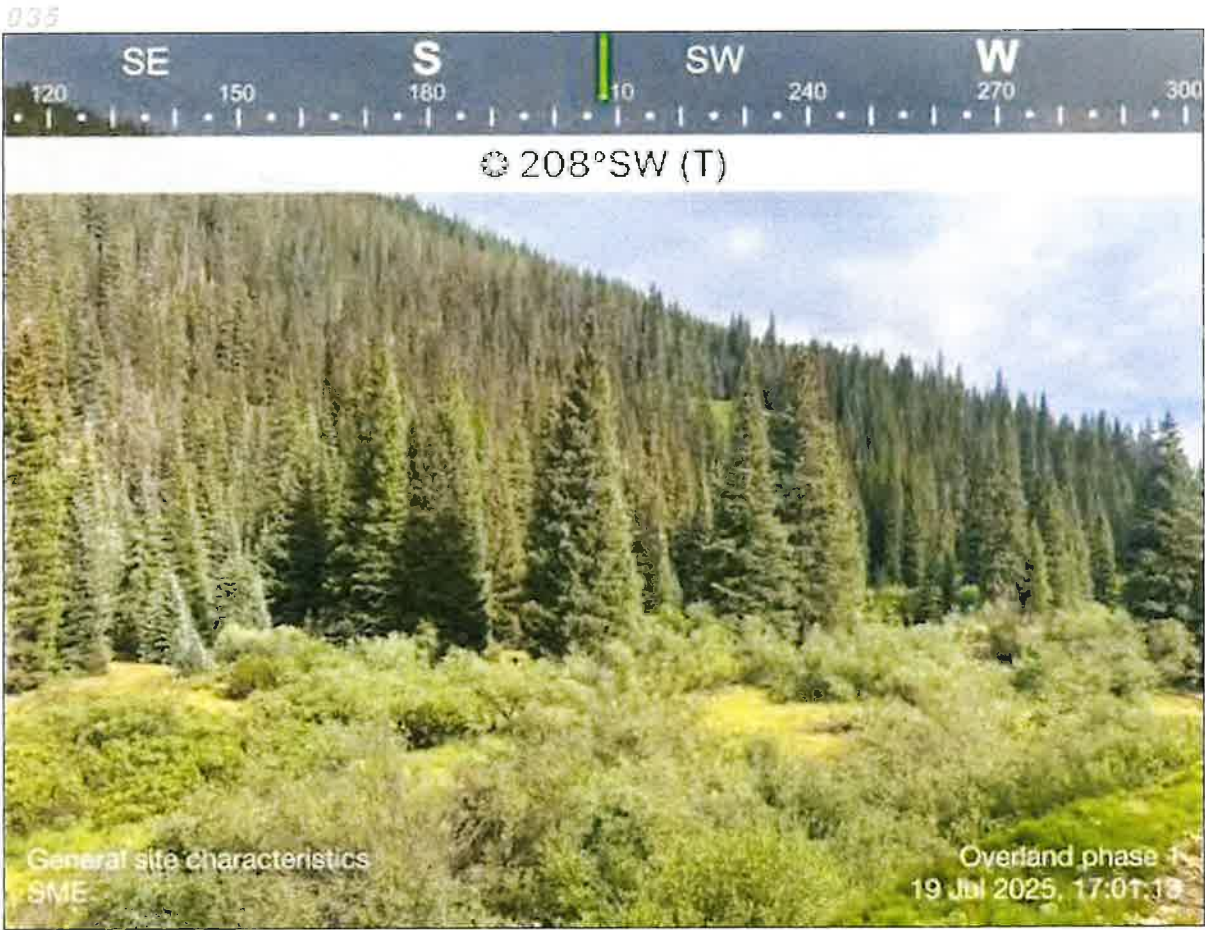


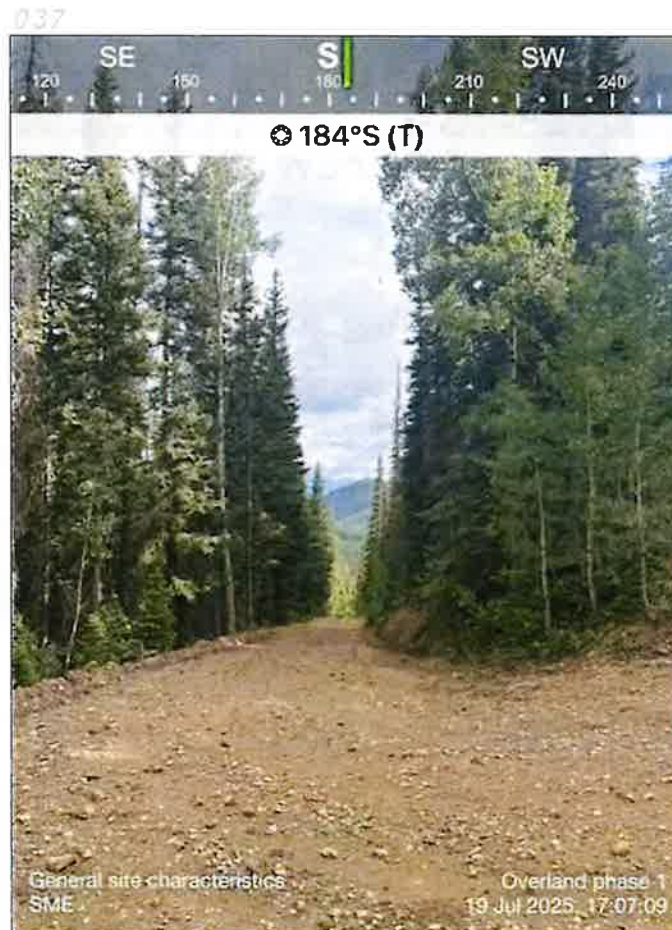
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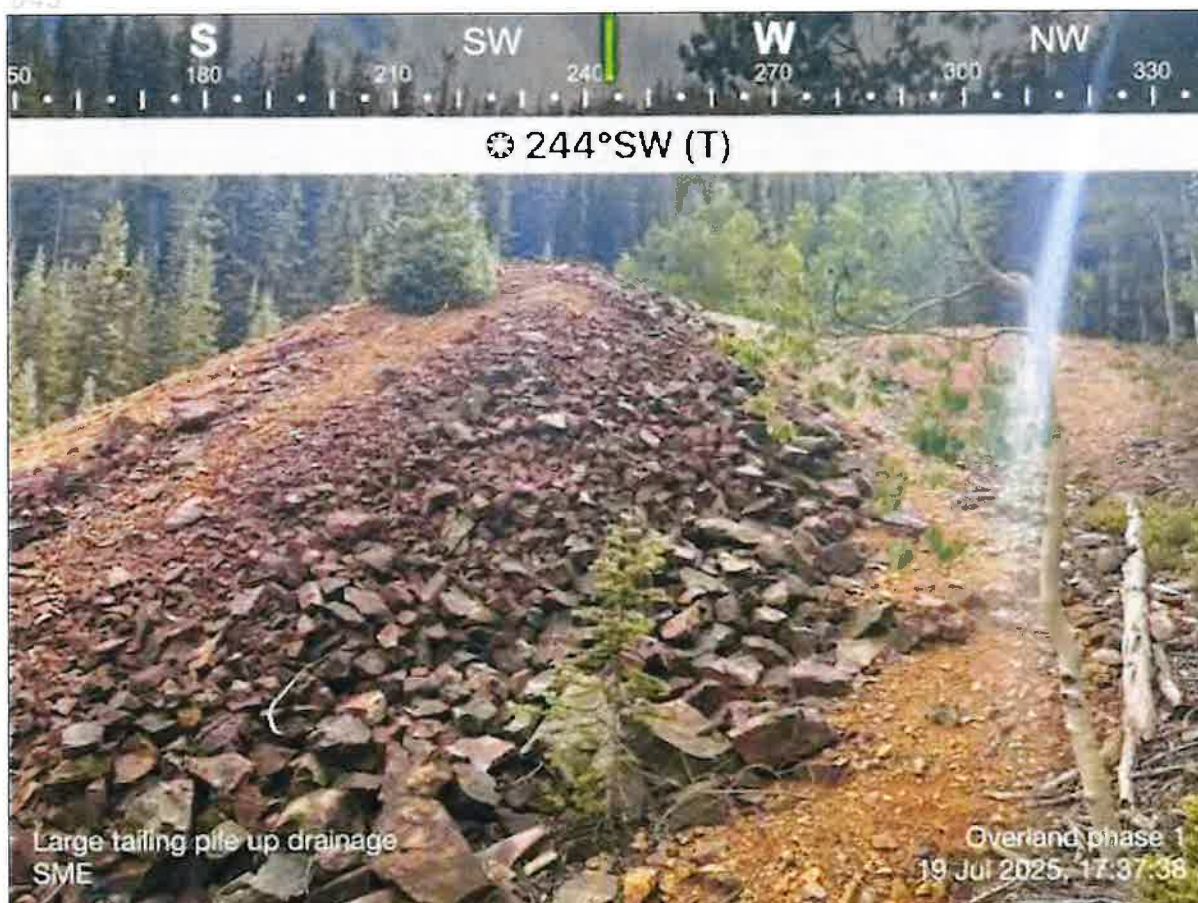








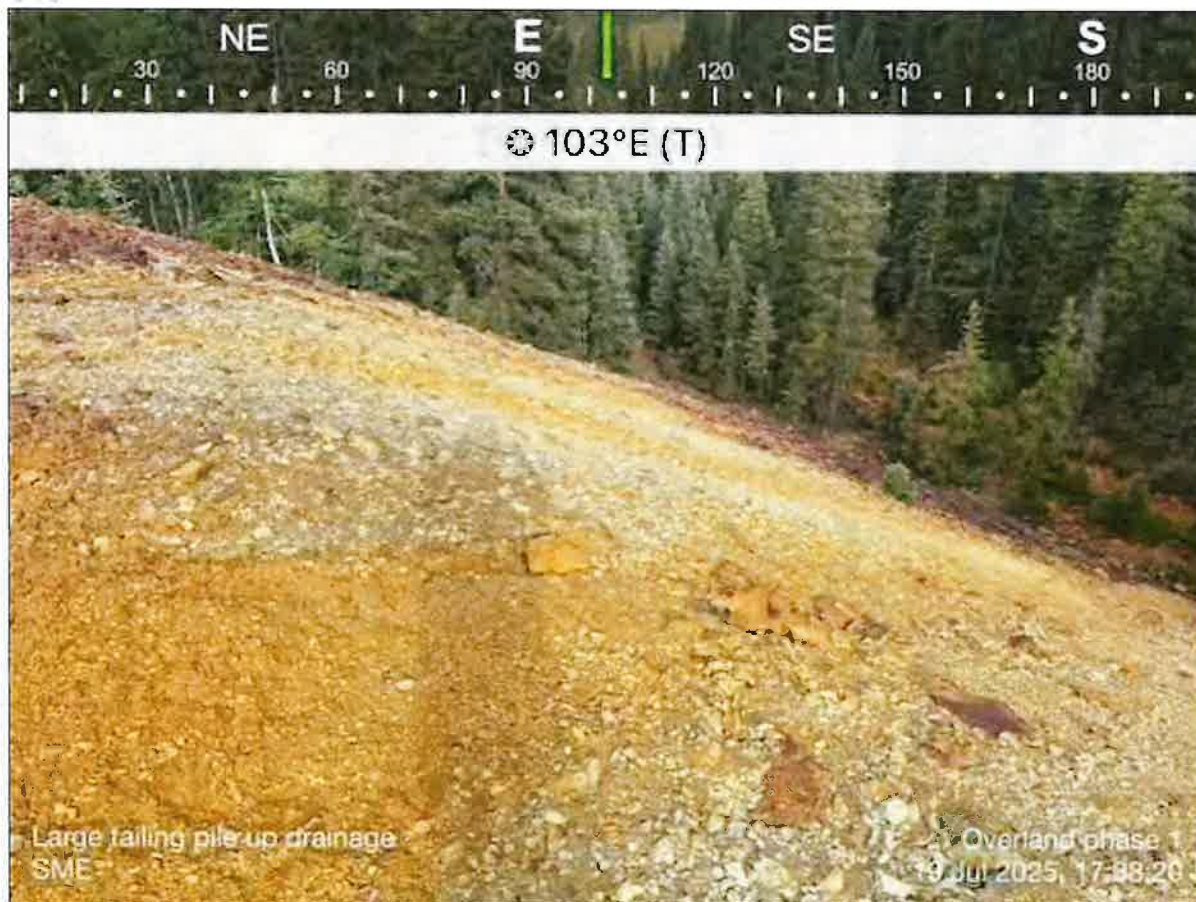
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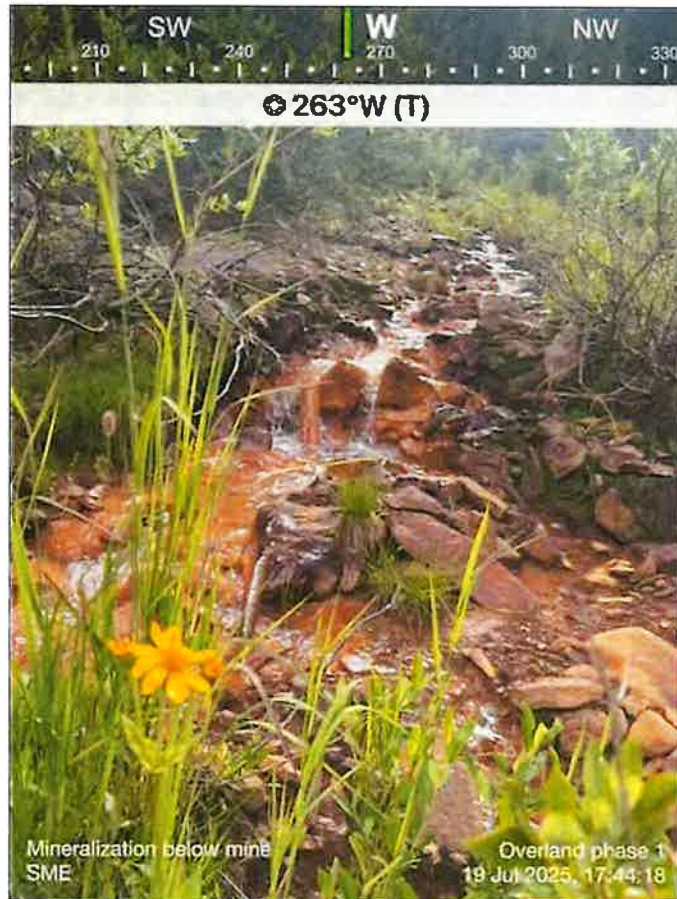


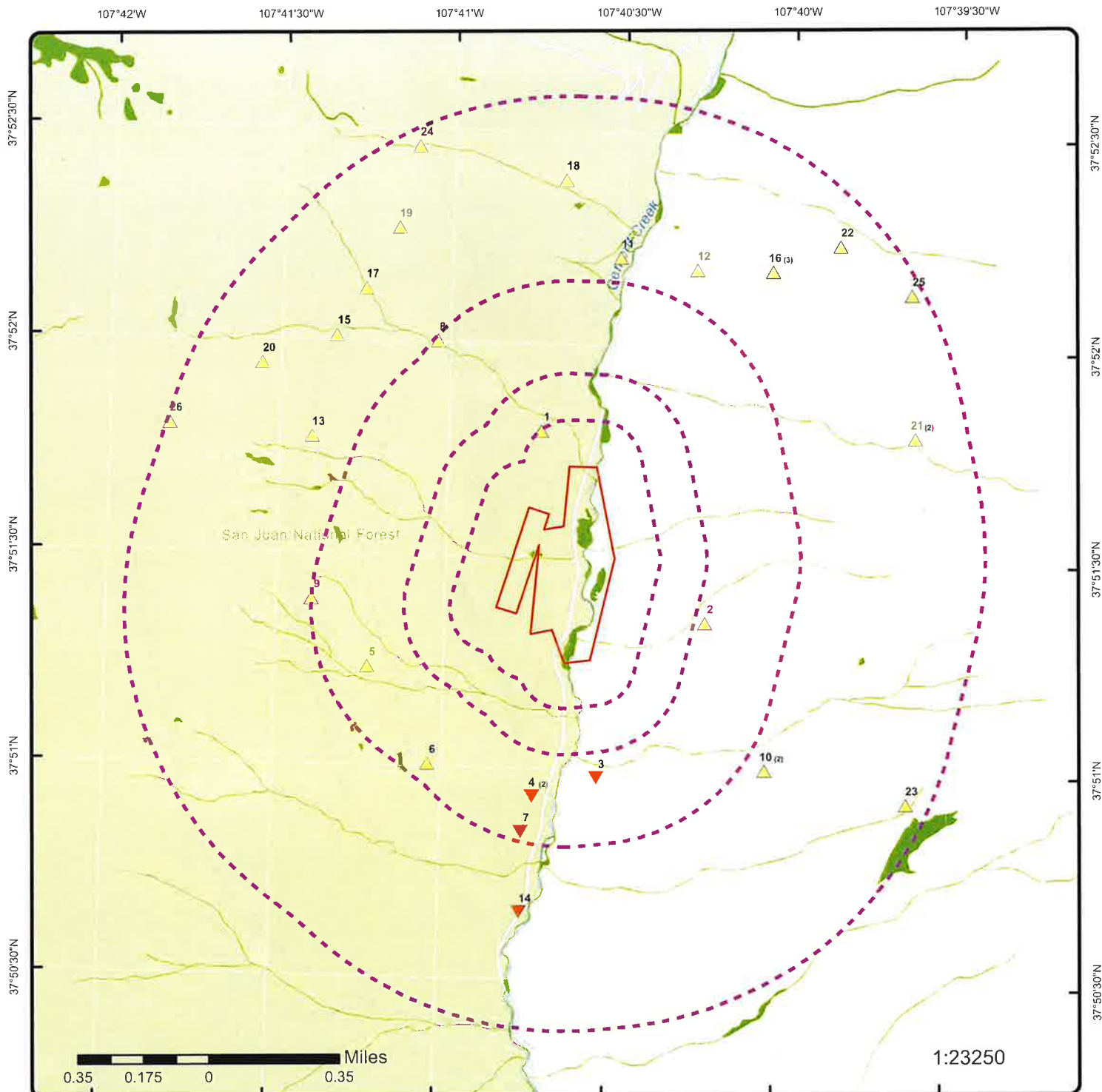


049



050





Map: 1.0 Mile Radius

Order Number: 25070300718

Address: Overland Estates, Silverton, CO



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

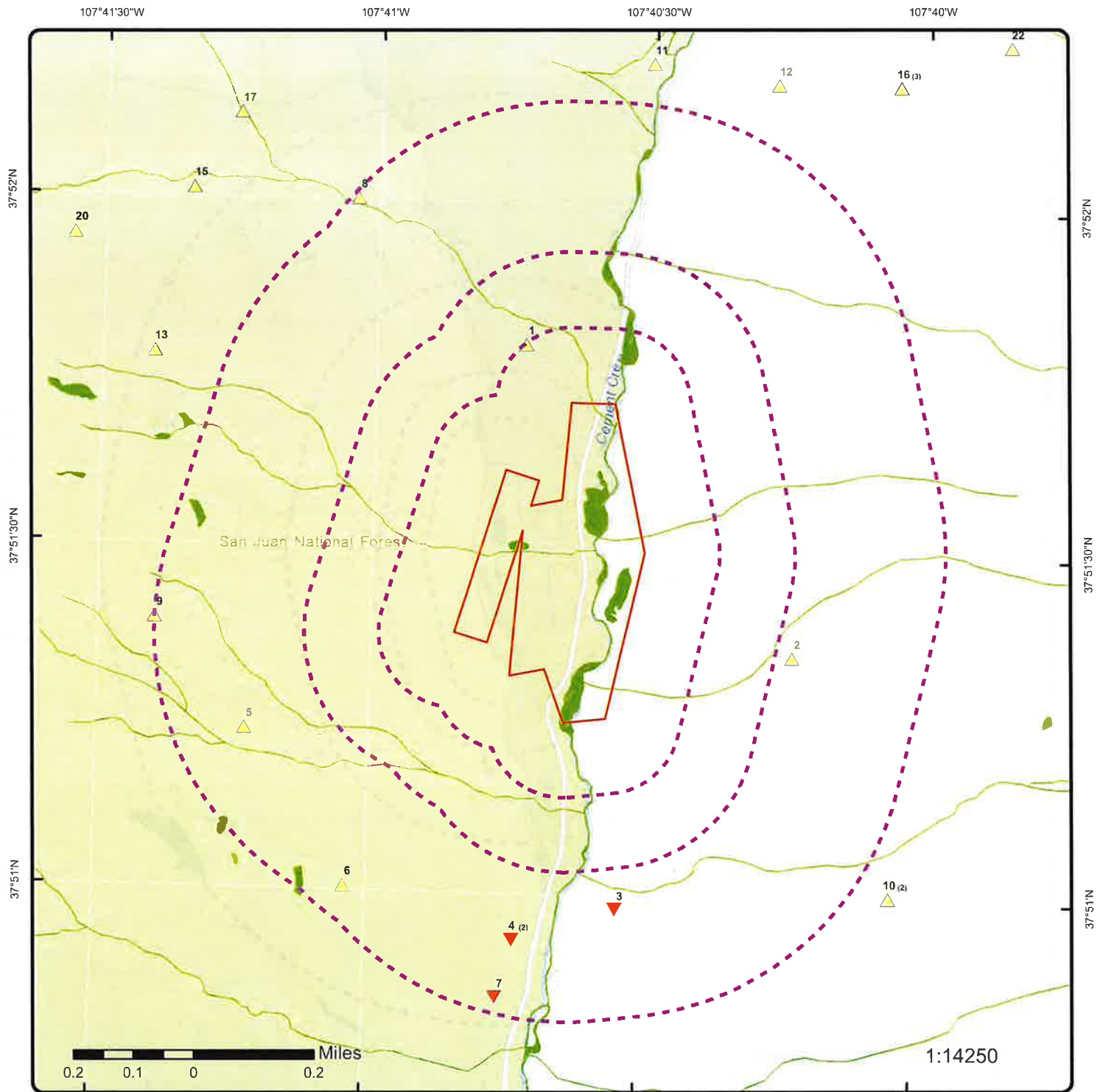
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.5 Mile Radius

Order Number: 25070300718

Address: Overland Estates, Silverton, CO



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

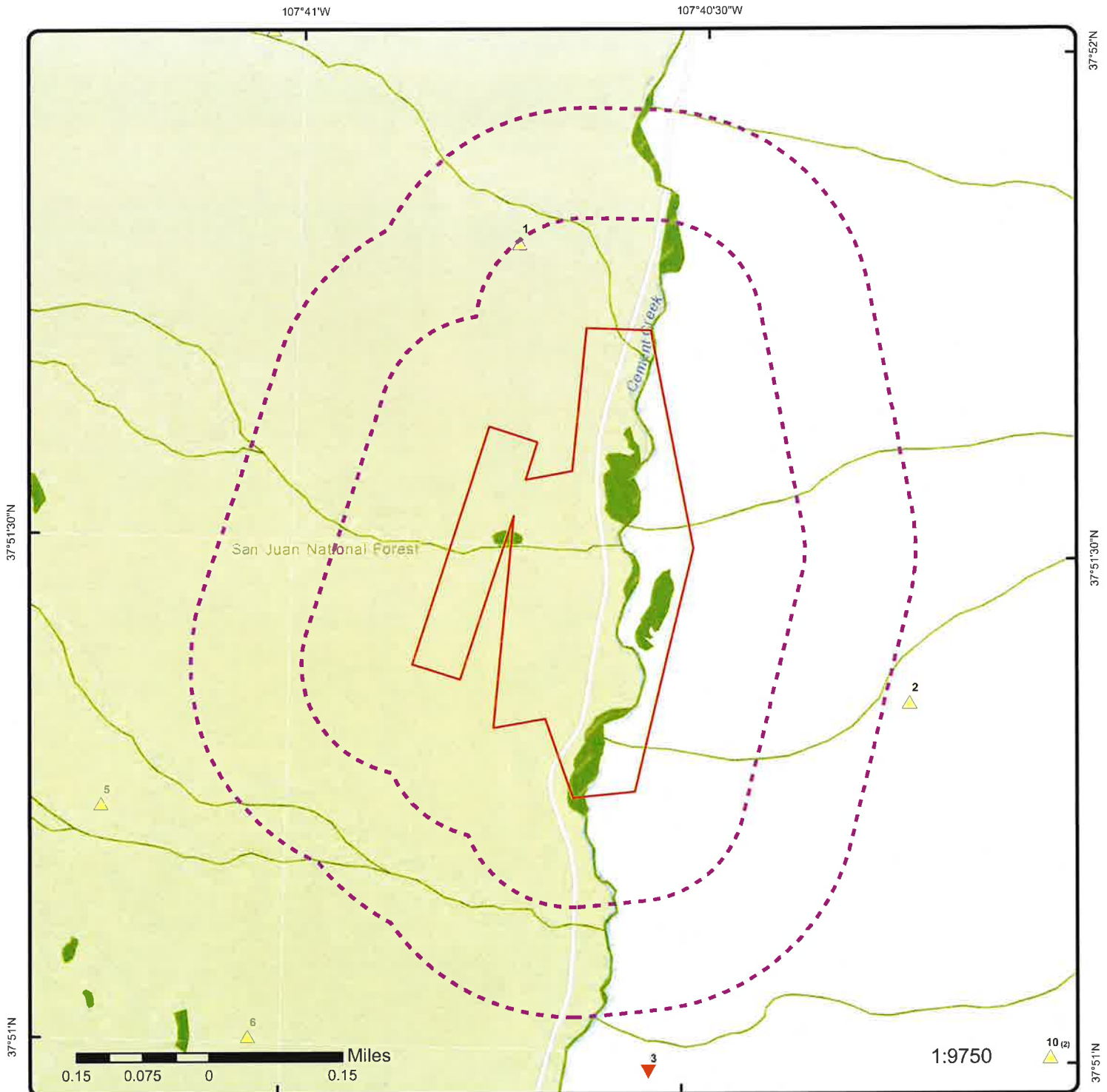
Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 25070300718

Address: Overland Estates, Silverton, CO



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Aerial Year: 2024

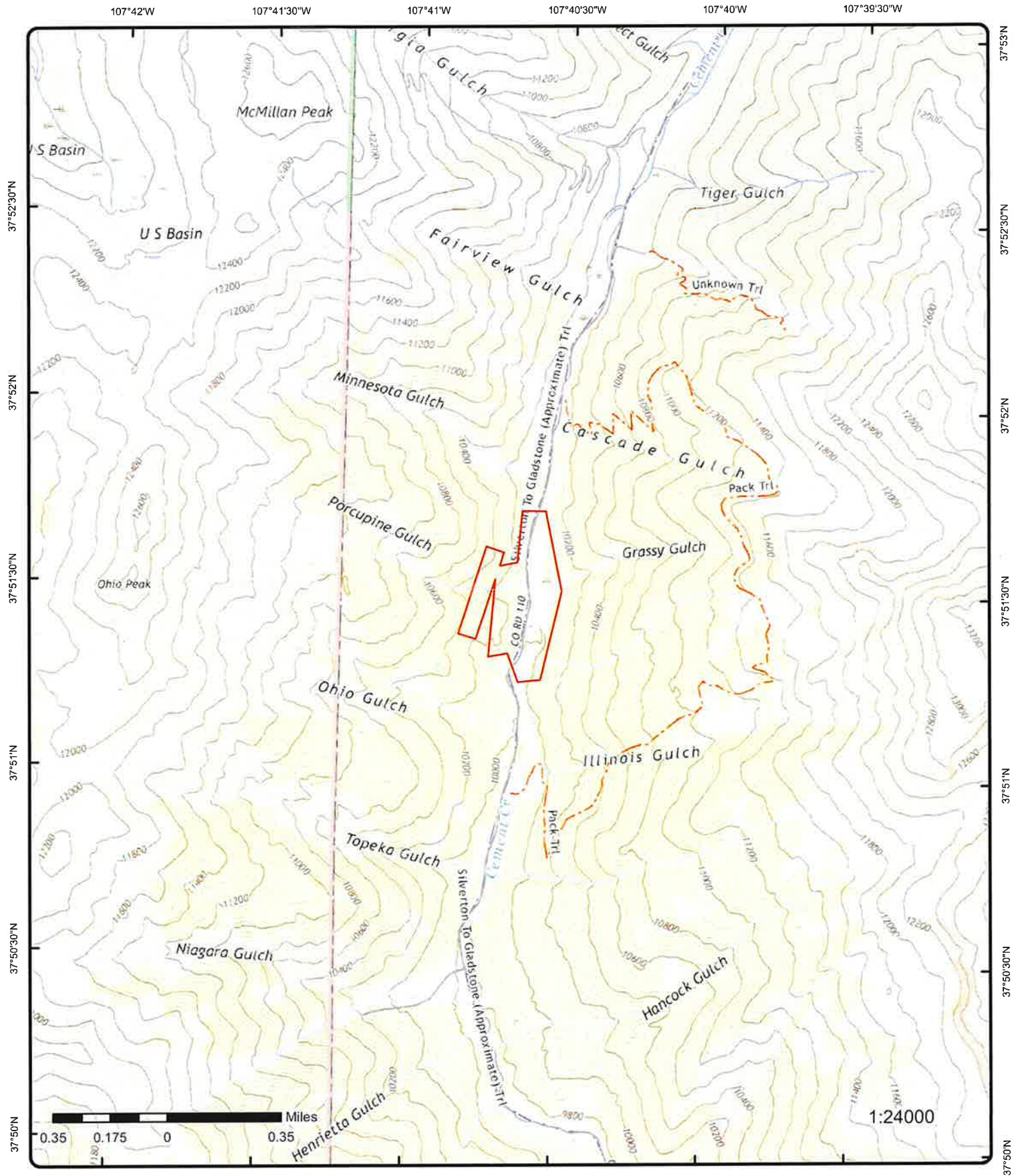
Address: Overland Estates, Silverton, CO

Source: ESRI World Imagery

Order Number: 25070300718



© ERIS Information Inc.



Topographic Map

Year: 2022

Order Number: 25070300718

Address: Overland Estates, CO

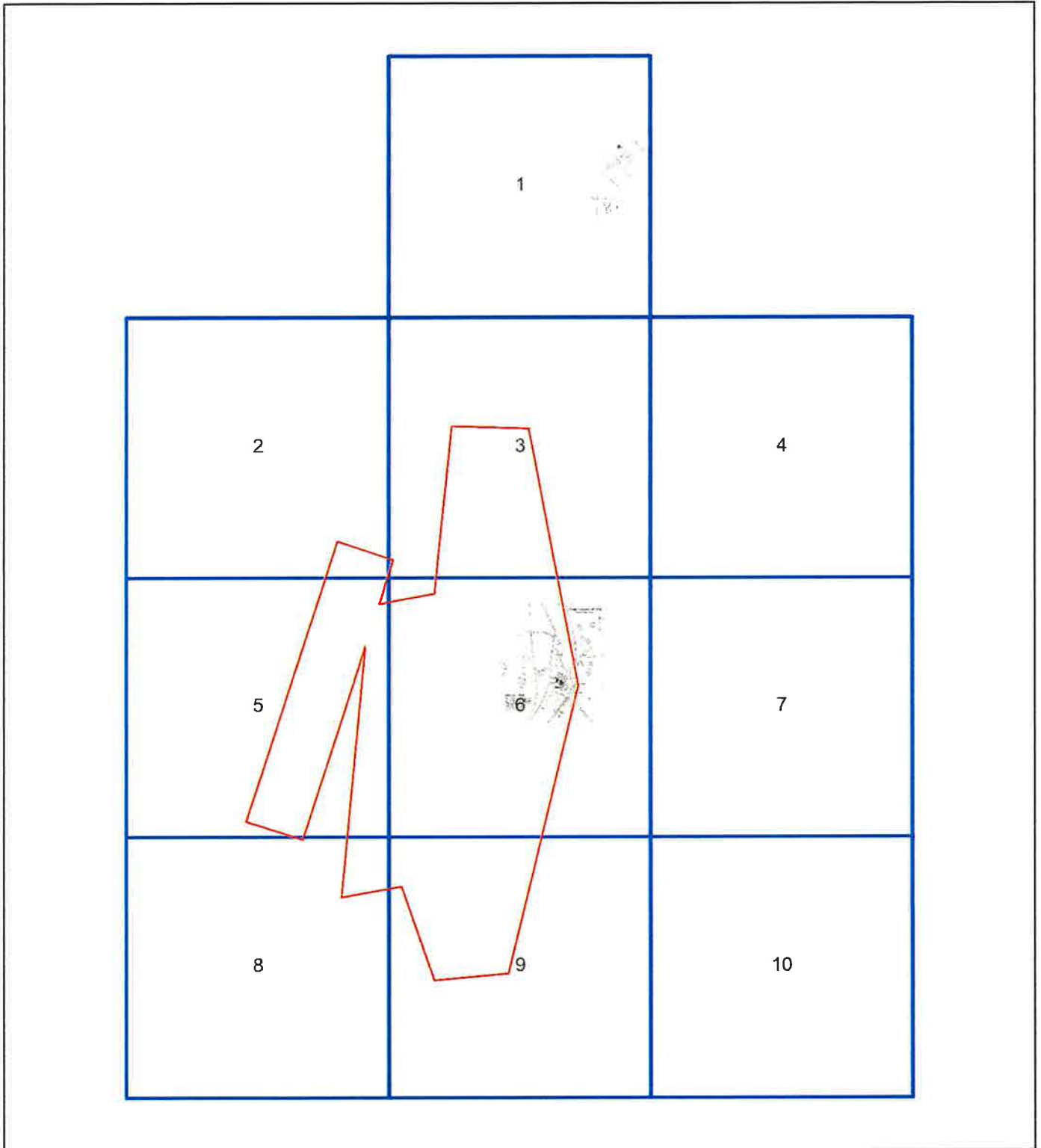
Quadrangle(s): Ironton CO, Silverton CO

Source: USGS Topographic Map



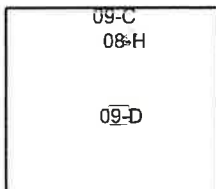
© ERIS Information Inc.

Fire Insurance Map

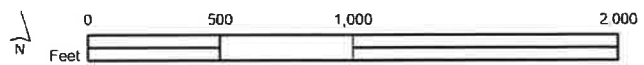


1908

Address: Overland Estates Silverton CO



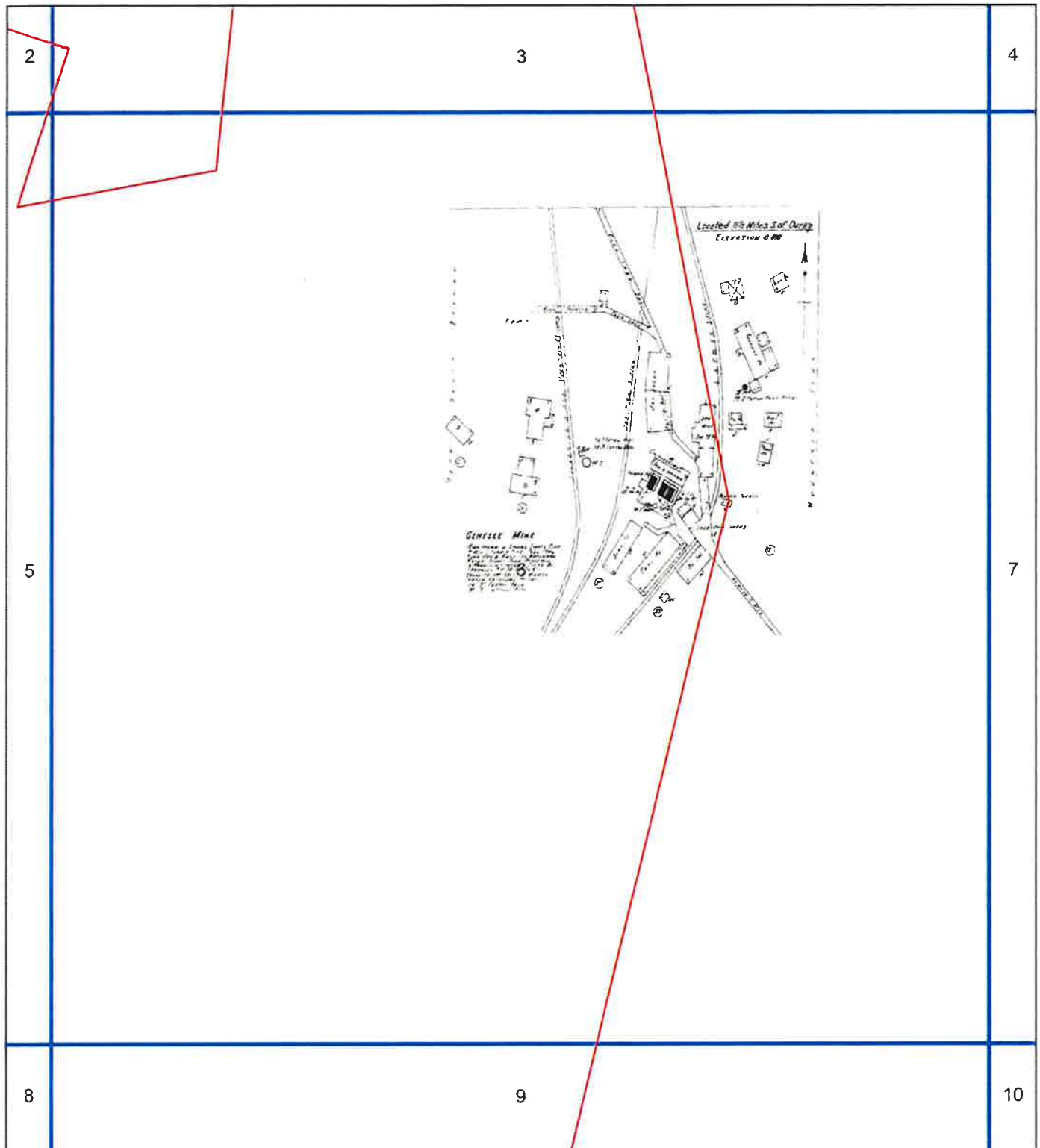
Map sheet(s):
Volume NA: 9;



Order Number 25070300718



Fire Insurance Map



1908

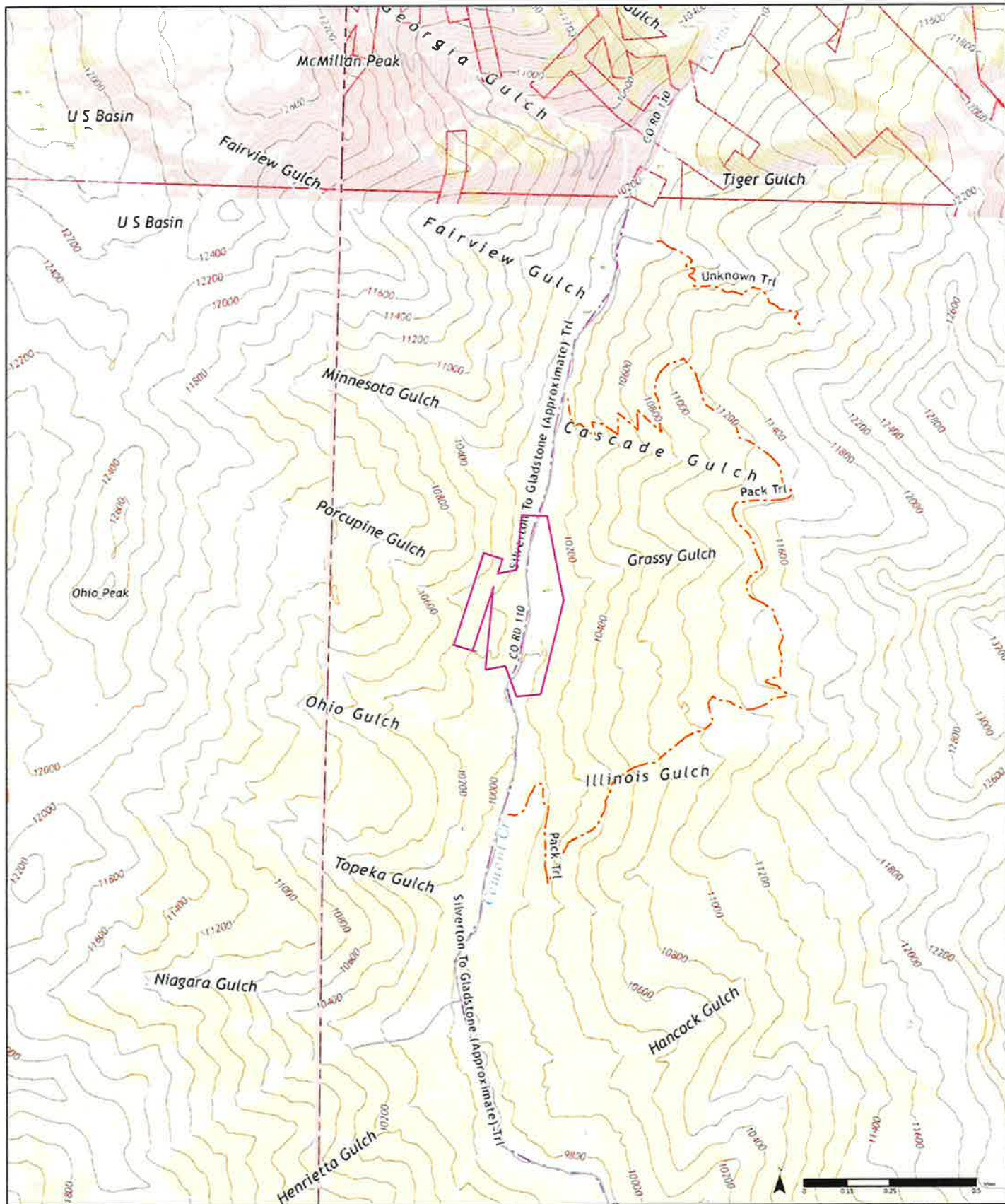
Address: Overland Estates Silverton CO

09-D

Map sheet(s):
Volume NA: 9;

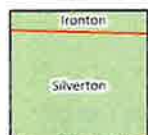
Order Number 25070300718





2022

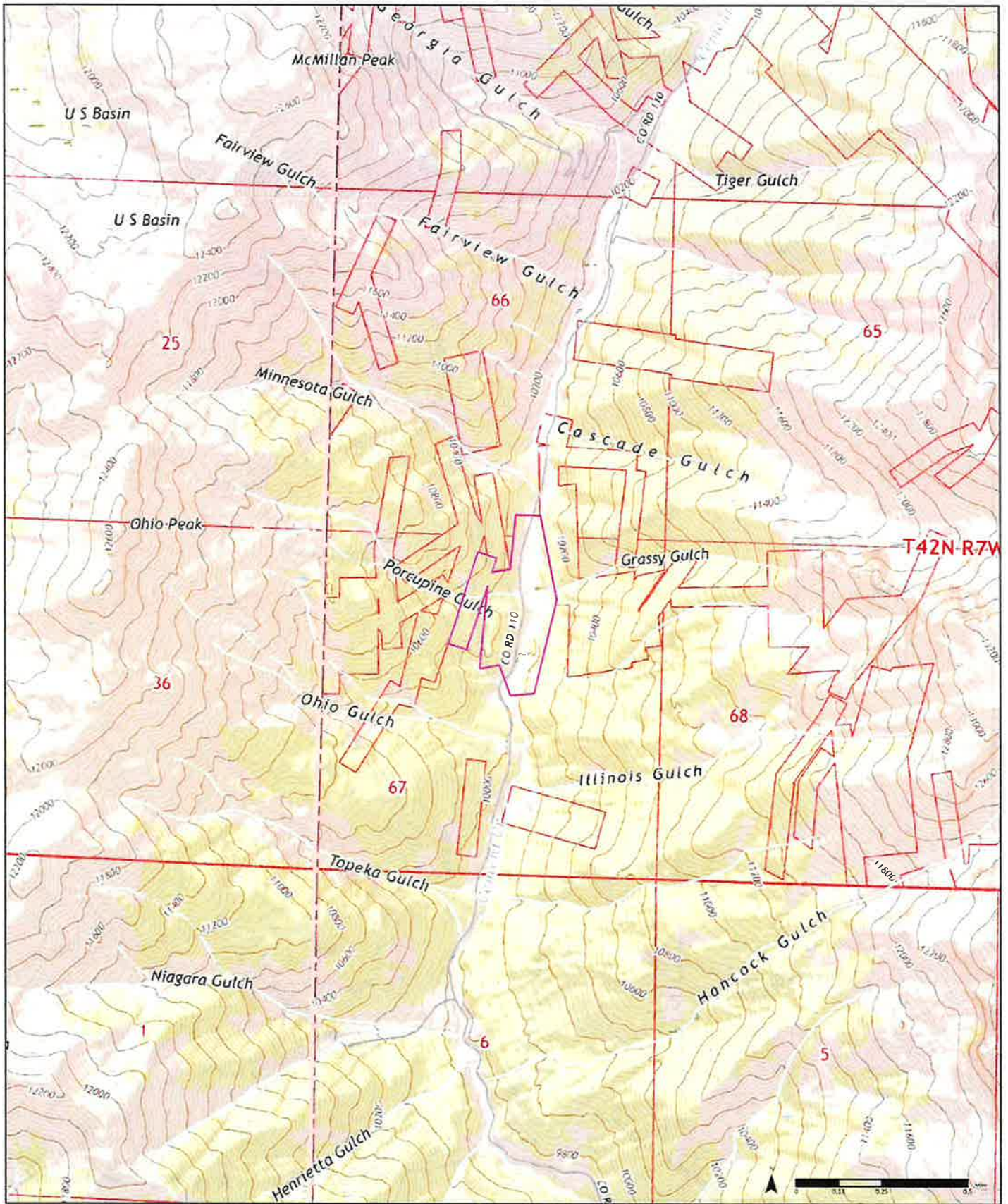
Order No. 25070300718



Available Quadrangle(s): Silverton, CO
Ironton, CO

Source: USGS 7.5 Minute Topographic Map





2019

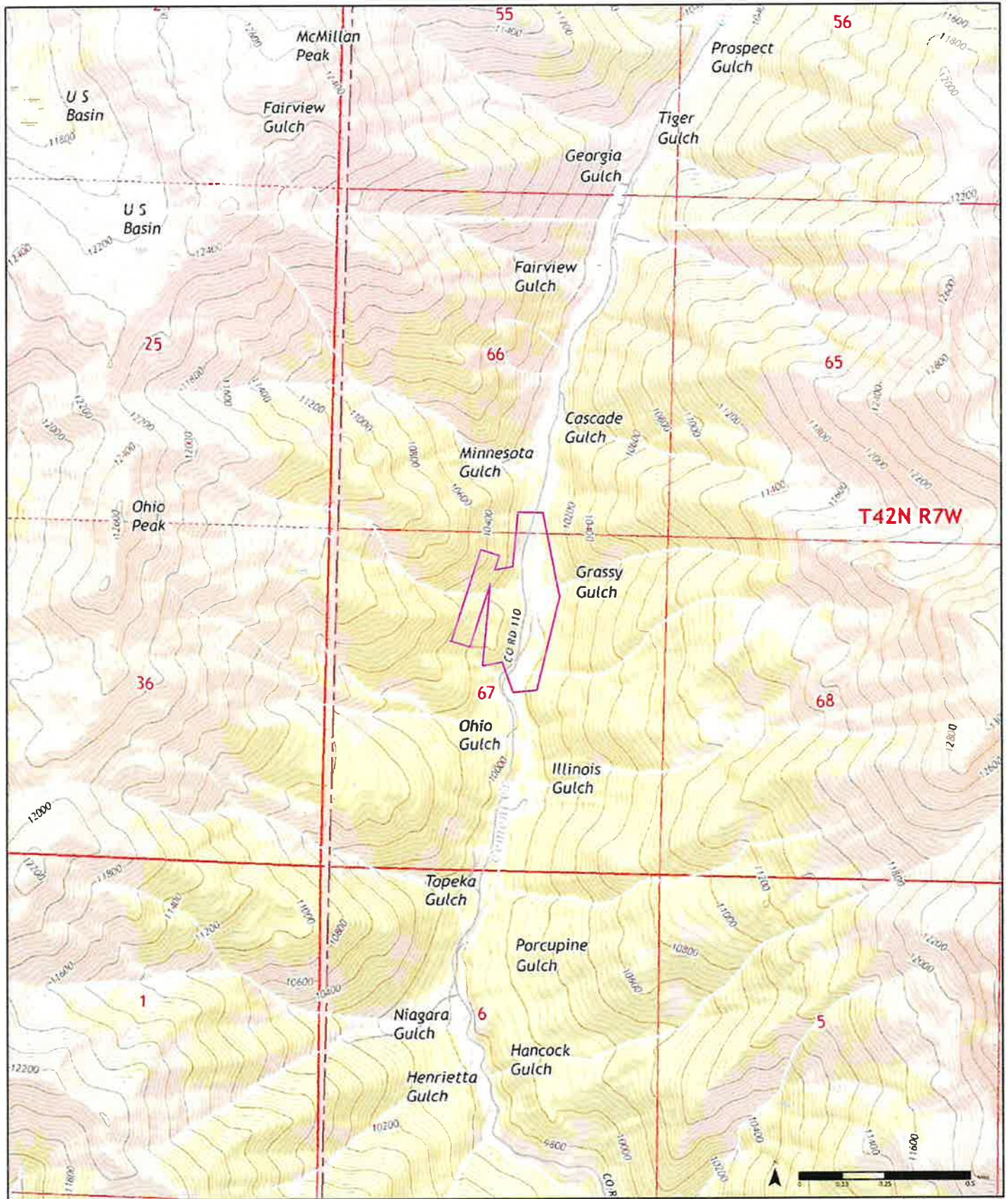
Order No. 25070300718



Available Quadrangle(s): Silverton, CO
Ironton, CO

Source: USGS 7.5 Minute Topographic Map





2016

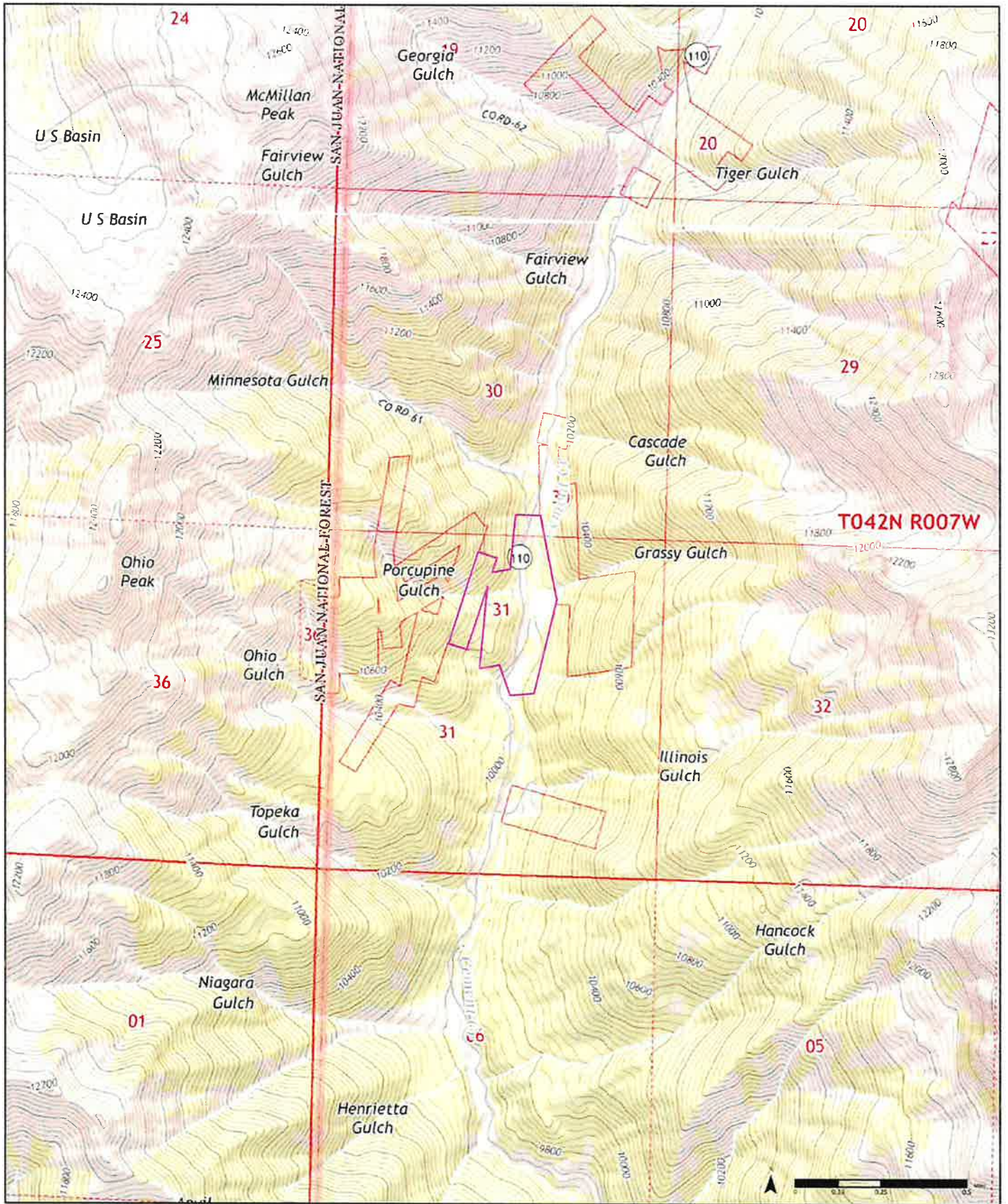
Order No. 25070300718



Available Quadrangle(s): Silverton, CO
Ironton, CO

Source: USGS 7.5 Minute Topographic Map





2013



Available Quadrangle(s): Silverton, CO
Ironton, CO

Source: USGS 7.5 Minute Topographic Map



AAI Questionnaire: Subject Property (For Property Owner)

In order to fulfill the All Appropriate Inquiry and/or qualify for Landowner Liability Protections, this questionnaire must be filled out **honestly, legibly, and completely**, to the best of your knowledge.

Job Number (For inspector use only): _____

Date: 7/9/25

Property Owner:

Lloyd Owens Swartz

Phone: 505-980-3016 Fax: _____ Cell: 505-980-3016

Email Address: Ravensnestates@gmail.com

Property Address: TBD CR 110 City: Silverton

County: San Juan State: CO Zip: 81433

How long has the property been owned by the current owner?

3 years

Authorized Representative / Escort (Only fill out if different from property owner):

N/A

Phone: _____ Fax: _____ Cell: _____

Email Address: _____

Property Address: _____ City: _____

County: _____ State: _____ Zip: _____

Target Property Questions

Check the box below that best describes the current use of the property.

☐ Commercial ☐ Residential ☐ Industrial ☒ Undeveloped Land/Agriculture ☐ Institutional (School, University, etc.)

Current Business: _____ Time Located at Property: _____

Check the box below that best describes the past use of the property.

☐ Commercial ☐ Residential ☒ Industrial ☐ Undeveloped Land/Agriculture ☐ Institutional (School, University, etc.)

Past Business: Mining Time Located at Property: 1800^s

Other Past Business: N/A Time Located at Property: _____

ENVIRONMENTAL INFORMATION

PREVIOUS REPORTS, DOCUMENTS AND OWNERS

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

☐ Yes ☒ No Comments: _____

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for a underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

☐ Yes ☒ No Comments: _____

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below.

☐ Yes ☒ No Comments: _____

HISTORICAL & PRESENT USAGE/SITE CONDITIONS – SUBJECT AND ADJOINING PROPERTIES

1. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

☒ Yes ☐ No Comments: Anglo Saxon Mine EPA Superfund site

2. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

☐ Yes ☒ No Comments: _____

3. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

☐ Yes ☒ No Comments: _____

4. Are you currently aware of or have there ever been any hazardous substances, petroleum products, tires, car or industrial batteries, pesticides or other chemicals or waste materials that have been dumped, buried or burned on the subject property?

☐ Yes ☒ No Comments: _____

5. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc)?

☐ Yes ☒ No Comments: _____

6. Are any of the adjoining properties currently being used for industrial purposes?

☐ Yes ☒ No Comments: _____

7. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No Comments: _____

8. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

☐ Yes ☒ No Comments: _____

9. Are you aware of any problems with the soil or have you ever seen staining on the soil?

☒ Yes ☐ No Comments: Cement creek is loaded with heavy metals from natural and up stream mine sources

AAI and REGULATORY QUESTIONS

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, you must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

☐ Yes ☒ No Comments: _____

2. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

☐ Yes ☒ No Comments: _____

3. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

☒ Yes ☐ No Comments: EPA has redirected mine runoff

4. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

☒ Yes ☐ No Comments: EPA mine clean up sided Pond,
Anglo Saxon lower mine Portal

5. Do you have any knowledge of filed or recorded environmental cleanup liens under federals, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

☒ Yes ☐ No Comments: EPA work on Anglo Saxon Mine

6. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

☐ Yes ☒ No Comments: _____

7. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

☒ Yes ☐ No Comments: Sign off by EPA Required
Area has been designated as green space

8. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

☐ Yes ☐ No Comments: N/A

STORAGE TANKS AND DRAINS

1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information.

☐ Yes ☒ No Comments: _____

2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

☐ Yes ☒ No Comments: _____

3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

☐ Yes ☒ No Comments: _____

TRANSFORMERS AND HYDRAULIC EQUIPMENT

1. Are there are any transformers, capacitors, and/or hydraulic equipment on the subject property?

☐ Yes ☒ No Comments: _____

2. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

☐ Yes ☒ No Comments: _____

3. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

☐ Yes ☐ No Comments: _____

COMMENTS/ADDITIONAL INFORMATION (If necessary, please provide any additional relevant environmental information that has not been discussed above.)

only contamination or problematic historic use was the Anglo Saxon mine. The rest of the property appears clean, upper mine adds are close to EPA standards.

I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.

Date: 7/10/25

Printed Name of Property Owner/Authorized Representative: Lloyd Swartz

Signature of Property Owner/Authorized Representative: 

Attachment C

USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional* if available. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete. *This document to be completed by User not Property Owner*

USER AND OWNER INFORMATION

Job Number (For environmental professional use only): _____
Date: 7/11/25
Property Owner: Lloyd Swartz
Phone: 505-980-3016 Fax: _____ Cell: 505-980-3016
Email Address: Ravensnestestates@gmail.com
Property Address: TBD CR 110 City: Silverton
County: San Juan State: CO. Zip: 81433
How long has the property been owned by the current owner? 3 years
User (Complete only if different from property owner): _____
Phone: _____ Fax: _____ Cell: _____
Email Address: _____
Property Address: _____ City: _____
County: _____ State: _____ Zip: _____

TARGET PROPERTY QUESTIONS

Check the box below that best describes the current use of the property.

☐ Commercial ☐ Residential ☒ Industrial ☐ Undeveloped Land/Agriculture ☐ Institutional (School, University, etc.)

Current Business: _____ Time Located at Property: _____

Check the box below that best describes the past use of the property.

☐ Commercial ☐ Residential ☒ Industrial ☐ Undeveloped Land/Agriculture ☐ Institutional (School, University, etc.)

Past Business: Mining Time Located at Property: 1800 S
Other Past Business: N/A Time Located at Property: _____

PREVIOUS REPORTS, DOCUMENTS AND OWNERS

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property?
If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

☐ Yes ☒ No Comments: _____

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for a underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

☐ Yes ☒ No Comments: _____

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below.

☐ Yes ☒ No Comments: _____

HISTORICAL & PRESENT USAGE/SITE CONDITIONS – TARGET AND ADJACENT PROPERTIES

4. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

☒ Yes ☐ No Comments: Anglo Saxon Mine

5. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

☐ Yes ☒ No Comments: _____

6. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

☐ Yes ☒ No Comments: _____

7. Are you currently aware of or have there ever been any hazardous substances, petroleum products, tires, car or industrial batteries, pesticides or other chemicals or waste materials that have been dumped, buried or burned on the subject property?

☒ Yes ☐ No Comments: Anglo Saxon Mine Tailings

8. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc.)?

Attachment C

USER QUESTIONNAIRE

☐ Yes ☒ No Comments: _____

9. Are any of the adjoining properties currently being used for industrial purposes?

☐ Yes ☒ No Comments: _____

10. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No Comments: _____

11. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

☐ Yes ☒ No Comments: _____

12. Are you aware of any problems with the soil or have you ever seen staining on the soil?

☒ Yes ☐ No Comments: Mine Run off

13. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

☒ Yes ☐ No Comments: Heavy Metals From mine Run off FA

14. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

☐ Yes ☒ No Comments: _____

15. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

☒ Yes ☐ No Comments: EPA has completed mitigation of mine run off to settling pond

16. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

Attachment C

USER QUESTIONNAIRE

☒ Yes ☐ No Comments: Anglo Saxon Mine and Pond

17. Do you have any knowledge of filed or recorded environmental cleanup liens under federal, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

☐ Yes ☒ No Comments: _____

18. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

☐ Yes ☒ No Comments: _____

19. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

☒ Yes ☐ No Comments: EPA required sign off for development

20. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

☐ Yes ☐ No Comments: _____

STORAGE TANKS AND DRAINS

21. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information.

☐ Yes ☒ No Comments: _____

22. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

☐ Yes ☒ No Comments: _____

23. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?



ENVIRONMENTAL CONSULTANTS

Attachment C

USER QUESTIONNAIRE

☐ Yes ☒ No Comments: _____

TRANSFORMERS AND HYDRAULIC EQUIPMENT

24. Are there are any transformers, capacitors, and/or hydraulic equipment on the subject property?

☐ Yes ☒ No Comments: _____

25. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

☐ Yes ☒ No Comments: _____

26. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

☐ Yes ☒ No Comments: _____

COMMENTS/ADDITIONAL INFORMATION

27. Why is the Phase I ESA is being performed (i.e. refinancing, real estate transaction, etc.)?

Comments: For development Project

Please provide any additional relevant environmental information that has not been discussed above:

Proper contamination is limited to lower mine Portal, Tailings and Ponds. This area is being isolated as green space in planning. Cement creek is naturally contaminated from heavy Metal Run off.

I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.

Signature of User/Authorized Representative: _____

Printed Name of User/Authorized Representative: _____

Date: 2/11/25



ENVIRONMENTAL CONSULTANTS

Overland Estates Preliminary Subdivision Proposal

Requested Supplemental Information

Back Ground: The application for subdivision permit was tabled at the 6/17/25 planning commission meeting. Primarily due to additional items requested by Will Tookey in a letter issued 6/13/25. Additionally, as this proposal becomes increasingly large it is harder to keep track of updates, and items are being requested at times that are already covered. So this supplement adds to the current proposal addressing all the outstanding concerns rather than being lumped in and re-printed in the original binders for clarity and expediting meeting agendas.

Table of Contents for Issues addressed

1. Confirm no Additional Environmental Contamination issues outside of green space that would be a hazard for workers – Phase 1 Environmental Attached
2. Flood Plain Consultation for Lot 11 – See attached overlay from Wright Water Utilizing Survey Data and Hydraulic Modeling.
3. Story Pole Photos – Added Red Arrows since the pole locations are hard to see due to heavy screening, as requested by committee members.
4. Flood Plain Overlay – See Wright water Overlay for lot 11, no other changes to remainder of overlay.
5. Porcupine ROW – Not needed as CR 61 intersects lot but was added anyways. See updated proposed plat note.
6. Affordable Housing – Applicant is agreeable to the terms.
7. Water Potability – Applicant has proven potability sources, also see item 10;
 - a. A well was dug near CR 110 at lot 11 and provides easily treatable drinking water. Well report and lab tests attached concluding water is safe to drink but could use treatment to prevent damage to plumbing and fixtures.
 - b. For the prior Porcupine creek source identified and easily treated a lawyer letter verifying our ability to transfer water rights is attached.
 - c. HOA proposed guidelines now requires sharing of any potable water sources, generally good wells dug as in the case of lot 11 in case someone else does not encounter good well water. Easements exist to facilitate connections.
8. Solar Energy – Aside from the extensive packet already provided on solar power viability and a letter from a licensed NM electrician specializing in off-grid solar, an additional

letter from Flat Rock Solar SW Colorados premier off grid solar installer was included along with a typical budget. Aside from the Solar Study under taken by applicant Flat Rock also visited the site in person as a part of this assessment.

9. New general location Map showing general location but by a surveyor instead of me -- Attached
10. Potability of water – All water in the area has some contaminants. Test reports from a surface source and test well were provided to a home water treatment engineer and his proposed home treatment system and feasibility letters are attached.
11. Road Surface – Narrative was updated and plat noted.
 - a. Road Surface elements were added to plat notes and detailed construction methods added to the narrative.
 - b. A proposal to help evaluate subgrade and provide recommendations by Troutner Geo Tech is attached. This will be completed before and during the start of construction due to availability of engineer and in many cases lack of access.
 - c. A REQUIREMENT for a proof roll supervised by a licensed engineer that should be a permit condition to submit upon completion assuring road surface durability.
12. County Road 61 Grade – Site has been visited and grade is 10% at one location. Not much can be done about this due to elevation gain for approximately 50'. There seemed to be consensus on this at the last Planning Commission Meeting.
13. Hammer Head Dimensions- Details added to proposed plat
14. Existing Emergency Egress Road – Name changed to Happy Trails on Plat

Additional Areas of Concern

1. Water Table at lot 11 foundation—While addressed in Troutners original report an amended report was created to clarify that building is possible, as long as it's taken into consideration during foundation design.
2. Road Design - - Same as 11 above
3. Septic for lot 11—See Dudley Letter
4. Soil suitability for bridge support – Attached letter from Bridge Manufacturer after review of Geo Tech Data provided. Further evaluation by their engineering firm will be conducted.
5. Opened Ended Building Envelope Narrative – Changed to limit construction to within approved building envelopes.

Not on prior County Concerns Lists

After meeting the Fire Marshall new Fire related items were added to the Narrative and HOA proposed rules, including;

1. Float pump for fire water ponds stored on site if requested.
2. 4' W maintained fire line to lot 11
3. Well for winter water access. Installed at lot 11 with requirements to maintain access and a external gas-powered pump to boost artesian well production from 15-20 GPM to 50-75. Well was tested to 50 GPM

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Overland Estates

San Juan County, Colorado



Prepared for:

Camino Real Estate Holdings
Attn: Lloyd Swartz
County Road 110
Silverton, Colorado 81433

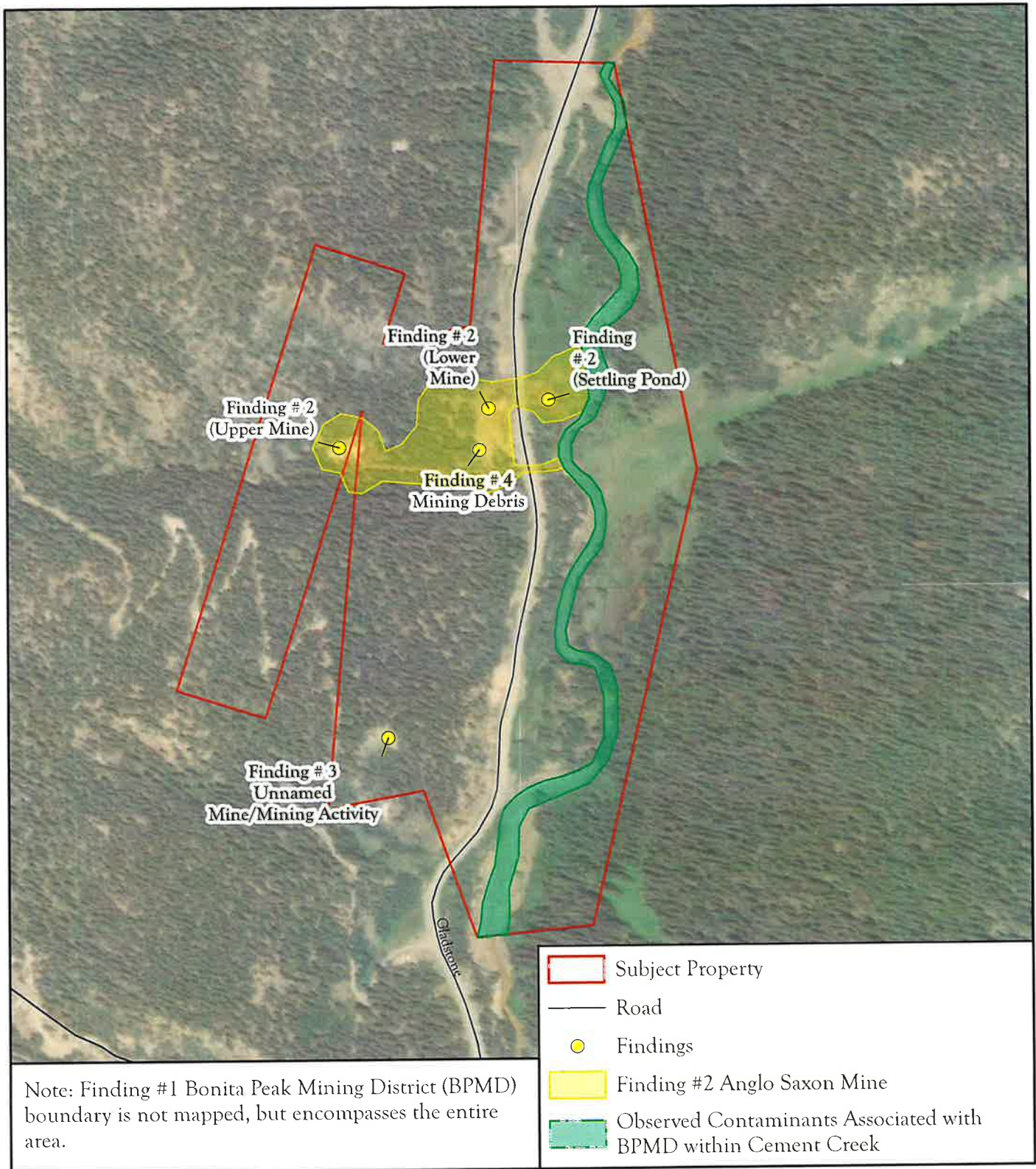
Prepared by:




SME Environmental, Inc.
679 East 2nd Ave. Unit E2
Durango, CO 81301



ENVIRONMENTAL CONSULTANTS

August 2025



<div><p>ENVIRONMENTAL CONSULTANTS</p><p>679 East 2nd Ave. Unit E2, Durango, Colorado 81301 www.sme-env.com (970) 259-9595</p></div>	Drawn by:	Rvwd. by:	Project No.:	ONSITE FINDINGS MAP	
	SB	CC	250032		
	Date:	Rvwd. Date:	Scale:		
	8/4/2025	NA	1:5,236		
	<div><p>0 230 460 Feet</p></div>	PHASE I ESA REPORT OVERLAND ESTATES SAN JUAN COUNTY, CO		FIGURE 2a	

Existing Floodplain
Model Cross-Section

Old Building
Envelope?

Survey Limits

Current Building
Envelope?

Existing Floodplain
Model Cross-Section

Map: Microsoft, Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)
OpenStreetMap contributors, and the GIS User Community

Lot 11 Photos:

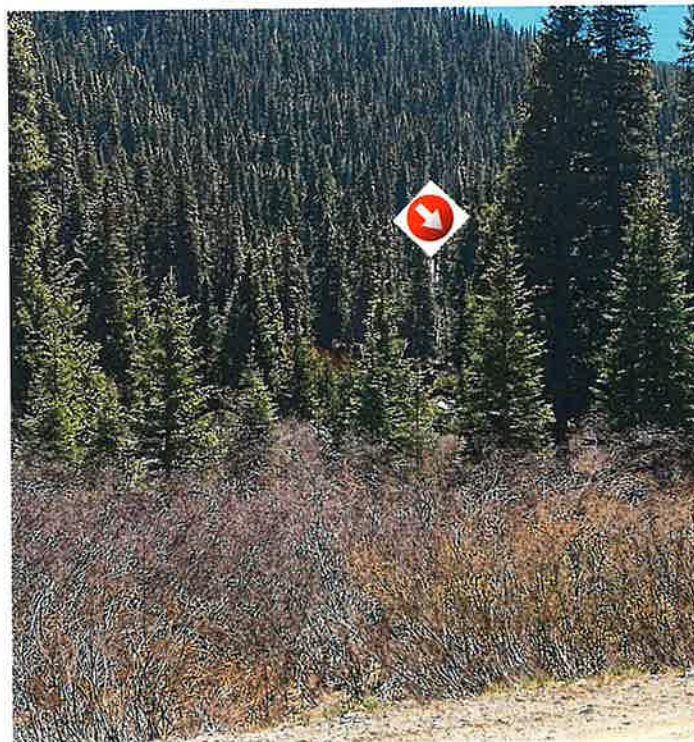
Viewed from CR 110 from the 1. North 2. Straight on 3. South

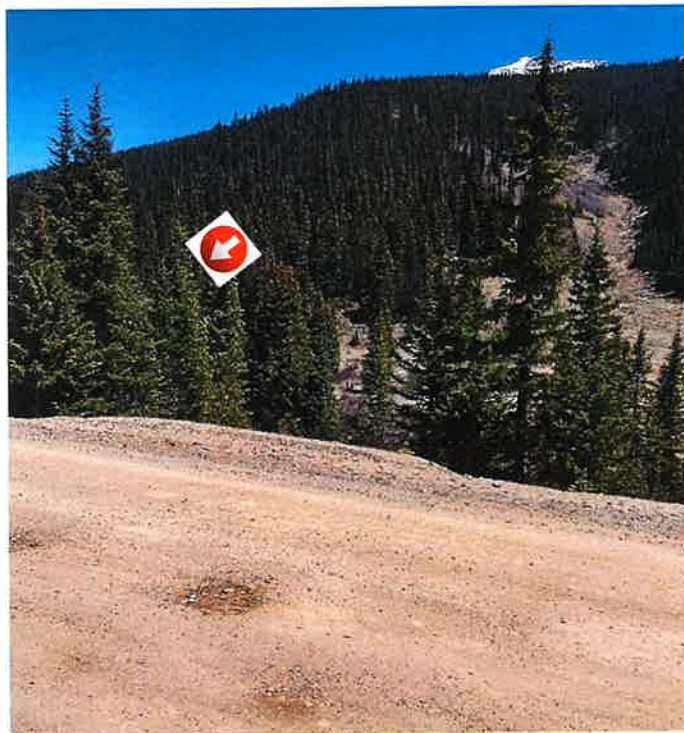
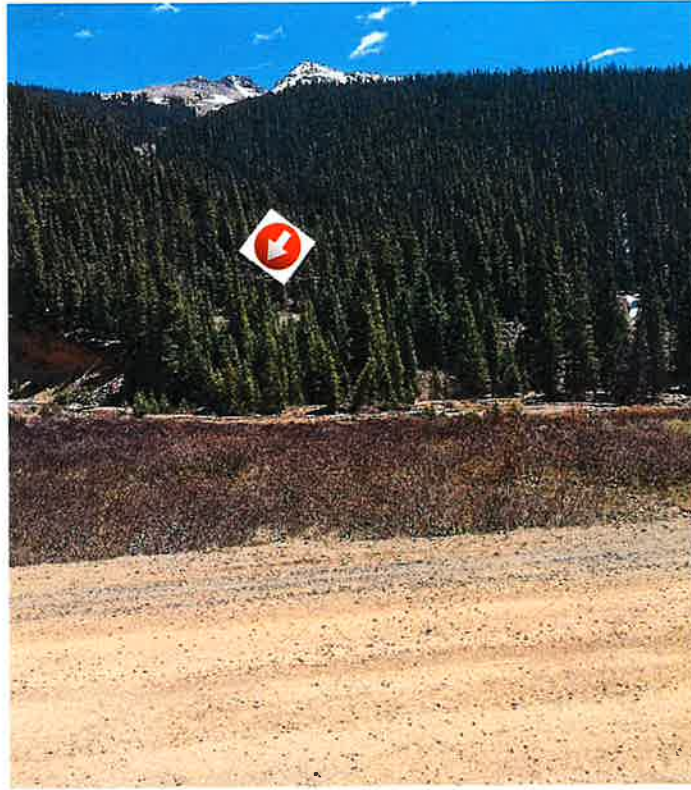




Lot 10 Photos:

Viewed from CR 110 from the 1. North 2. Straight on 3. South 4. Existing Cabin



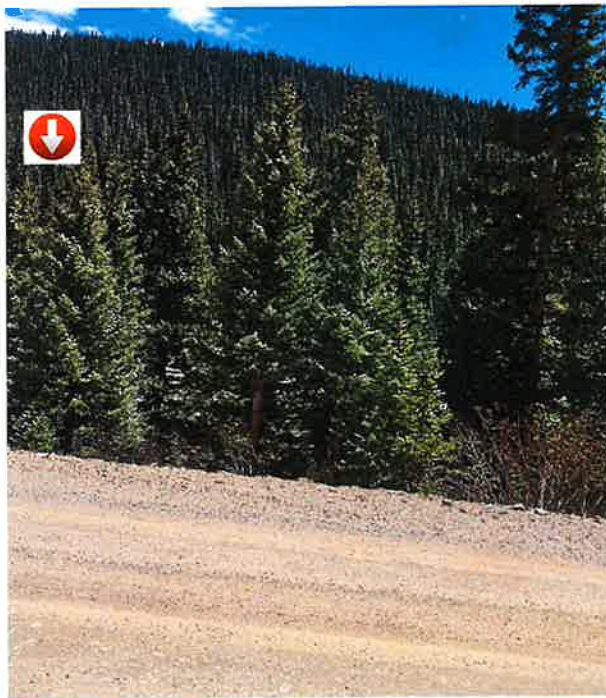




Lot 9 Photos:

Viewed from CR 110 from the 1. North 2. Straight on 3. South 4. Sample of appearance from within screened building envelope looking out. Similar to next 2 lots







Lot 8 Photos:

Viewed from CR 110 from the 1. North 2. Straight on 3. South





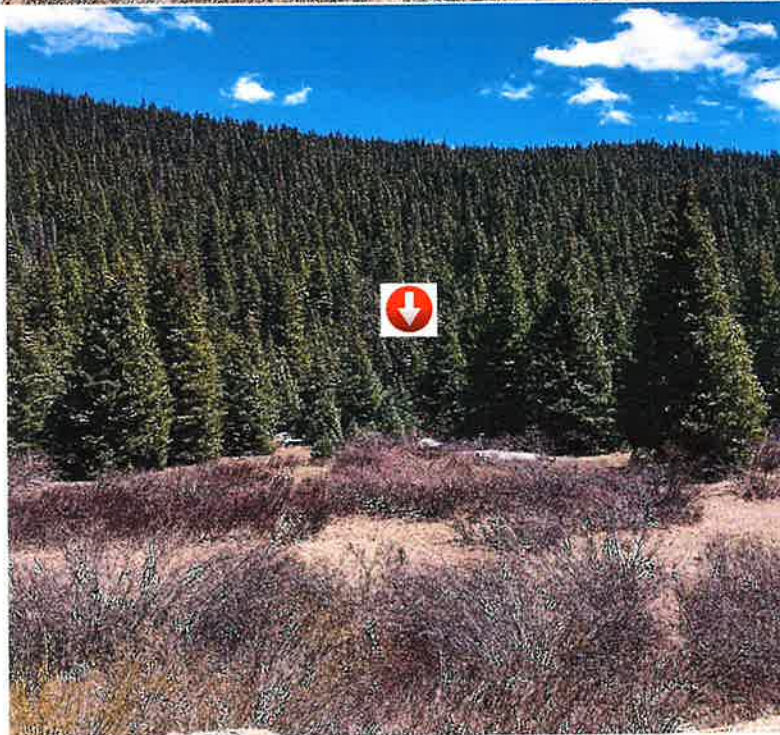
Lot 5 Photos:

Viewed from CR 110 from the 1. Straight on 2. South



Lot 7 Photos:

Viewed from CR 110 from the 1. North 2. Straight on 3. South





Lot 6 Photos:

Viewed from CR 110 from the 1. North 2. Straight on 3. South





Lot 4 Photos:

Viewed from CR 110 from the 1. CR 110 South 2. CR 61 South 3. CR 61 Straight on 4. CR 61 North

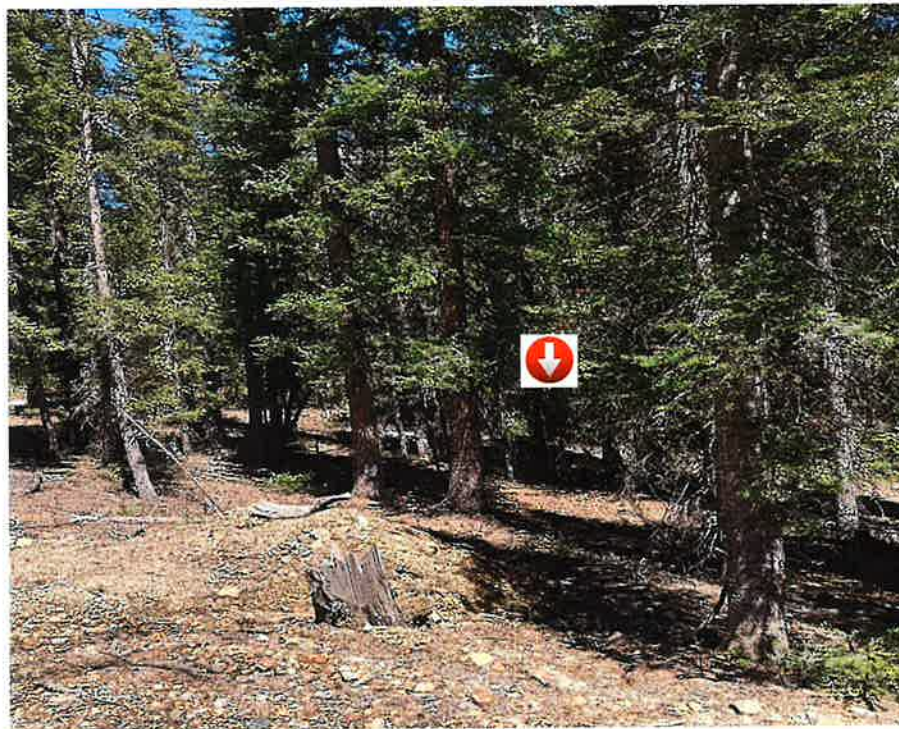






Lot 3 Photos:

Viewed from CR 110 from the 1. CR 61 South 2. CR 61 Straight on 3. CR 61 North



Lot 2 Photos:

Viewed from CR 110 from the 1. CR 61 South 2. CR 61 & Straight on from switchback





Lot 1 Photos:

Viewed from CR 110 from the 1. CR 61 South (switch back) 2. CR 61 Straight on 3. CR 61 North







75 Suttle Street
Durango, CO 81303
970.247.4220 Phone
jeremy.allen@greenanalytical.com

06 August 2025

Lloyd Swartz
Camino Real Estates Holdings
35 Canonicito Rd NE
Albuquerque, NM 87122
RE: Overland Estates

Enclosed are the results of analyses for samples received by the laboratory on 07/28/25 13:28. The data to follow was performed, in whole or in part, by Green Analytical Laboratories. Any data that was performed by a subcontract laboratory is included within the GAL report, or with an additional report attached.

If you need any further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, reading 'Jeremy D. Allen', is enclosed within a thin black rectangular border.

Reporting Station For Jeremy D Allen
Laboratory Director

All accredited analytes contained in this report are denoted by an asterisk (*). For a complete list of accredited analytes please do not hesitate to contact us via any of the contact information contained in this report. All of our certifications can be viewed at <http://greenanalytical.com/certifications/>

Green Analytical Laboratories is NELAP accredited through the Texas Commission on Environmental Quality. Accreditation applies to drinking water and non-potable water matrices for trace metals and a variety of inorganic parameters. Green Analytical Laboratories is also accredited through the Colorado Department of Public Health and Environment and EPA region 8 for trace metals, Cyanide, Fluoride, Nitrate, and Nitrite in drinking water. TNI Certificate Number: TX-C25-00079

Our affiliate laboratory, Cardinal Laboratories, is also NELAP accredited through the Texas Commission on Environmental Quality for a variety of organic constituents in drinking water, non-potable water and solid matrices. Cardinal is also accredited for regulated VOCs, TTHM, and HAA-5 in drinking water through the Colorado Department of Public Health and Environment and EPA region 8. TNI Certificate Number: TX-C25-00101

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Camino Real Estates Holdings
35 Canoncito Rd NE
Albuquerque NM, 87122

Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received	Notes
Anglo Saxon Jest Well	2507354-01	Water	07/28/25 11:50	07/28/25 13:28	

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A handwritten signature in black ink, appearing to read 'Jeremy D. Allen', is written over a horizontal line.

Reporting Station For Jeremy D Allen, Laboratory Director

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Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

Anglo Saxon Jest Well

2507354-01 (Ground Water)

Sampled Date: 07/28/25 11:50

Sampled By: Lloyd Swartz

Analyte	Result	RL	MDL	Units	Dilution	Analyzed	Method	Notes	Analyst
Microbiology									
Total Coliform	Absent			No Unit	1	07/28/25 16:45	SM9223B		CDN
E. Coli	Absent			No Unit	1	07/28/25 16:45	SM9223B		CDN
General Chemistry									
Alkalinity, Total as CaCO ₃ *	64.0	10.0	5.55	mg/L	1	07/29/25 15:03	2320 B		SCE
Alkalinity, Hydroxide as CaCO ₃ *	<10.0	10.0	5.55	mg/L	1	07/29/25 15:03	2320 B		SCE
Alkalinity, Carbonate as CaCO ₃ *	<10.0	10.0	5.55	mg/L	1	07/29/25 15:03	2320 B		SCE
Alkalinity, Bicarbonate as CaCO ₃ *	64.0	10.0	5.55	mg/L	1	07/29/25 15:03	2320 B		SCE
Chloride*	<1.00	1.00	0.497	mg/L	1	07/31/25 21:26	EPA 300.0		AWG
Conductivity*	1750	1.00		umho/cm@25 C	1	07/29/25 14:55	2510 B		AWG
Fluoride*	1.47	0.100	0.0336	mg/L	1	07/31/25 21:26	EPA 300.0		AWG
Nitrate/Nitrite as N*	<0.020	0.020	0.007	mg/L as N	1	07/31/25 15:15	EPA 353.2		HIC
pH*	7.08			pH Units	1	07/29/25 14:55	EPA 150.1/9040C	H	AWG
pH Temperature, degrees C	18.7			pH Units	1	07/29/25 14:55	EPA 150.1/9040C	H	AWG
Sulfate*	988	10.0	5.63	mg/L	10	08/01/25 01:55	EPA 300.0		AWG
Total Dissolved Solids*	1570	10.0		mg/L	1	07/31/25 10:13	EPA 160.1/SM 2540C		SCE
Total Recoverable Metals by ICP (E200.7)									
Calcium*	385	1.00	0.790	mg/L	5	08/05/25 17:52	EPA 200.7		AWG
Hardness as CaCO ₃	980	4.56	3.27	mg/L	5	08/05/25 17:52	2340 B		AWG
Iron*	0.738	0.265	0.120	mg/L	5	08/05/25 17:52	EPA 200.7	B3	AWG
Magnesium*	4.25	0.500	0.316	mg/L	5	08/05/25 17:52	EPA 200.7		AWG
Potassium*	<5.00	5.00	1.06	mg/L	5	08/05/25 17:52	EPA 200.7		AWG
Sodium*	13.3	5.00	2.03	mg/L	5	08/05/25 17:52	EPA 200.7		AWG
Total Recoverable Metals by ICPMS (E200.8)									
Antimony*	<0.0040	0.0040	0.0010	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Arsenic*	<0.0020	0.0020	0.0010	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Barium*	0.0071	0.0010	0.0005	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Beryllium*	<0.0010	0.0010	0.0001	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Cadmium*	0.0011	0.0010	0.00008	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Chromium*	<0.0040	0.0040	0.0012	mg/L	2	08/06/25 13:19	EPA 200.8		AES

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Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

Anglo Saxon Jest Well

2507354-01 (Ground Water)

Sampled Date: 07/28/25 11:50

Sampled By: Lloyd Swartz

Analyte	Result	RL	MDL	Units	Dilution	Analyzed	Method	Notes	Analyst
Total Recoverable Metals by ICPMS (E200.8)									
Copper*	0.0030	0.0020	0.0013	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Lead*	0.0013	0.0010	0.0006	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Mercury	<0.0002	0.0002	0.00006	mg/L	1	08/06/25 11:11	EPA 200.8		AES
Nickel*	0.0303	0.0010	0.0004	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Selenium*	0.0033	0.0020	0.0010	mg/L	2	08/06/25 13:19	EPA 200.8		AES
Thallium*	<0.0010	0.0010	0.00008	mg/L	2	08/06/25 13:19	EPA 200.8		AES

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A handwritten signature in blue ink that reads 'Jeremy D. Allen'.

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Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

General Chemistry - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B252259 - General Prep - Wet Chem										
Blank (B252259-BLK1) Prepared & Analyzed: 07/29/25										
Alkalinity, Bicarbonate as CaCO ₃	ND	10.0	mg/L							
Alkalinity, Carbonate as CaCO ₃	ND	10.0	mg/L							
Alkalinity, Hydroxide as CaCO ₃	ND	10.0	mg/L							
Alkalinity, Total as CaCO ₃	ND	10.0	mg/L							
LCS (B252259-BS1) Prepared & Analyzed: 07/29/25										
Alkalinity, Total as CaCO ₃	103	10.0	mg/L	100		103	85-115			
LCS Dup (B252259-BSD1) Prepared & Analyzed: 07/29/25										
Alkalinity, Total as CaCO ₃	103	10.0	mg/L	100		103	85-115	0.00	20	
Reference (B252259-SRM1) Prepared & Analyzed: 07/29/25										
Alkalinity, Total as CaCO ₃	93.0	10.0	mg/L	100		93.0	85-115			
Batch B252263 - General Prep - Wet Chem										
Duplicate (B252263-DUP1) Source: 2507318-01 Prepared & Analyzed: 07/29/25										
pH	8.07		pH Units		8.07			0.00	20	
pH Temperature, degrees C	18.9		pH Units		18.5			2.14	200	
Duplicate (B252263-DUP2) Source: 2507325-01 Prepared & Analyzed: 07/29/25										
pH	8.67		pH Units		8.68			0.115	20	
pH Temperature, degrees C	19.1		pH Units		18.8			1.58	200	
Reference (B252263-SRM1) Prepared & Analyzed: 07/29/25										
pH	6.93		pH Units	7.00		99.0	98.57-101.42			
Batch B252264 - General Prep - Wet Chem										
Duplicate (B252264-DUP1) Source: 2507318-01 Prepared & Analyzed: 07/29/25										
Conductivity	381	1.00	umho/cm@25C		378			0.791	20	
Reference (B252264-SRM1) Prepared & Analyzed: 07/29/25										
Conductivity	946	1.00	umho/cm@25C	1000		94.6	90-110			
Batch B252275 - IC- Ion Chromatograph										
Blank (B252275-BLK1) Prepared: 07/30/25 Analyzed: 07/31/25										
Chloride	ND	1.00	mg/L							

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Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

General Chemistry - Quality Control (Continued)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B252275 - IC- Ion Chromatograph (Continued)										
Blank (B252275-BLK1) (Continued)										
Prepared: 07/30/25 Analyzed: 07/31/25										
Fluoride	ND	0.100	mg/L							
Sulfate	ND	1.00	mg/L							
LCS (B252275-BS1)										
Prepared: 07/30/25 Analyzed: 07/31/25										
Chloride	23.6	1.00	mg/L	25.0		94.2	90-110			
Fluoride	2.40	0.100	mg/L	2.50		96.0	90-110			
Sulfate	22.6	1.00	mg/L	25.0		90.6	90-110			
LCS Dup (B252275-BSD1)										
Prepared: 07/30/25 Analyzed: 07/31/25										
Chloride	24.4	1.00	mg/L	25.0		97.5	90-110	3.35	20	
Fluoride	2.48	0.100	mg/L	2.50		99.2	90-110	3.32	20	
Sulfate	23.4	1.00	mg/L	25.0		93.7	90-110	3.36	20	
Batch B252285 - General Prep - Wet Chem										
Blank (B252285-BLK1)										
Prepared & Analyzed: 07/31/25										
Total Dissolved Solids	ND	10.0	mg/L							
Duplicate (B252285-DUP1)										
Source: 2507351-02 Prepared & Analyzed: 07/31/25										
Total Dissolved Solids	355	10.0	mg/L		355			0.0268	20	
Reference (B252285-SRM1)										
Prepared & Analyzed: 07/31/25										
Total Dissolved Solids	385	10.0	mg/L	400		96.2	85-115			
Batch B252294 - Lachat										
Blank (B252294-BLK1)										
Prepared & Analyzed: 07/31/25										
Nitrate/Nitrite as N	ND	0.020	mg/L as N							
LCS (B252294-BS1)										
Prepared & Analyzed: 07/31/25										
Nitrate/Nitrite as N	1.04	0.020	mg/L as N	1.00		104	90-110			
LCS Dup (B252294-BSD1)										
Prepared & Analyzed: 07/31/25										
Nitrate/Nitrite as N	1.08	0.020	mg/L as N	1.00		108	90-110	3.41	20	

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35 Canoncito Rd NE
Albuquerque NM, 87122

Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

Total Recoverable Metals by ICP (E200.7) - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B252274 - Total Recoverable by ICP										
Blank (B252274-BLK1)										
Prepared: 07/30/25 Analyzed: 08/05/25										
Calcium	ND	0.200	mg/L							
Iron	ND	0.050	mg/L							B3
Magnesium	ND	0.100	mg/L							
Potassium	ND	1.00	mg/L							
Sodium	ND	1.00	mg/L							
LCS (B252274-BS1)										
Prepared: 07/30/25 Analyzed: 08/05/25										
Calcium	1.91	0.200	mg/L	2.00		95.4	85-115			
Iron	1.96	0.050	mg/L	2.00		98.2	85-115			B3
Magnesium	9.89	0.100	mg/L	10.0		98.9	85-115			
Potassium	3.96	1.00	mg/L	4.00		98.9	85-115			
Sodium	1.61	1.00	mg/L	1.62		99.1	85-115			
LCS Dup (B252274-BSD1)										
Prepared: 07/30/25 Analyzed: 08/05/25										
Calcium	1.89	0.200	mg/L	2.00		94.7	85-115	0.718	20	
Iron	1.96	0.050	mg/L	2.00		98.1	85-115	0.161	20	B3
Magnesium	9.83	0.100	mg/L	10.0		98.3	85-115	0.631	20	
Potassium	3.94	1.00	mg/L	4.00		98.4	85-115	0.527	20	
Sodium	1.58	1.00	mg/L	1.62		97.8	85-115	1.28	20	

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Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

Total Recoverable Metals by ICPMS (E200.8) - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch B252273 - Total Recoverable by ICPMS

Blank (B252273-BLK1)

Prepared: 07/30/25 Analyzed: 08/06/25

Antimony	ND	0.0020	mg/L
Arsenic	ND	0.0010	mg/L
Barium	ND	0.0005	mg/L
Beryllium	ND	0.0005	mg/L
Cadmium	ND	0.0005	mg/L
Chromium	ND	0.0020	mg/L
Copper	ND	0.0010	mg/L
Lead	ND	0.0005	mg/L
Nickel	ND	0.0005	mg/L
Selenium	ND	0.0010	mg/L
Thallium	ND	0.0005	mg/L

LCS (B252273-BS1)

Prepared: 07/30/25 Analyzed: 08/06/25

Antimony	0.0514	0.0020	mg/L	0.0500	103	85-115
Arsenic	0.0492	0.0010	mg/L	0.0500	98.4	85-115
Barium	0.0477	0.0005	mg/L	0.0500	95.4	85-115
Beryllium	0.0475	0.0005	mg/L	0.0500	95.0	85-115
Cadmium	0.0487	0.0005	mg/L	0.0500	97.5	85-115
Chromium	0.0489	0.0020	mg/L	0.0500	97.9	85-115
Copper	0.0484	0.0010	mg/L	0.0500	96.9	85-115
Lead	0.0479	0.0005	mg/L	0.0500	95.9	85-115
Nickel	0.0484	0.0005	mg/L	0.0500	96.8	85-115
Selenium	0.241	0.0010	mg/L	0.250	96.4	85-115
Thallium	0.0476	0.0005	mg/L	0.0500	95.3	85-115

LCS Dup (B252273-BSD1)

Prepared: 07/30/25 Analyzed: 08/06/25

Antimony	0.0511	0.0020	mg/L	0.0500	102	85-115	0.501	20
Arsenic	0.0487	0.0010	mg/L	0.0500	97.4	85-115	1.01	20
Barium	0.0474	0.0005	mg/L	0.0500	94.9	85-115	0.566	20
Beryllium	0.0476	0.0005	mg/L	0.0500	95.3	85-115	0.250	20
Cadmium	0.0481	0.0005	mg/L	0.0500	96.2	85-115	1.30	20
Chromium	0.0493	0.0020	mg/L	0.0500	98.6	85-115	0.684	20
Copper	0.0489	0.0010	mg/L	0.0500	97.7	85-115	0.849	20
Lead	0.0486	0.0005	mg/L	0.0500	97.1	85-115	1.27	20
Nickel	0.0491	0.0005	mg/L	0.0500	98.2	85-115	1.39	20
Selenium	0.240	0.0010	mg/L	0.250	95.9	85-115	0.510	20
Thallium	0.0478	0.0005	mg/L	0.0500	95.6	85-115	0.284	20

Batch B252364 - Mercury by 200.8

Blank (B252364-BLK1)

Prepared & Analyzed: 08/06/25

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Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

**Total Recoverable Metals by ICPMS (E200.8) - Quality Control
(Continued)**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B252364 - Mercury by 200.8 (Continued)										
Blank (B252364-BLK1) (Continued)										
Prepared & Analyzed: 08/06/25										
Mercury	ND	0.0002	mg/L							
LCS (B252364-BS1)										
Prepared & Analyzed: 08/06/25										
Mercury	0.0025	0.0002	mg/L	0.00250		98.9	85-115			
LCS Dup (B252364-BSD1)										
Prepared & Analyzed: 08/06/25										
Mercury	0.0024	0.0002	mg/L	0.00250		97.7	85-115	1.27	20	

Notes and Definitions

M3	Matrix spike recovery did not meet acceptance criteria. Accuracy of the spike is reduced since the analyte concentration in the sample is more than four times the spike level.
M2	Matrix spike recovery was below laboratory acceptance criteria. Recovery possibly affected by a matrix interference in the sample. The method blank spike recovery was acceptable.
H	This analysis is typically performed in the field and has a method-defined holding time of 15 minutes. This sample has been qualified to indicate the analysis was performed in the laboratory outside of the 15 minute time frame.
B3	Target analyte detected in method blank or continuing calibration blank. Reporting limit elevated to account for blank result.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis *Results reported on as received basis unless designated as dry.
RPD	Relative Percent Difference
LCS	Laboratory Control Sample (Blank Spike)
RL	Report Limit
MDL	Method Detection Limit

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08/06/25 15:42

Regulatory Limits

All information is based on Green Analytical Laboratories knowledge of previous examples or based on the EPA's established regulatory limits. This information is given as a resource and is not intended to be a substitute for an analytical interpretation by a trained water treatment professional.

	<u>Result</u>	<u>Unit</u>	<u>Limit</u>	<u>Exceeds MCL or Recommended Limit</u>	
2507354-01 Anglo Saxon Jest Well					
Alkalinity, Total as CaCO ₃	64.0	mg/L	500.000		
Antimony	ND	mg/L	0.006		
Arsenic	ND	mg/L	0.010		
Barium	0.0071	mg/L	2.000		
Beryllium	ND	mg/L	0.004		
Cadmium	0.0011	mg/L	0.005		
Calcium	385	mg/L			Recommended level is 30 mg/L
Chloride	ND	mg/L	250.000		
Chromium	ND	mg/L	0.100		
Copper	0.0030	mg/L	1.300		
E. Coli	Absent	No Unit	0.000		
Fluoride	1.47	mg/L	4.000		
Hardness as CaCO₃	980	mg/L	500.000	YES	Recommended Limit
Iron	0.738	mg/L	0.300	YES	Recommended Limit
Lead	0.0013	mg/L	0.015		
Magnesium	4.25	mg/L	125.000		
Mercury	ND	mg/L	0.002		
Nitrate/Nitrite as N	ND	mg/L as N	10.000		
pH	7.08	pH Units	8.500		
Potassium	ND	mg/L			
Selenium	0.0033	mg/L	0.050		
Sodium	13.3	mg/L			Recommended level is 20 mg/L
Sulfate	988	mg/L	500.000	YES	Recommended Limit
Thallium	ND	mg/L	0.002		
Total Coliform	Absent	No Unit	0.000		
Total Dissolved Solids	1570	mg/L	600.000	YES	Recommended Limit.

Green Analytical Laboratories

Reporting Station For Jeremy D Allen, Laboratory Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety. In no event shall Green Analytical Laboratories be liable for incidental or consequential damages. GALs liability, and clients exclusive remedy for any claim arising, shall be limited to the amount paid by client for analyses. All claims, including those for negligence and any other cause whatsoever, shall be deemed waived unless made in writing and received within thirty days after completion of the applicable service.



Camino Real Estates Holdings
35 Canoncito Rd NE
Albuquerque NM, 87122

Project: Package 1 & 2 Combined
Project Name / Number: Overland Estates
Project Manager: Lloyd Swartz

Reported:
08/06/25 15:42

Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water.

Recommended Limits are given when an established MCL does not exist.

Calcium, Potassium and Sodium are present in all natural waters and do not present any serious adverse health risks.

Green Analytical Laboratories

A handwritten signature in black ink that reads 'Jeremy D. Allen'.

Reporting Station For Jeremy D Allen, Laboratory Director

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Bill to (if different):

ANALYSIS REQUEST

Page 1 of 1



SAMPLE CONDITION RECEIPT FORM

 Date/Initials of person
examining contents: 2-28-15
CRM

 Labeled by Initials: _____
(If different than above)
Client Name: Swartz, DavidWork Order # 2507-354
 Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☒ Client ☐ Kangaroo ☐ Third Party ☐ Other

 Custody Seals on Box/Cooler Present: ☐ Yes ☒ No Seals Intact: ☐ Yes ☐ No GAL Cooler #: _____

 Thermometer Used: #2 Samples on ice, cooling process has begun: ☒ Yes ☐ No

 Type of Ice: ☐ Wet ☒ Blue ☐ None Cooler Temp: Observed Temp: 11.1 °C Correction Factor: 0 °C Final Temp: 11.1 °C

*Temp should be above freezing 6°C

Compliance: ☐ Yes ☒ No

Chain of Custody Filled Out:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1.
COC Signed when Relinquished and Received:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2.
Sampler Name and Signature on COC: *Required for compliance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.
Samples arrived within hold time: (Excluding pH)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4.
Correct Containers Used & Intact:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5.
Short Hold Time Analysis (<72hr): (Excluding pH)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6. <u>Bacter, Turbidity</u>
Rush Turn Around Time Requested:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7.
Sufficient Volume:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8.
pH's acceptable upon receipt, where applicable: *Not including metals bottles	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.
Dissolved Testing Needed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10.
Field Filtered: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Sample Labels match COC: -Includes Date/Time/ID Matrix:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>SL</u> <u>OT</u>	11.
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	12.
Trip Blank Custody Seals Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
VOA's meet headspace requirement (<6mm bubbles)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Non-Conformance(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13.

Client Notification/Resolution:

Person Contacted: _____

Date/Time: _____

 Comments/Resolution: _____



Esther Swartz <yetico.es@gmail.com>

Email

1 message

ravensnestestates@gmail.com <ravensnestestates@gmail.com>
To: yetico.es@gmail.com

Thu, Aug 7, 2025 at 6:22 PM

-----Original Message-----

From: Alfred Shaw <alfred.shaw@greenanalytical.com>

Sent: Thursday, August 7, 2025 10:10 AM

To: ravensnestestates@gmail.com

Subject: GAL Final Report --- Overland Estates

Hello Lloyd,

I have looked over the results in your analytical report and they are under the Maximum Concentration Limits (MCL) set by the EPA (see page 11). I did see that hardness, iron, sulfate and Total Dissolved Solids were over the recommended limit. These are not harmful to human health but can cause aesthetic problems like staining of sinks, bad taste as well as issues with plumbing.

Work Order: 2507354

Client: Camino Real Estates Holdings

Project: Overland Estates

Received: 07/28/25

If you have any questions about this email or if this email has been sent to you in error, please contact us.

Sincerely,

Alfred (Fred) Shaw

Alfred Shaw

Lead Analyst / Quality Manager

Green Analytical Laboratories

75 Suttle Street

Durango, CO 81303

970-247-4220

Email: Alfred.shaw@greenanalytical.com

Link to the EPA Maximum Contaminant Levels

(MCL) —————> http://greenanalytical.com/wp-content/uploads/2023/09/npwdr_complete_table.pdf

The information contained in this message is confidential and is only intended for the use of the individual/firm named above. If the reader of this message is not the intended recipient or the employee/agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail or telephone in order to return the message. Click on the following link to complete a brief survey,

: <https://www.surveymonkey.com/s/5YGWXGM>

 **winmail.dat**
6K



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 339673-
RECEIPT NUMBER 10043454

ORIGINAL PERMIT APPLICANT(S)

ESTHER M. SWARTZ
LLOYD O. SWARTZ

APPROVED WELL LOCATION

Water Division: 7 Water District: 30
Designated Basin: N/A
Management District: N/A
County: SAN JUAN
Parcel Name: N/A
Physical Address: TBD CR 110 SILVERTON, CO 81433
Section 31 Township 42.0 N Range 7.0 W New Mexico P.M.

Well to be constructed on specified tract of land

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT OR GUARANTEE WATER AVAILABILITY
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I).
- 4) This well shall be located on a tract of land described as that portion of, Sec. 31, Twp. 42 N, Rng. 7 W, NMPM, San Juan County, more particularly described on Exhibit A in the well permit file.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.1 within 60 days of completion of the well. The provided as-built well location must be accurate to within 50 feet of the actual well location.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources (DWR) to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources (DWR) to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: Parcel Identification Number (PIN): 47750310040009

Issued By JEFF TITUS

Date Issued: 6/26/2025

Well must be constructed by 6/26/2027

RECEIVED
06/25/2025
WATER RESOURCES
STATE ENGINEER
COLORADO

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s)

Lloyd and Esther Swartz

Mailing address

35 Canoncito Road, NE

City

Albuquerque

State

NM

Zip Code

87122

Telephone # (area code & number)

505-980-3016

E-mail (online filing required)

ravensneststates@gmail.com

2. Type Of Application (check applicable boxes)

☒ Construct new well

☐ Replace existing well

☐ Use existing well

☐ Change or increase use

☐ Change source (aquifer)

☐ Reapplication (expired permit)

☐ Rooftop precipitation collection

☐ Other: _____

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☐ Check if well address is same as Item 1

TBD County Road 110, Silverton, CO 81433

Rule 6.2.3 ☒ Yes ☐ No

(see instruction for information)

County

San Juan

_____ 1/4 of the _____ 1/4

Section

Township

N or S

Range

E or W

P.M.

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.

☐ Zone 12 or ☒ Zone 13.

Easting: 264,571.629

Northing: 4,193,817.558

Optional Location Information (must be provided if GPS location is not provided above and Rule 6.2.3 does not apply): distances from section lines:

_____ feet from the ☐ N. or ☐ S. Line,

_____ feet from the ☐ E. or ☐ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete **one** of the following:

☐ Subdivision: Name Overland Estates

Lot _____ Block _____ Filing/Unit _____

☐ County exemption (attach copy of county approval & survey)

Name/# _____ Lot # _____

☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed

☒ Mining claim (attach copy of deed or survey) Name/#: _____

☐ Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required)

☐ Parcel of 35 or more acres (attach metes & bounds description or survey)

☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel

C. Are you the owner of this parcel? If no, list owner.

☒ YES ☐ NO

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. Parcel ID# (optional):

47750310040009

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

☐ A. Ordinary household use in one single-family dwelling (no outside use)

☒ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: _____

☐ Home garden/lawn irrigation, not to exceed one acre: area irrigated _____ ☐ sq. ft. ☐ acre

☐ Domestic animal and poultry watering (non-commercial)

☐ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate

25

GPM

Annual amount to be withdrawn

0.1326807048898275 acre-feet

Total Depth

150

Aquifer

Unknown

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO

If yes, provide name of supplier:

9. Type Of Sewage System

☒ Septic tank / absorption leach field

☐ Central system: District name _____

☐ Vault: Location sewage to be hauled to: _____

☐ Other (explain) _____

10. Proposed Well Driller License # (optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application

Date (mm/dd/yyyy)



6/24/25

If signing print name

Lloyd Swartz

Title

Office Use Only

10043454

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 2 of 3)

The form must be typed or printed in **DARK INK**. **A current deed for the subject parcel must be attached**. All changes on the form must be initialed and dated. **Attach additional sheets if more space is required. INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED.** Applications are evaluated in chronological order. Please allow approximately seven weeks for processing.

To submit the application you will need to save the completed PDF form and email the PDF to dwrpermitsonline@state.co.us. Once the email is received you will receive an email, in addition to the response, with an attached invoice containing a link to submit payment online via eCheck or credit/debit card. Refer to the "Form Submittal, Payment Option and Fee Schedule" instructions, found under "Important Links" on the Well Permitting page (<https://dwr.colorado.gov/services/well-permitting>) for further information. Once the PDF form has been submitted you will receive an email with an attached invoice containing a link to submit payment online. This form will not be processed until the fee has been received. **Fees are nonrefundable.**

FEES: The filing fee for this application is **\$100**. Exceptions are as follows:

1. An application to replace or deepen an existing permitted well, which does not have a "-F" or "-R" suffix after the origin permit number, into the same source (aquifer) for the same uses is **\$60**.
2. Applications to register an existing well and replace or deepen the well into the same source (aquifer) for the same uses **\$100 if submitted together**. Use Form GWS-12 for the registration and Form GWS-44 for the replacement. If the intent only to register an existing well use Form GWS-12. The forms are available from the [eForms Dashboard](#).

USES: This form (GWS-44) is to be used when applying for a permit for the following types of uses:

- A. **Ordinary household use inside one single-family dwelling (NO outside water use allowed):** Generally, this is all that can be approved on parcels less than 35 acres, except in areas inside the Designated Basins, limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain Denver Basin aquifers.
- B. **Ordinary household use in 1 to 3 single-family dwellings, irrigation of up to one acre of home garden and lawn, and watering of domestic animals and poultry:** Generally, permits can be approved with residential outside uses in addition to use inside the single family dwelling(s) on parcels of land of 35 or more acres, in areas inside the Designated Basin, limited areas on the Western Slope where the stream system is not overappropriated, for subdivisions under a court approved plan for augmentation that allow outside uses, and for wells constructed into certain Denver Basin aquifers. The allowed residential uses will vary based on the property size, property location and the proposed aquifer.
- C. **Livestock watering on farm, ranch, range, or pasture** (on parcels of 35 or more acres).

ITEM INSTRUCTIONS: (numbers correspond with those on the front of this form)

1. **(Applicant Information)** The applicant is the entity for whom the permit is to be issued. Since the well owner is ultimately responsible for the use of the well, their name should be in this area. The mailing address is where the applicant currently receives mail. For wells in a Denver Basin aquifer the Applicant must be the property owner.
2. **(Type of Application)** Check all boxes that apply. **If you check the box for Rooftop precipitation collection, you must also complete and submit Form No. GWS-78.** The form is available from the [eForms Dashboard](#).
3. **(Refer To)** Complete all boxes that apply.
4. **(Location of Proposed Well)** Provide the property address for the parcel on which the well is to be located. If it is the same as the mailing address, check the box that indicates that it is the same. **You must provide the county, 1/4 of the 1/4, section township, range and principal meridian (P.M.)** in which the well will be located. You must also provide a point location unless the well qualifies under Rule 6.2.3 of the Water Well Construction Rules (Rule 6.2.3 requires that the point location be provided to the Division of Water Resources by the well driller once the well is drilled). Rule 6.2.3 does not apply in the following circumstances:
 - a. The location is decreed by a water court;
 - b. The well will be drilled in a Denver Basin aquifer;
 - c. Your application is for a permit to use an existing well.

When a point location is required it is recommended the well location be provided using GPS coordinates. The Location Converter tool (available on the DWR website at: <https://dwr.state.co.us/Tools/LocationConverter>) can be used to convert between Latitude/Longitude and UTM coordinates. If a UTM format location is not provided and the well does not qualify under Rule 6.2.3 you must provide the distances from section lines. The required GPS unit settings must be as indicated on this form. Colorado contains two UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box. **When a point location is required, and GPS coordinates are not provided, you must specify the Distances of the well from the Section line:**

RESIDENTIAL WELL PERMIT APPLICATION INSTRUCTIONS (Page 3 of 3)

5. **(Parcel on Which Well Will Be Located)** A current deed for the subject parcel must be attached. If the subject parcel is 35 or more acres, a complete metes and bounds type legal description or surveyor's plat map that references a section point is required to enable us to plot the parcel in our mapping system. If the parcel is less than 35 acres and not in subdivision, a deed with metes and bounds legal description, **recorded prior to June 1, 1972** is required. Complete Item 5A through 5E (5E is optional). If you answered NO to Item 5C please indicate who the landowner is. If you are under contract to purchase the subject property, please state this as well. If the parcel is inside the Denver Basin, the application must be in the name of and signed by, or their name entered by, the current landowner.
6. **(Use of Well)** See above comments under USES to determine those uses for which you may qualify, and then check the applicable box or boxes.
7. **(Well Data)** The **maximum pumping rate** is limited to 15 gpm for most residential type well permits. The **annual amount of water to be withdrawn** is a volume measured in acre-feet. One acre-foot equals 325,851 gallons. For ordinary household use inside one single-family dwelling and no outside use, the annual amount will be about 1/3 acre-foot. For ordinary household use in three single-family dwellings, one acre of home garden/ lawn irrigation, and watering of domestic animals, the annual amount will be about 3 acre-feet. For 100 head of livestock, the annual amount will be about 1.35 acre-feet. Please indicate the estimated **depth** of the proposed well. The proposed **aquifer** for the well must be indicated if the well is to be located within the Denver Basin (see Denver Basin Map), the San Luis Valley or in areas where it is believed the well will penetrate a confining layer. Aquifer information should be provided if known, for well locations outside of these areas.
8. The issuance of exempt well permits may depend on the availability of another source of water, such as water from a municipal or quasi-municipal water supplier (including, but not limited to, cities, towns, water districts, water utility enterprises, public improvement districts or public utilities). If the property is within the boundaries of a water service area of a municipal or quasi-municipal water supplier OR if the property has a water tap provided by a municipal or quasi-municipal water supplier, then the applicant should answer "Yes" to this question. See both CRS 37-92-602(6) and Guideline 2003-01 for additional information. Statutes can be accessed through the Site Index page of the Colorado Division of Water Resources website.
9. Check the applicable box, and complete or attach any additional information as requested in this item.
10. Wells must be constructed by a Colorado licensed well driller, or under the "private driller" provision as defined in CRS 37-91-102(12). A listing of licensed well drillers/pump installers is available at <https://dwr.colorado.gov/services/well-construction-inspection>
11. **The well owner must sign or enter their name on the form in the signature block.** If signing as a representative of a company who owns the well, then your title must also be included in the title block. An authorized agent may also sign or enter their name on the application if a letter signed by the applicant or their attorney is submitted with the application authorizing that agent to sign or enter their name on the applicant's behalf. Put the date the application was signed (or name entered) in the date block. Wet or electronic signatures are acceptable. If providing a wet signature type or print the name in the print name block.

If you have questions, contact the Denver Office or the Division Office where the well is located or submit a question at: AskDW@colorado.gov - Residential Well for assistance. Contact information is available from our website at: <https://dwr.colorado.gov/about-us/contact-us>



STATE OF
COLORADO

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>

Well permit application

3 messages

Esther Swartz <yetico.es@gmail.com>
To: dwrpermitsonline@state.co.us
Cc: ravensnestestates@gmail.com

Mon, Jun 23, 2025 at 6:08 PM

Good afternoon,
Please find attached to this email a copy of the well permit for Lloyd & Esther Swartz
Thank you.

--

Esther Swartz
505-449-8883

 **Well Permit.pdf**
964K

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>
To: Esther Swartz <yetico.es@gmail.com>
Cc: dwrpermitsonline@state.co.us, ravensnestestates@gmail.com

Tue, Jun 24, 2025 at 9:22 AM

Thank you for your submission. Unfortunately, your form is incomplete. Please fill out completely and resubmit.

If you would like to check the status of a well permit application, please use this website: Well Permit Search. If no permit number is displayed under your receipt number, the permit has not yet been issued.

DWR forms are available via the eForms Dashboard.
Questions can be submitted through our DWR AskDWR Information Request.

Thank You,



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0
DWRPermitsOnline@state.co.us | dwr.colorado.gov/

[Quoted text hidden]

Esther Swartz <yetico.es@gmail.com>
To: "DWR - DNR, Permitsonline" <dnr_dwrpermitsonline@state.co.us>, ravensnestestates@gmail.com

Tue, Jun 24, 2025 at 11:58 AM

Apologies. The form is signed and attached.
Please let me know if there is anything further that needs addressing.

Esther Swartz
[Quoted text hidden]

--

Esther Swartz
505-449-8883



Well Permit_Complete.pdf

2652K



Property Records
San Juan County Colorado

PARCEL N2833

47750310040009

Owners

SWARTZ LLOYD O & ESTHER M
35 CANONCITO DR NE
ALBUQUERQUE, NM 87122-2113

Parcel Summary

Location	COUNTY ROAD 110 SILVERTON, CO 81433
Use Code	<u>MN: Patented Mining Claim Real Estate</u>
Tax District	<u>101: Outer County</u>
Mill Levy	37.529000
Acreage	142.9630
Section	31
Township	42
Range	7
Neighborhood	<u>Outer County Nbhd</u>

Legal Description

ANGLO SAXON PLACER - 16687, ANGLO SAXON #1 - 16687,
ANGLO SAXON #2 - 16687, ANGLO SAXON #3 - 16687, ANGLO
SAXON #4 - 16687, ANGLO SAXON #5 - 16687, ANGLO SAXON
#7 - 16687, MONARCH - 884, FREYA - 17255, MIDNIGHT SUN
- 17255, RUBY - 17255, TRANSVAAL - 17255



Certified Values

STANDARD	2025
Market Value	\$324,555
Exempt Value	\$0
Taxable Value	\$324,555
Assessed Value	\$87,630

Value History

	2024	2023	2022
Market Value	\$348,149	\$348,149	\$191,962
Exempt Value	\$0	\$0	\$0
Taxable Value	\$348,149	\$348,149	\$191,962
Assessed Value	\$97,134	\$97,132	\$55,669

The estimated tax amount is merely an estimate based on the best information available. Assessment rates and mill levies may not be finalized until December. Tax Notices are mailed in January for the preceding year.

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Sale Price	TASP	Ownership	Sale Code
155159	2023-09-27	<u>Easement</u>	Vacant	\$0	\$0	Grantor: SWARTZ LLOYD O & ESTHER M Grantee: C & G ALPINE PARTNERS LLC	<u>W</u>

Official Record	Date	Type	V/I	Sale Price	TASP	Ownership	Sale Code
154617	2022-10-10	<u>Special Warranty Deed</u>	Vacant	\$370,000	\$370,000	Grantor: TRANSVAAL PROPERTIES LLC AND ANGLO SAXON PROPERTIES LLC Grantee: SWARTZ LLOYD O & ESTHER M	Q

Buildings

None

Land Lines

Code	Description	Zone	Units	Unit Type	Acreage	Value	Notes
<u>5140</u>	Non-producing Patented Mining Claim(s)		39.80	<u>Acres</u>	39.80	\$153,206	GISid: 1238. ANGLO SAXON PLACER - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.33	<u>Acres</u>	10.33	\$12,397	GISid: 1230. ANGLO SAXON #4 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		8.94	<u>Acres</u>	8.94	\$10,733	GISid: 1236. ANGLO SAXON #7 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		6.31	<u>Acres</u>	6.31	\$7,573	GISid: 1233. ANGLO SAXON #5 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.21	<u>Acres</u>	10.21	\$59,797	GISid: 1225. ANGLO SAXON #2 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		9.87	<u>Acres</u>	9.87	\$11,845	GISid: 1222. ANGLO SAXON #1 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		7.17	<u>Acres</u>	7.17	\$8,608	GISid: 1228. ANGLO SAXON #3 - 16687
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.33	<u>Acres</u>	10.33	\$12,396	GISid: 5893. MONARCH - 884
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.00	<u>Acres</u>	10.00	\$12,000	GISid: 3398. FREYA - 17255
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.00	<u>Acres</u>	10.00	\$12,000	GISid: 5774. MIDNIGHT SUN - 17255
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.00	<u>Acres</u>	10.00	\$12,000	GISid: 7246. RUBY - 17255
<u>5140</u>	Non-producing Patented Mining Claim(s)		10.00	<u>Acres</u>	10.00	\$12,000	GISid: 8253. TRANSVAAL - 17255

Notices

2025

Disclaimer

All parcel data on this page is for use by the San Juan County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. This is a true and accurate copy of the records of the San Juan County Assessor's Office as of June 26, 2025.

SPECIAL WARRANTY DEED

RECORDED DATE 10/17/2022
COUNTY San Juan
REC. NO. 154617

THIS DEED, Made this 14th Day of October, 2022

Between **TRANVAAL PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY** and
ANGLO SAXON PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

of the County of Tulsa and State of Oklahoma, grantor

and **LLOYD O. SWARTZ and ESTHER M. SWARTZ**

whose legal address is 35 Canoncito Rd NE
Albuquerque, NM 87122

of the County of Bernalillo and State of New Mexico, grantee

Documentary Fee

Date: 10/14/2022

37.00

WITNESSETH, That the grantor for and in consideration of the sum of

-----**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of San Juan and State of Colorado described as follows:

TRACT I:

The **ANGLO-SAXON PLACER, ANGLO-SAXON #1, ANGLO-SAXON # 2, ANGLO-SAXON # 3, ANGLO-SAXON #4, ANGLO-SAXON #5, and ANGLO-SAXON # 7 LODES**, Mineral Survey No. 16687 and the **MONARCH LODE**, Mineral Survey No. 884, Animas Mining District, San Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining claims whether excepted or not in the patent for the above described Lodes Mining Claims.

TRACT II:

The **FREYA, MIDNIGHT SUN, RUBY and TRANVAAL LODES**, Mineral Survey No. 17255, Animas Mining District, San Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining claims whether excepted or not in the patent for the above described Lodes Mining Claims.

TOGETHER WITH ANY AND ALL WATER, WATER RIGHTS, DITCH, DITCH RIGHTS APPERTAINING TO THE
As known by street and number as: **TBD CR 110** **PROPERTY DESCRIBED ABOVE.**
Silverton, CO 81433

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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 grantor, 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 grantee, their heirs and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except: 2022 taxes due and payable in the year 2023. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

TRANVAAL PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: Thomas A. Warlick
THOMAS A. WARLICK, MANAGER

ANGLO SAXON PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: Thomas A. Warlick
THOMAS A. WARLICK, MANAGER

[illegible]

INSTRUCTIONS FOR WELL CONSTRUCTION AND YIELD ESTIMATE REPORT

This report must be computer generated online, typed or printed in **BLACK OR BLUE INK** and may be reproduced by photocopy or computer generation. Photocopy reproductions must retain margins and print quality. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface. If filing online please see the [Form Submittal, Payment Options, & Fee Schedule](#). You may also save, print and email the completed form to: dwrpermitsonline@state.co.us

The form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. A copy of the form must be provided to the well owner.

Item Instructions: (numbers correspond with those on the front of this form)

1. Complete the well permit and receipt number.
2. Provide the identification (owner's well designation) for the well.
3. Fill in well owner name.
4. Provide the street address where the well is located.
5. Provide the GPS location where the well was drilled (required field).
Colorado contains two (2) UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box for the zone.
6. Complete the legal description location of the well and county. For wells located in subdivisions, the name, lot, block, and filing, must be provided.
7. Report the ground surface elevation in feet above sea level if available. This value may be obtained from a topographic map. Provide the date the well was completed and describe the drilling method used to construct the well.
8. Indicate the aquifer in which the well was completed, the total depth drilled, and the actual completed depth of the well.
9. Indicate whether or not the well inspection team was required to be notified prior to construction. If required, provide the date notification was given. See <https://dwr.colorado.gov/services/well-construction-inspection> for more information on Notifications.
10. Check the box indicating the type aquifer in which the well is completed (See Rule 5.2.2 Well Construction Rules).
11. Fully describe the materials encountered in drilling. Do not use formation names unless they are in conjunction with a description of materials. Examples of descriptive terms include:
Type - sandstone, sand, etc.
Grain size - Boulders, gravel, sand, silt, clay, etc.
Color - Denote for all materials, most critical in sedimentary rock
Water Location - Depth where water is encountered (if it can be determined)
12. Provide the diameters of the drilled borehole.
13. The outside diameter, type, wall thickness, and interval of plain and perforated casing lengths must be indicated. For perforated casing, the screen size must be indicated.
14. Indicate the material and size of filter pack (e.g. sand, gravel, etc.) and the interval where placed.
15. Indicate the type and setting depth for any packers installed.
16. The material, amount, and interval of the grout slurry must be reported. Density may be indicated as pounds per gallon, gallons of water per sack, total gallons of water used, or number of sacks used, etc. Specify the grout placement method, i.e. tremie pipe or positive placement. The percentage of additives mixed with the grout should be reported under remarks.
17. Record the type and the amount of disinfection used, how placed, and the length of time left in the hole.
18. Report Well Yield Estimate data as required by Rule 17.1.1. Spaces are provided to report all estimates made during the assessment. The report should show that the estimate complied with the provisions of the rules. If available, report clock time when measurements were taken. If an estimate was not performed, explain when it will be done. A full Well Yield Test may be performed instead of an estimate; if so, check the appropriate box and submit the data on form GWS-39. If this is to report the construction of a dry hole, check the appropriate box regarding the permit status.
19. Fill in Company Name, Email, and Address and License Number (or PE/PG) of the Individual who is responsible for the well construction. The licensed contractor or authorized individual responsible for the construction of the well must sign or if filing online, enter his/her name on the report. If filing online the State Engineer considers the entering of the licensed contractors name on the form to be a certification of accuracy and truthfulness in compliance with Rule 17.4 of the Water Well Construction Rules and Regulations, 2 CCR 402-2.
Rule 17.4 Certification - Work reports must be signed and certified as to accuracy and truthfulness of the information on the report by the well construction or pump installation contractors or authorized individuals responsible for the work performed by them or under their direction or supervision, or by the private driller or private pump installer if the work was performed by them. Such reports are deemed to be completed, signed and certified under oath.

Submit completed report to: State of Colorado, Office of the State Engineer, 1313 Sherman St, Room 818, Denver, CO 80203. You may also save, print, scan and email the completed form to dwrpermitsonline@state.co.us

IF YOU HAVE ANY QUESTIONS regarding any item on this form, please call the Division of Water Resources Ground Water Information Desk (303-866-3587), or the nearest Division of Water Resources Field Office located in Greeley (970-352-8712), Pueblo (719-542-3368), Alamosa (719-589-6683), Montrose (970-249-6622), Glenwood Springs (970-945-5665), Steamboat Springs (970-879-0272), or Durango (970-247-1845), or refer to our web site at dwr.colorado.gov for general information, forms, online filing instructions and access to state rules and statutes.



1155 CANYON BLVD., SUITE 110, BOULDER, CO 80302
OFFICE: 303-449-2834 FAX: 720-535-4921
SOMACHLAW.COM

July 8, 2025

Sent via Email to:

Lloyd Swartz
Camino Real Estate Holdings, LLC
35 Canonicito Road NE
Albuquerque, NM 87122
ravensnestestates@gmail.com

Re: Legal Opinion Regarding Adequacy of Water Rights for Overland Estates
Subdivision

Dear Mr. Swartz:

My name is Lindsey Ratcliff, and I am an attorney at Somach Simmons & Dunn. I specialize in Colorado water law, including the adjudication, administration, and development of water rights for residential and commercial projects. You were asked by the San Juan Regional Planning Commission to provide a professional opinion regarding the quantity of the proposed water sources for the Overland Estates Subdivision in San Juan County, Colorado. I am writing to offer my legal and professional opinion—based on my review of relevant water court decrees—concerning the validity and adequacy of the water rights associated with the Overland Estates Subdivision.

In 2022, Lloyd and Esther Swartz acquired the Overland Estates property from Transvall Properties, LLC and Anglo Saxon Properties, LLC (collectively, the "Previous Owners"). The transaction included all appurtenant water rights, specifically:

- Anglo Well No. 1
- Anglo Well No. 2
- Anglo Saxon Pond

(collectively, the "Subject Water Rights").

I. Background and Legal Status of the Subject Water Rights

The Subject Water Rights were originally decreed to the Previous Owners by the Division 7 Water Court in Case No. 06CW116, with an appropriation date of February 28, 2005. The decree awarded conditional water rights, which have since been maintained through successful diligence filings in Case Nos. 15CW3008 and 22CW3002.

The Subject Water Rights are currently decreed for the following uses:

- Anglo Well No. 1 and Anglo Well No. 2
 - 50 gallons per minute (“gpm”) for each well
 - Maximum combined withdrawal: 100 gpm
 - Each well withdraws groundwater tributary to Cement Creek, which is tributary to the Animas River
 - Uses include:
 - Residential:
 - Water for up to 140 dwellings, assuming four occupants per dwelling, on a year-round basis
 - Annual demand: 56.46 acre-feet per year (“AFY”)
 - Commercial:
 - 2.46 AFY for commercial facilities
 - All discharges for residential and commercial uses directed to a centralized water treatment plant
- Anglo Saxon Pond
 - Authorized for storage and release of augmentation water
 - Maximum fill rate: 2.5 cubic feet per second (cfs) from Cement Creek in priority
 - Approximate acre volume of 20-acre feet

II. Legal Analysis and Professional Opinion

Pursuant to section 37-92-301(4), C.R.S., a conditional water right can be made absolute upon showing that water has been applied to beneficial use consistent with the decreed purposes. Based on the scope and intent of the Overland Estates Subdivision—which proposes development of eleven single-family residential lots—it appears that:

- The Subject Water Rights, once put to beneficial use, can be made absolute for the decreed purposes.
- The decreed quantities (water for 140 dwellings) and uses far exceed the projected water demand of the Overland Estates Subdivision (eleven lots for single-family residences).

III. Conclusion

Based on my review of the water court decrees for the Subject Water Rights, it is my professional opinion that the Subject Water Rights are valid, have been properly maintained, and can be made absolute through application to beneficial use. Furthermore, the decreed amounts of the Subject Water Rights far exceed the residential water demands of the Overland Estates Subdivision, including treatment and potential augmentation as needed.

Lloyd Swartz

Re: Legal Opinion Regarding Adequacy of Water Rights for Overland Estates Subdivision

July 8, 2025

Page 3

Please do not hesitate to contact me should you have any further questions or require additional documentation.

Very truly yours,

By Lindsey A. Ratcliff
Lindsey A. Ratcliff

Overland Estates Homeowners Association
Rules and Regulations
Revised 6/26/25

Establishment of a Home Owners Association

- Upon 2 or more homes being constructed a formal community HOA shall be formally established.
- Upon 1 or more homes being built and occupied year around a formal community HOA shall be formally established.

Reason for HOA and Limitations

- Establishment of an HOA is required by County Subdivision regulations and shall be primarily limited to providing for the maintenance of roads, bridge, snow removal, and community cooperation.

Rules on Association Dues

- Association dues are payable by the first day of each month. Amount to be determined when formal HOA is established.
- Homeowners are given 15 days as a grace period to settle their monthly dues.
- Should a homeowner fail to pay by the 15th of the month, the association shall charge a late fee amounting to \$20.00.
- Failure to pay outstanding dues can result in the account being handed over to a collection agency.

Construction of Home and Improvements

- No permanent structures or other improvements without an improvement permit from San Juan County.
- All future improvements must adhere to San Juan County rules and regulations.
- Size, appearance or anything other design criteria shall NOT be governed by this HOA.
- View sheds, wetlands, avalanche hazard, flood hazard and other condition must be considered as a part of a San Juan County permit application.

Common Area Rules

- County Road 61 shall remain open to the general public as well as conservation easement areas
 - Owners on North side of Cement creek may elect to add a traffic control gate near the bridge with access provided to San Juan County first responders. Old road across creek shall remain un-impeded for emergencies.
 - Easements for power, water, phone, cable shall not be impeded
 - Any and all Green Space areas must be available for enjoyment of the general public.
 - EPA Green Space and reclamation areas may not have access impeded to the EPA or CDHPE. Restoration and mitigation work must remain undisturbed.
-

Yearly Meetings

- A Yearly meeting around a campfire is required for all owners at a date and time and location to be determined.
-

Snow Removal and Road Maintenance

- Snow removal costs shall be divided equitably among owners and may be self-performed or hired out.
 - Snow removal is only required to homes with year around residents.
 - Owners may elect to break out costs equitably between residents on the North side of CR 110 and the South side of CR110 separately.
 - No one may inhabit a home during the winter for 30 days or longer with out plowing the road to the cabin.
 - Snow machine access only for full time-winter habitation is not allowed per county regulations and state law.
 - Snow Removal costs must be split between all parcel owners once a full-time winter home is established by all parcel owners on that side of CR 110.
 - Summer Road Maintenance costs shall be divided equitably among ALL owner and may be self-performed or hired out.
 - Loop Road on Placer is Private and will not be maintained by the County
 - CR61 has summer maintenance only by the County. Future Snow removal will require an agreement with County Road Department.
-

Bridge Maintenance

- Year inspections of tension bolts and decking is required and may be performed by a trained community member.
- Should any concerns as to the bridge integrity be noted a licensed engineer shall be engaged to inspect the bridge.

Water Power and Sewer

- Septic systems are required and must be permitted by the Department of Health
- Water can be by well or surface water
- There is no community water or sewer
- Connection costs to power by owner

Trash and Waste Management Rules

- Trash must be hauled to the transfer station in Silverton

Fire Protection and Safety

- Lot owners shall work to clear individual lots of dead trees and brush
- Lot owners shall maintain defensible spaces around structures
- Emergency egress road must be maintained for common high clearance 4x4 vehicles.
- Primary roads must be maintained for fire truck access
- Should San Juan County request a float pump for fire ponds HOA members shall maintain pump each summer.
- Fire hydrant/well must be maintained year around and tested monthly. Snow must be removed for access upon construction of first home.
- Owners shall use smart construction techniques, including; Smart Monitoring Smoke Alarms, Haney Hydrants, metal roofing and other fire-resistant construction materials, safe propane tank locations or bury.
- Community will maintain a 550 gallon minimum summer water wagon with appropriate tow vehicle.



July 7, 2025

TO: Lloyd and Esther Swartz
CC: San Juan Planning Commission

SUBJECT: Off-Grid Solar for the Proposed Overland Estate Subdivision

Thank you for the opportunity to provide an opinion regarding off-grid solar systems for the proposed Overland Estate Subdivision. This letter focuses on the feasibility of off-grid solar power, typical costs for a basic system, and considerations for the aesthetic integration of these systems in a mountainous environment.

Off-Grid Solar Feasibility

The lots in the Overland Estate Subdivision are ideal for off-grid solar systems due to the region's favorable solar exposure and minimal shading from the surrounding mountainous terrain. Our preliminary assessment confirms the site receives adequate sunlight, making off-grid solar a viable option. Key feasibility factors include:

Solar Potential

The parcels on the west side of CR 110 are situated high above the road among a dense area of trees. While some trees will be removed for the home site and solar array, the lot sizes allow for optimal placement of solar panels to capture sunlight.

The parcels on the east side of CR 110 are also favorable for off-grid solar, although the lower elevation means a later start for capturing solar in the morning. Most of these lots will not require tree removal.

Energy Needs

A typical off-grid home (2-3 bedrooms, 1,500-2,000 square feet) requires approximately 8-12 kWh per day, which can be met with a modestly sized off-grid solar system paired with battery storage.

Regulatory Compliance

Off-grid solar systems must comply with San Juan County's building codes and electrical standards. No significant permitting barriers are anticipated, as off-grid systems are common in rural areas of the county.

Estimated Cost for a Basic Off-Grid Solar System

We propose a basic off-grid solar system designed to meet the needs of a typical single-family residence in the Overland Estate Subdivision. This system would include an inverter/charge controller, solar panels and battery storage for power, with a capacity sufficient for essential household loads (lighting, appliances, and small electronics). Based on current market conditions and our experience working in Southwest Colorado, we estimate the cost for a basic system (5 kW solar, 10 kWh battery) is between \$28,600 - \$34,800 per lot.

These costs assume standard installation conditions and no unusual site constraints. Additional expenses may apply if custom mounting structures or extended wiring are needed due to lot-specific topography.

Aesthetic Considerations and Visual Integration

To ensure off-grid solar systems blend seamlessly with the mountainous environment of the Overland Estate Subdivision, we prioritize low-profile designs and natural integration. Solar panels can be mounted on the roof, or ground-based racks or pole mounts positioned to follow the natural contour of the terrain. The South and Southeast facing slopes of the West lots enable the solar arrays to remain hidden behind the trees when viewing from the road below.

Battery storage and inverters can be inside a garage or shed, or enclosed and painted to match the surrounding landscape.

In summary, we are confident that off-grid solar systems are a feasible and sustainable solution for the Overland Estate Subdivision. Our team is available to assist with system design, permitting, and installation.

Thank you for your time and consideration. We look forward to supporting the successful development of the Overland Estate Subdivision with clean, reliable solar energy.

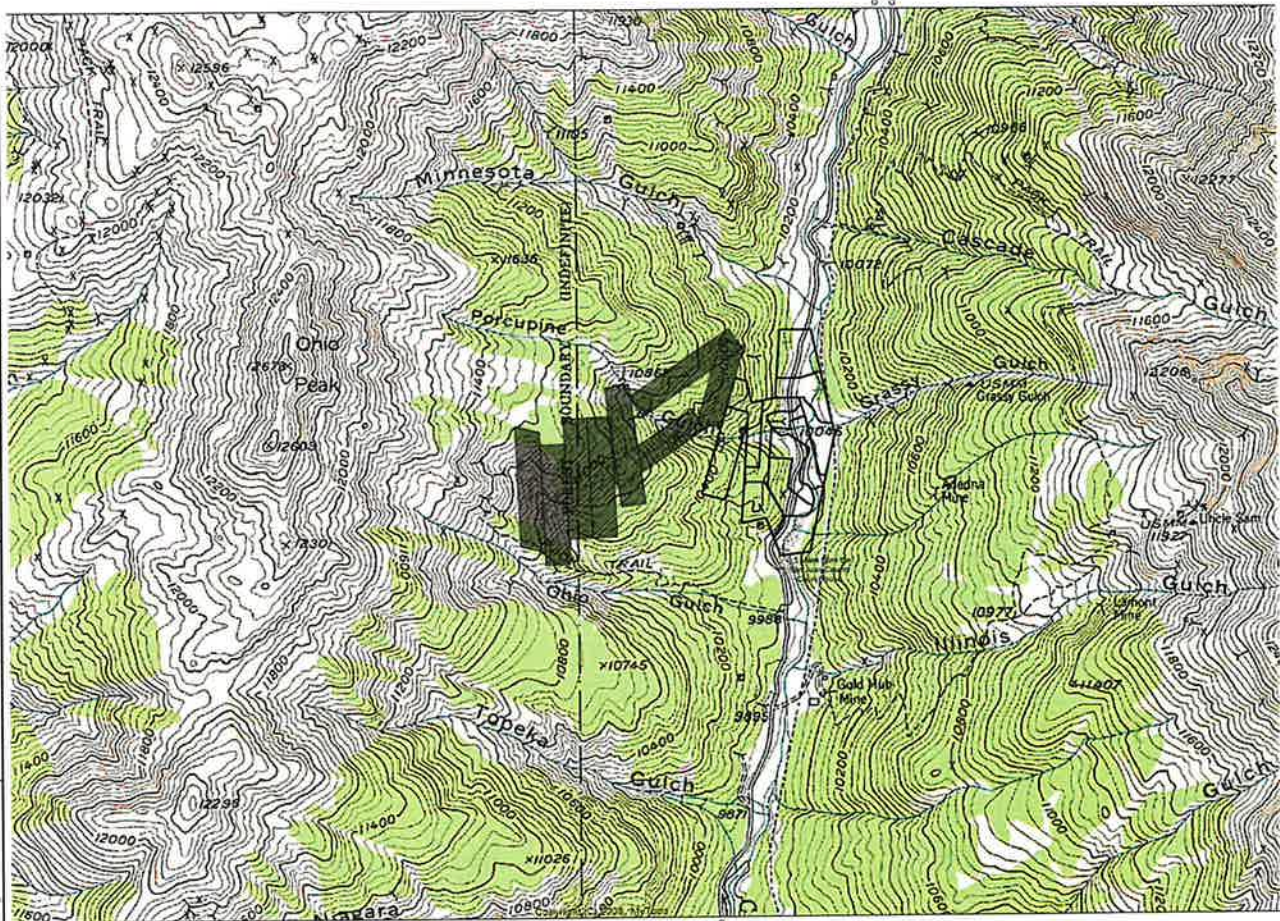
Sincerely,



Daniel Diehl, President
Flatrock Solar
970-403-5004
info@flatrocksolar.com

Flatrock Solar
27846 Highway 550
Durango, Colorado 81301

Monarch, MS 884, Anglo Saxon Placer, Anglo Saxon No. 1, No. 2, No. 3, No. 5 and No. 7, MS 16687, Transvaal, Midnight Sun, Freya and Ruby, MS 17255, Suspended, Township 42 North, Range 7 West, of the New Mexico Principal Meridian San Juan County, Colorado



DOI: 10.1002/for

<p>U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS IN COLORADO</p>	<p>SouthWest LAND SURVEYING, LLC 1204 E. 10th Street, Suite 200 P.O. Box 10000, Denver, CO 80202 303.733.1100 • Fax 303.733.1101 www.southwestland.com</p>	
<p>PLAY NAME: 1-200 U.S. Survey Fee</p>	<p>Overland Estates Properties 10000 E. 10th Avenue, Suite 200 Denver, CO 80231 Tel: 303.754.4676, Fax: 303.754.4677 www.OverlandEstates.com</p>	<p>Anglo Spanish Properties, LLC 10000 E. 10th Avenue, Suite 200 Denver, CO 80231 Tel: 303.754.4676, Fax: 303.754.4677 www.OverlandEstates.com</p>



Esther Swartz <yetico.es@gmail.com>

FW: System Recommendation

1 message

ravensnestestates@gmail.com <ravensnestestates@gmail.com>
To: yetico.es@gmail.com

Mon, Aug 11, 2025 at 5:22 PM

Lloyd Swartz

Camino Real Real Estate Holdings, LLC

505-252-0915

"Adventure Properties of your Dreams"

From: RainDance Support <support@rainsdancwatersystems.com>
Sent: Monday, August 11, 2025 4:55 PM
To: ravensnestestates@gmail.com
Subject: Re: System Recommendation

Lloyd,

Thank you for this additional information! For this particular water analysis I recommend our largest compact whole house RO package here:
https://www.rainsdancwatersystems.com/Large_Home_Whole_House_Reverse_Osmosis_Package.html

In addition to the above system I also recommend our RainDancePRO pretreatment system to protect the RO from hard water and iron:
https://www.rainsdancwatersystems.com/Large_Home_Whole_House_Reverse_Osmosis_Package.html#pretreat

As you have different wells tested and homes going in we definitely recommend reviewing each one so we can see if any different equipment might be needed to suit each well and/or home. If you have any questions just let me know and I would be happy to help you!

Best,

Addison T. | Director of Operations

RainDance Water Systems

Main: <<https://www.raindancewatersystems.com/>>
www.raindancewatersystems.com

Mobile-Friendly: <<https://www.raindanceh2ostore.com/>>
www.raindanceh2ostore.com

Call Toll Free: 1-877-788-8387

24/7 Email: support@raindancewatersystems.com
<<mailto:support@raindancewatersystems.com>>

<https://www.raindanceh2ostore.com/uploads/5/1/1/1/51114139/raindance-new-lo-go-long-sm_1_orig.png>

Chat with us! Talk to a live RainDance rep with our Online Live Chat
available 5am-10pm PST

On Fri, Aug 8, 2025 at 12:48 PM <ravensnestestates@gmail.com>
<<mailto:ravensnestestates@gmail.com>> > wrote:

Hi Addison,

These are typically small mountain homes. 1200-3000 sqft with 2-+2.5 baths max. I would guess 2-3 occupants year around, or even more commonly seasonal only. No irrigation beyond a small garden or green house, and even that is unlikely at this elevation. This initial test well produces 15-20 GPM without a pump. Volume of use would not be expected to be particularly high. Of course as homes are designed and built different wells and different individual homes may require different solutions. Just trying to get a sample system and cost for an average use case on this well for county planning and to help advise those that may build down the road. I have some other surface sources available as well, but less ideal in the winter. They have different issues, but not the crazy high sulfates or TDS. My on site TDS readings were 660-900, not sure why the lab is so much higher. Water is clear, does not smell, but does have a mineral taste for sure.

Lloyd Swartz

Camino Real Real Estate Holdings, LLC

505-252-0915

"Adventure Properties of your Dreams"

From: RainDance Support <support@raindancewatersystems.com>
<<mailto:support@raindancewatersystems.com>> >
Sent: Friday, August 8, 2025 12:47 PM
To: ravensnestestates@gmail.com <<mailto:ravensnestestates@gmail.com>>
Subject: Re: System Recommendation

Hello Llyod,

Thank you for reaching out to us about your water treatment project! Based on the water test results I see there is very high sulfate at 988ppm and very high TDS at 1,570ppm - there is also very hard water at 980ppm and very high iron at 0.7ppm. If we combine the sulfate and hardness, the true TDS is closer to 2,000ppm.

To address these concerns, a reverse osmosis system will be needed to treat the high TDS and sulfates, along with pretreatment for hard water and iron. Please let me know a little about the water usage for this project so I can recommend the appropriate systems, such as if you require whole house treatment, irrigation, or other types of treatment, and your estimated usage, such as family size, bathrooms, flow rate/gallons per day, or any other information you can provide.

Best,

Addison T. | Director of Operations

RainDance Water Systems

Main: <<https://www.raindancewatersystems.com/>>
www.raindancewatersystems.com

Mobile-Friendly: <<https://www.raindanceh2ostore.com/>>
www.raindanceh2ostore.com

Call Toll Free: 1-877-788-8387

24/7 Email: support@raindancewatersystems.com
<<mailto:support@raindancewatersystems.com>>

<https://www.raindanceh2ostore.com/uploads/5/1/1/1/51114139/raindance-new-go-long-sm_1_orig.png>

Chat with us! Talk to a live RainDance rep with our Online Live Chat available 5am-10pm PST

On Fri, Aug 8, 2025 at 7:54 AM <ravensnestestates@gmail.com>
<<mailto:ravensnestestates@gmail.com>> > wrote:

Good Morning,

Looking for advice on water treatment for primarily high sulfate and TDS, some iron but not bad. Will need multiple systems eventually for this project.

Lloyd Swartz

Camino Real Real Estate Holdings, LLC

505-252-0915

"Adventure Properties of your Dreams"

Lloyd Swartz

Camino Real Real Estate Holdings, LLC

505-252-0915

"Adventure Properties of your Dreams"

 **winmail.dat**
15K

1500 Gallons Per Day Whole House Reverse Osmosis

RainDance-1500 Whole House RO Package

Product Navigation:

Specifications | Compare Equipment | Diagram | Essentials | Maintenance | Questions & Answers | Add-On Equipment

RainDance Water Systems Product

RainDance-1500 Whole House RO Package

Retail Price Was: ~~\$7,783.00~~

RainDance Special Online Price: **\$7,283.00**
ON SALE NOW - FREE SHIPPING & MORE!

RainDance 1500 Gallon Per Day "Water Saver" Whole House Reverse Osmosis System

Ideal for 1-8 Person Households with 1-3 Bathrooms

Filters High TDS, Conductivity, Sulfate, Nitrates, Arsenic, PFAS & PFOS, +More

Limited Time Only For 2025: We Are Including The Following Options At No Extra Charge:

- **UV Ultraviolet Disinfection:** This is the perfect option for chemical-free bacteria and virus treatment that won't distort the taste of your water! Have peace-of-mind knowing that your water is bacteria and virus free.
- **3 Year Supply Of Prefilters:** Be prepared for your next filter change! We are including a 3 year supply of sediment & chlorine/chloramine/VOC Chemical prefilters so you won't experience any down time or delays when its time to service your RO system.
- **Water Meter:** Our reverse osmosis water totalizing meter allows you to track how much RO water you are actually using on a daily basis.
- **TDS & pH Water Quality Monitors:** Easy to use on the spot real-time water quality meters - allows you to check your water quality at any time.
- **Free Shipping:** We offer FREE shipping within the continental US - Estimated Delivery: 2-3 weeks **Note: RO systems are subject to extensive wet testing to pass our rigorous performance protocol which may delay shipment. Please contact us if you have any concerns about shipping.*

Key Features:

- **High TDS Filtration:** Efficiently filters water with Total Dissolved Solids (TDS) levels up to 2500ppm, removing impurities like heavy metals, arsenic, nitrates, sulfate, uranium and harmful



Customer Reviews



RainDance-1500 Whole House RO Package

\$7,283.00

Includes Free Delivery Within The Continental US

ADD TO CART

VIEW CART

Manuals & Documents



Brochure



Quick-View Install Guide



Data Sheet



Maintenance



Have a Question Or Need Help With Your Purchase?

Talk To A Certified

RainDance Water Systems Specialist

Call 1-877-788-8387



RainDancePRO-125-10 Hard Water, Iron & Manganese RO Pretreatment System



Customer Reviews

Retail Price: ~~\$4,695.00~~

Special Price: \$1,195.00 - Includes FREE Delivery Within The Continental US

Save More When You Package Your Whole House RO System With A Pretreatment System!

- Protect your Whole House Reverse Osmosis Investment! Removes hard water, rust & iron, manganese, and hydrogen sulfide gas before your RO system.

- **Pretreatment Lockout:** A pre-installed switch is included to automatically shut down and protect the RO system while the softener is regenerating, eliminating the fear of unfiltered hard water going into the RO system.

- **Shipping:** Filter Tank is delivered preloaded with filter media - Brine Tank is delivered preassembled.

- **Specifications:**

Filter Tank Size: 10"D x 63"H

Brine Tank Size: 18"D x 40"

Power: 110v 60hz

Plumbing Size: 1"

Includes Pretreatment Lock-Out Switch

EZ-Maintenance: Just add Water Softener Pellets

- **Maximum Removal Capacities:** 50gpg Water Hardness, 10ppm Iron, 1ppm Manganese, 1ppm Hydrogen Sulfide Gas



MADE IN THE USA
OF FOREIGN & DOMESTIC PARTS

Online Package Price
When Purchased
With Any Whole
House RO Package!

IN STOCK - Yes



RainDancePRO-125-10
\$1,195.00

Includes Free Delivery
Within The Continental US

ADD TO CART

VIEW CART



Have a Question Or
Need Help With Your
Purchase?

Talk To A Certified
RainDance Water
Systems Specialist
Call 1-877-788-8387

Sweetwater's

Acid Neutralizer

For Low pH Water

This whole house system uses natural calcite to raise the pH of your water as it enters your home. The pH of your water can be raised from as low as 5.5 to about 7.4, which is ideal.

Features:

The unique Upflow design prevents blockages prevalent in other systems

No backwashing required for continuous operation

Top media refill plug

Five year limited warranty on tank and valve

System specifications and pricing:

1.5 cubic foot (12 x 60); flow rate of 6 gpm: \$990.

2.5 cubic foot (13 x 62); flow rate 10 gpm: \$1425.
(Replacement media = \$125/ cu ft.)

1.5 cubic foot for low pH: \$1185.
(uses calcite and magnesium oxide)



The upflow system has a simple in and out head. Note the fill port at the top of the head, allowing for the addition of replacement media.



Sweetwater now offers a downflow backwashing acid neutralizer. Backwashing to raise pH is considered unnecessary by some water professionals. However it does provide the following advantages:

- higher flow rates are achievable though pH correction will be minimal in those circumstances
- effective raising of pH and extremely low flow rates

The disadvantage would be more water use due to the backwash process.

The backwashing system uses a dome hole tank. The hole on the side of the tank allows for easy replacement of media. (photo below)

Both systems use a calcite media which slowly dissolves into the water as it raises pH. Hence the need to replenish it.

Note the fill line mark on the photo to the right. This provides an indicator. As the media drops it needs to be replenished.



Specifications and Pricing

2.5 cubic foot (13 x 62); flow rate 15 gpm: \$1695.
(Replacement media = \$125/ cu ft.)

For more information contact:

James P McMahon
866-691-4214 or 970-259-2171
9 AM – 5 PM Mountain time



www.cleanairpurewater.com

Sweetwater LLC's Customized Reverse Osmosis System



Why buy Sweetwater's RO?

Because I will provide you with the healthiest RO water available!

"The best tasting water I've ever had"

Rebecca Taniguchi, St. Charles, IL

Customized:

I start with a 5 stage RO system manufactured by Impact Water of Ontario, CA. I modify the system to increase its effectiveness by adding a KDF/Catalytic Carbon filter (placed in stage one or two) that can oxidize arsenic and remove chloramines. Because RO systems remove minerals and lower the pH of your drinking water, making it acidic, I employ a calcite filter after the membrane to raise the pH so that the water is slightly alkaline. The TDS (total dissolved solids aka minerals in water) will be about 30 ppm, similar to the mountain water (or snow melt) in Seattle, Portland, Denver or NYC.

How is Sweetwater's RO better than the competition?

- Removes chloramine, as well as chlorine
- Removes both forms of arsenic
- Has anti-bacterial properties
- Produces water that is slightly alkaline
- Adds a trace amount of calcium and magnesium

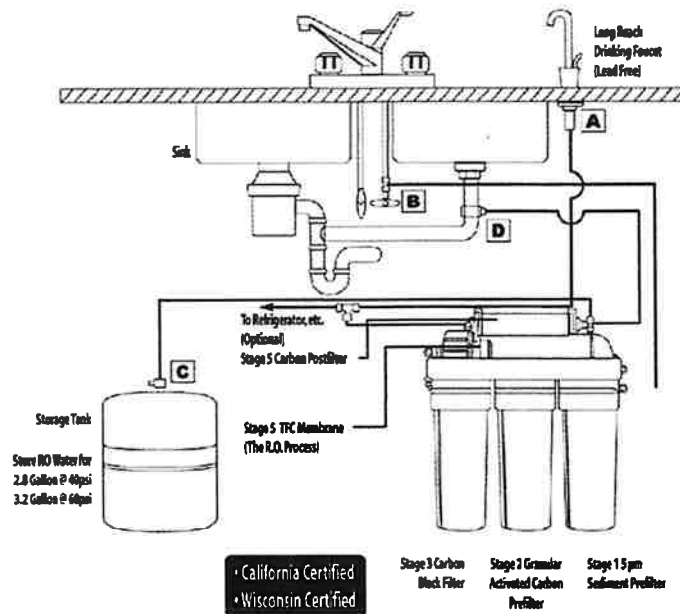
Specifications:

- Produces 50 gallons per day of treated water – TFC membrane
- Four gallon storage tank holds 3.2 gallon of water at 60 psi (2.8 gal at 40 psi)
- System requires a house water pressure of 50 to 65 psi.
- Outlet hose and faucet are 3/8" rather than the standard 1/4"
- Produces water at the sink at 1 gallon per minute
- Equipped with brushed nickel non air gap faucet -
- For other faucet options visit your local kitchen fixture store
- RO is 27 lbs dry weight, Calcite filter adds 7 lbs.

Stages/Treatments:

- 1st stage - 5 micron filter
- 2nd stage - KDF/Catalytic Carbon
- 3rd stage - Carbon block
- 4th stage - RO membrane
- 5th stage - carbon inline filter
- 6th stage - calcite filter

Layout:



- A) 3/8" faucet
- B) cold water supply adapter
- C) water storage tank
- D) waste water output

Note also the T adaptor (supplied) for the refrigerator

My system includes an additional, and separate, calcite filter (not illustrated)

Size:

The 4 gallon tank is 11" in diameter and 14" high and actually holds 3.2 gallons of finished water. The treatment filters are 6" wide, 19" long (front of cabinet to back), and 17" high. The calcite filter is a separate canister 6" x 12". These are connected by a hose and so may be together or separated somewhat. Some people mount it in the basement below the kitchen sink.

"Our water is outstanding! We have Sweetwater's Urban Defender and custom reverse osmosis for drinking. The RO delivers water through an Elkay chiller. Everyone who tastes it says it is delicious. When I was researching water filters I found it very confusing. I was lucky to happen upon Jim. We are completely satisfied and excited about our water."

Emily Gable Robinson – Dover, OH

**Pricing and Options:**

My customized 5 stage system (without calcite filter) is \$687.00 plus shipping and tax in CO. Despite the options mentioned below, **99% of my customers will pay \$785, plus \$65 shipping.**

Also available in with internal pump for high tds water (1000 ppm or more)

5 stage system with internal pump for high tds water is \$1080. (excluding calcite filter)

RO customized to remove arsenic: add \$124. to system cost for arsenic specific filters

Undersink pressure regulator set to 60 psi: \$40

Manufacturer Suggested Add-on:

Undersink LeakBlock Leak detector with water shut off: \$75. – turns the water off in case of a leak preventing damage to your home.

Maintenance cost: Filter replacements: \$127/yr. Membrane every 3 years for \$65.

Warranty: One year on system. Filter life will depend on water quality.

"Jim, your RO system is excellent. I love the faucet. It has a very smooth action and feels like it will last for many years. I stopped drinking the water from my old RO over a year ago. I hated the way it made me feel, although the taste wasn't phenomenal, either. The Sweetwater system is amazing. It tastes...it almost doesn't have a taste, compared to the local hard water, and I feel like I'm drinking good water. My entire body is responding to it. I also feel like an idiot for not having it installed sooner. It was a simple task for a seasoned plumber to knock out in less than an hour".

Bill Ennis, LaVerkin Utah

What Is Reverse Osmosis?

The term **reverse osmosis** comes from the process of osmosis, the natural movement of solvent from an area of low solute concentration, through a membrane, to an area of high solute concentration if no external pressure is applied. The term applies to the tendency of pure water to easily hydrate the cells of your body.

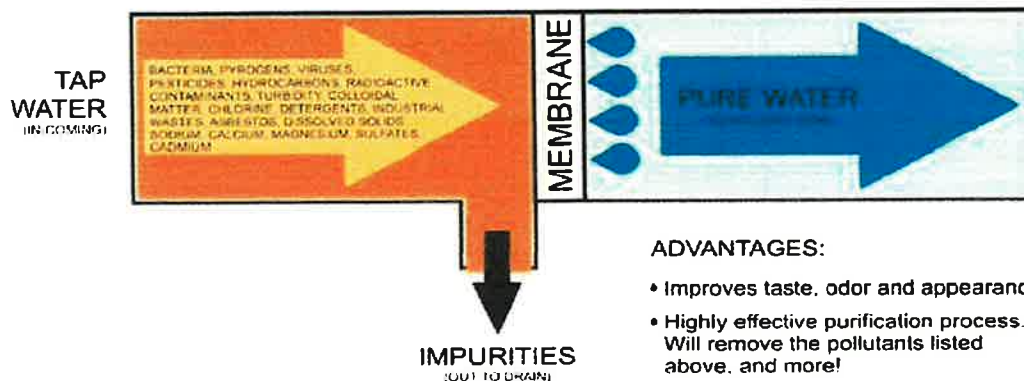
Reverse osmosis is the process of pushing water through a film membrane that traps the solute (dissolved solids and contaminants) on one side and allows the purified water to be obtained from the other side by applying a pressure in excess of the osmotic pressure. The membrane is semipermeable, meaning it allows the passage of water molecules but not of dissolved solids.

The membranes used for reverse osmosis have no pores, the separation takes place in a dense polymer layer of only microscopic thickness. In most cases the membrane is designed to only allow water to pass through. The water crosses the membrane by diffusion.

This process is best known for its use in desalination (removing the salt from sea water to get fresh water) and has been used in this way since the early 1970s.

How Reverse Osmosis Works:

Water is pushed through a membrane that traps contaminants. Only pure water passes thru the membrane. The contaminants are flushed down the drain.



ADVANTAGES:

- Improves taste, odor and appearance
- Highly effective purification process. Will remove the pollutants listed above, and more!
- Consumes no energy
- Very convenient
- Flushes away pollutants, does not collect them
- Easy to keep clean
- Low production cost - gives you water of a guaranteed quality for pennies per gallon

Water Use:

Some people suggest that reverse osmosis systems 'waste' water, but that is like saying that the water you use to take a shower is wasted. In reverse osmosis, water is used to keep the membrane clean and carry the contaminants down the drain. The end result is highly purified water for you to drink. The ratio of 'waste' water to purified water can be 3 to 1, but actually varies with water temperature and other factors.

Why a custom system?

The issues I have with reverse osmosis treatment is that it will lower the pH of your water and the storage tank can become contaminated by bacteria. My custom system takes these issues into account and counteracts them, providing you with the 'purest' water available from an RO system today. I suggest you change filters (\$115 for standard system) and clean the system annually.

Jim -we did the "water test" and it was a no-contest winner for the RO water! The Urban Defender system with the pre-filter does a good job but the RO system takes it up another notch to truly, bottled water quality, or should I say better than bottled water?

Craig Umphrey

Some of you will have heard that RO water is 'dead' because the minerals have been removed. This is nonsense. For those of you who are concerned about the loss of minerals in your water you can read <https://cleanairpurewater.com/home-2/sweetwater-notes/is-reverse-osmosis-water-unhealthy/>

However, you may be interested in the Water Revitalizer, which is said to modify the angle at which the hydrogen and oxygen atoms bond in water, resulting in 'living' or 'revitalized' water. Tests show this does work. Read the testimonial below:



You can learn more here:

http://www.cleanairpurewater.com/water_revitalizer.html

The Kitchen Revitalizer is \$422.

"Jim -I have had many types of RO water in the past, and your 5 stage system produces a far superior drinking water to any I have ever tasted. I was skeptical when we first placed our order because all the RO water I have ever tried tasted dead and awful. When I first tasted the RO water after installing the system, I couldn't believe how fantastic it tasted! Adding minerals back to the water after the RO process makes a huge difference!"

We also recently tested the energy levels of my well water compared to the RO. A friend of mine who practices dowsing measured my body field and how it reacted while holding a glass of my home's well water and also with a glass of the RO. My first thought was that the RO would reduce my body field. In fact, it increased it by approximately 10 feet!"

Chris Niesen, Wisconsin

Chris' comment about minerals refers to my use of the calcite filter to raise pH. Testing has showed that minerals are not added back to the water by 'remineralizing' filters or only slightly, but the pH is raised due to a change in alkalinity.

'Healthy Water for Your Home'



SWEETWATER^{LLC}

www.cleanairpurewater.com

866-691-4214 (toll-free)
51 Copper Rim Trail, # F
Durango, CO 81301
970-259-2171

Sweetwater's Water Softening Systems

In some situations, you have no choice but to use traditional salt-based water softeners. Water softeners remove hardness. That's all they do. These systems use either sodium or potassium chloride to remove calcium and magnesium from water. This will eliminate spotting and calcium build up on and within your fixtures.

Available to treat 15 to 200 grains of hardness

Flow Rate up to 22 gpm

Sized to meet your needs

Fleck 5800 valve measures water use

Regeneration monitored by valve and based on water use

Backwashing system that requires electricity and a drain

5 year warranty on valve and tank

Most people don't seem to know that you buy a water softener based on how hard your water is, as measured in grains per gallon.

Photo: Sweetwater's water softener on the right and brine tank for salt storage.

From \$1710...



Only the best...



Sweetwater, LLC
51 Copper Rim Trail, # F
Durango, CO 81301
866-691-4214 toll-free
970-259-2171 direct

6-28-22

August 5, 2025

Lloyd Swartz
Camino Real Real Estate Holdings, LLC
505-252-0915
ravensnestates@gmail.com

PN: 25278P

Subject: Proposal for a Geotechnical Engineering Study for Proposed Subdivision Roadways
Overland Estates Subdivision
Silverton, Colorado

This letter presents our proposal to perform the geotechnical study outlined below. A signed copy of the signature page of this proposal must be received by our office to initiate the scheduling process.

It is imperative that the geotechnical engineering consultant be included in the development of the foundation design and be notified and included in monitoring/testing the construction at the project site. Please do not initiate our services on this project by signing this proposal unless you intend on fully engaging Trautner Geotech through the design process then followed by construction monitoring/testing. This proposal provides a fee for the geotechnical engineering study only. A generalized estimate for consultation during the design phase and a preliminary testing budget are discussed later in this document. We are available to provide estimates for subsequent phases as the project progresses.

BRIEF PROJECT DESCRIPTION

We understand that the proposed project will consist of construction of a new access road and/or improvement of the existing access road for the portion of the proposed development located on the east side of San Juan County Road 110. The roadway when completed will be roughly 3,000 linear feet. We anticipate variable soil conditions across the roadway alignment.

The geotechnical engineering scope of service we discussed is presented below.

FIELD STUDY

- We will observe exploratory test pit throughout the proposed alignment. We anticipate test pits roughly every 500 feet. We understand the CLIENT will provide the excavation equipment to dig the pits.
- The subsurface information obtained during the field study will be included in our report.
- Select soil samples will be obtained and returned to our laboratory for testing.
- Our anticipated scope of services will also include a proof-roll during the construction phase to determine the roadway subgrade suitability for traffic loading.

LABORATORY STUDY

Our proposed laboratory testing is listed below. The testing may be altered at the discretion of the project manager based on the subsurface conditions encountered.

- Moisture content and dry density
- (4-6) Atterberg Limits tests which are used for general classification purposes

649 TECH CENTER DR DURANGO, CO
970-259-5095

95 N HENRY ST, CORTEZ, CO
970-529-2020

- of the samples tested
- (4-6) Sieve analysis tests to assess the grain distribution of the samples tested
- (2) California Bearing Ratio (CBR), which is utilized as part of the pavement section thickness design

REPORT

We will analyze the field and laboratory data and prepare a geotechnical engineering report which will provide the following information:

- A discussion of the surface topography and site conditions.
 - Subsurface soil and water conditions that may influence the project design and construction considerations.
 - Geotechnical engineering parameters which may be used by the design team to develop;
 - ✓ Our recommendations will include compaction recommendations for subgrade preparation, aggregate sub-base and base-course recommendations,
 - ✓ Material grading (particle distribution) and material strength requirements
 - ✓ Recommended asphalt concrete material characteristics and compaction recommendations
 - Construction comments and guidelines for;
 - ✓ general site grubbing and preparation,
 - ✓ fill material characteristics,
 - ✓ placement and compaction of fill materials for support of structural components,
 - ✓ considerations for fill placement on sloped areas, and,
 - ✓ excavation safety considerations
-
- The report will provide design parameters which are typically utilized by members of the design team to establish appropriate design criteria for the proposed site development.
 - Trautner Geotech does not perform shoring design. If needed then a shoring design engineer will need to be contacted to provide stamped/sealed engineering plans for the shoring design.
 - Trautner Geotech does not provide general civil engineering, structural engineering, or environmental engineering/evaluation.
 - This report does not address geologic hazards; we are available to provide a scope of service for a geologic hazard study if this service is desired.
 - Our report is intended for use by the project design professionals and the construction team.
 - Unless other arrangements have been made with us, the client is responsible for distributing the geotechnical engineering information to the appropriate parties involved with this project.

POST REPORT CONSULTATION AND MATERIAL TESTING SERVICES

This proposal is for our services up to the submittal of our geotechnical engineering study to you. It is common that the design of the proposed structure and foundation system has not progressed beyond the conceptual stage at the time of the preparation of our study. Geotechnical engineering consultation during the preparation of the project design plans and specifications is recommended so that we can aid the design and construction team with the implementation of the recommendations presented in

our study. Our recommendations presented in our report must be validated by pre-construction consultation, engineering observations/evaluation of the initial excavations at the site followed by material testing and observations during construction of the project.

We must be contacted after submittal of our report during the development of the design to confirm the implementation of our recommendations in the project design. The fees for the geotechnical engineering study and services outlined within this proposal are presented later in this document. This will include but not be limited to a proof-roll test.

The geotechnical engineering report presented above is the beginning of the process of evaluating the project subsurface soil and water conditions that will influence the design and subsequent long-term performance of the proposed structure. Site conditions and structure-specific design considerations that are encountered after completion of our geotechnical engineering study may significantly influence the performance of the structure and cannot be addressed by us unless we are contacted during the design and construction phases of this project.

Materials testing and construction monitoring of fill placement, and compaction characteristics, and concrete testing is recommended during construction to help monitor the quality and character of the materials placed for support of structural components.

The fees for additional consultation are not included in the scope of services outlined in this proposal. We are available to discuss the requested scope of service for additional consultation and materials testing to develop budgets for these services as the project progresses.

INITIATION OF THE GEOTECHNICAL ENGINEERING STUDY

Please return a signed copy of this proposal so that we can begin our study. A facsimile of the signature page of this document or electronic signature is suitable to initiate our study. Weather conditions and site access conditions may influence our ability to schedule the field work.

The field study will take approximately one day to complete. We are available to provide preliminary design parameters as laboratory data becomes available. We typically anticipate final results within about 5 to 6 weeks of our field work; however, timing of results may vary.

LIMITATIONS

We represent that our services will be performed within the local limits and standards of care within the geotechnical engineering discipline of the area. Our report does not represent expressed or implied warranty.

The client must understand that unexpected subsurface soil and water conditions may be encountered during the progression of the project that may influence the chosen design and the performance of the site.

The information and recommendations presented in this study are valid **ONLY** for the proposed construction discussed above and specifically for the project site evaluated in this study. The recommendations presented in this study must not be used for any other structures or project sites.

The recommendations presented in this study should be considered as valid for up to one (1) year

after the submittal date. Use of the information presented in our study beyond one (1) year after the submittal date is not recommended unless we are contacted to verify the information presented in our report.

Our reports contain privileged information and are strictly confidential. Trautner Geotech agrees not to disclose any Confidential Information to any third-party, including plans, reports, inspections, documents or other materials or communications, or the contents thereof, unless required by Colorado law, or with authorization by Client. In the event a disclosure is required by law, the disclosure will be the minimum disclosure required by law and all Confidential Information will be redacted to the maximum extent permitted by law.

Insurance

During the term of this agreement Trautner Geotech (Consultant) will maintain the following insurance:

- ✓ General commercial liability,
- ✓ Automobile liability,
- ✓ Professional Liability, and,
- ✓ Workman's Compensation Liability

The client does not maintain insurance for the consultant for this project.

Indemnification

The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its' Officers, Directors, Employees (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorney's fees and defense costs to the extent caused by the Client's negligent acts in connections with the project or anyone for whom the Client is legally liable.

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its' Officers, Directors, Employees (collectively, Client) against all damages, liabilities or costs, including reasonable attorney's fees and defense costs to the extent caused by the Consultant's negligent acts in connections with the project or anyone for whom the Consultant is legally liable.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

Dispute Resolution

In the event of a dispute arising out of or relating to this agreement or other services to be rendered as discussed in this document, the Client and the Consultant agree to attempt to resolve such disputed in the following manner:

- 1.) The parties agree to attempt to resolve such dispute through direct negotiations between appropriate representatives of each party.
- 2.) If such negotiations are not fully successful, the parties agree to attempt to resolve any remaining disputes by formal mediation conducted in accordance with rules and procedures to be agreed upon by the parties.
- 3.) If the dispute or any issues remain unresolved after the above actions the parties agree to

binding arbitration per the Colorado Uniform Arbitration Act with the venue being a mutually convenient location in La Plata County, Colorado.

- 4.) In the event of a binding arbitration, if Trautner Geotech is the prevailing party, Trautner Geotech shall be awarded its attorney's fees and costs incurred in defending ourselves.

FEES

The fees for the services outlined above are;

Field Exploration.....	\$1,800. ⁰⁰
Laboratory Testing.....	\$2,800. ⁰⁰
Analysis and Reporting.....	\$1,800. ⁰⁰
Pre-Construction Total Fees = \$6,400.⁰⁰	

Proof-Roll Test.....\$1,500.⁰⁰ to 2,000.⁰⁰*

*Proof-roll test will be completed at the time of construction to determine roadway subgrade suitability and to address potential problem areas. Fees shown above are estimated and will be billed on a time and material basis based on the attached Fee Schedule.

Fees for private utility locating services have not been included in our fee estimate. If necessary, this will be billed at a cost + 15 percent.

Payment for our work is due upon presentation of our invoice. Accounts not paid within 30 days will be charged an additional 3.0 percent per month. The client agrees to pay collection service costs and attorney fees incurred by us in collections of amounts due us.

Our fees for additional consultation as the project progresses will be invoiced based on the attached fee schedule. We are available to develop a fee estimate for you for testing services during construct as the project progresses.

Cancellation of this agreement by the client or by us must be in writing. Fees incurred to the time of cancellation will be invoiced on a time and materials basis.

This offer will remain valid until September 30, 2025. If the proposal is not signed by this date, we reserve the right to modify our scope of service and associated fees, if necessary.

Please contact us if you have any questions or comments regarding this proposal. We are available to schedule our field crew upon your authorization to proceed.

Respectfully Submitted,
TRAUTNER GEOTECH



Jason A. Deem, PG
Principal Geologist

PN: 25278P
August 5, 2025

Page 6

Payment for our work is due upon presentation of our invoice. Accounts not paid within 30 days will be charged an additional 3.0 percent per month. The client agrees to pay collection service costs and attorney fees incurred by us in collections of amounts due us. Your signature below indicates that you understand the payment requirements and all other terms, conditions and limitations presented in this proposal.

Please sign below to execute this proposal.

PROPOSAL ACCEPTED BY: Lloyd Swartz
Lloyd Swartz (Aug 5, 2025 16:54:39 MDT)

An electronic signed copy of this agreement must be received by our office to initiate our study.

2025 FEE SCHEDULE

Personnel				Concrete, Grout, Masonry Testing			
Senior/Principal Engineer/Geologist	\$	180.00	per hr.	Concrete Compressive Strength (C39)	\$	31.00	per test
Project Engineer/Geologist	\$	150.00	per hr.	Concrete Compressive Strength (set of 5)	\$	155.00	per set
Senior Project Technician	\$	130.00	per hr.	(If cylinder is molded by others)	\$	47.00	per test
Staff Engineer/Geologist	\$	110.00	per hr.	Gunitite/Shotcrete Panel Core Drilling	\$	140.00	per hour
Project Technician (1 hr min)	\$	93.00	per hr.	Concrete Core Drilling (Incl. Equipment Fee)	\$	210.00	per hour
Clerical/Drafting	\$	93.00	per hr.	Core Compressive Strength (C39)	\$	66.00	per test
Overtime (See Note 1 Below)		1.5x hourly rate		Concrete Masonry Unit Specific Gravity	\$	66.00	per test
Expert Testimony (See Note 2 Below)		Price on request		Concrete Masonry Unit Strength (C140)	\$	66.00	per test
Special Inspector (See Note 3 Below)		Price on request		Masonry Unit Prism Strength/Set of 3 (C1314)	\$	558.00	per set
Miscellaneous Fees				Mortar Cubes Strength(per set of 3) (C109)	\$	144.00	per set
Per Diem	\$	68.00	per day	Grout Prism Strength (per set of 4) (C1019)	\$	192.00	per set
Lodging		Cost + 15%		Earth/Adobe Block Compressive Strength	\$	70.00	per test
Nuclear Gauge Use Fee (T310)	\$	5.00	per test	Maturity Meter Sensors	\$	60.00	per sensor
Mileage (See Note 8 Below)	\$	0.67	per mile	Concrete Beam Strength (C78)	\$	65.00	per test
Laboratory Soil Testing				Laboratory Aggregate Testing			
Sample Preparation	\$	93.00	per hour	Moisture Content (C566)	\$	24.00	per test
Dry Prep Atterberg (D4318)	\$	131.00	per test	Sieve Analysis (C136) 1 inch minus	\$	149.00	per test
Natural Density (D2937)	\$	24.00	per test	Sieve Analysis (C136) 3 to 1 inch minus	\$	186.00	per test
Standard Proctor (D698-A)	\$	149.00	per test	Sieve Analysis (C136) larger than 3 inch minus	\$	224.00	per test
Standard Proctor (D698-B or C)	\$	233.00	per test	Rodded Unit Weight (C29)	\$	103.00	per test
Modified Proctor (D1557-A)	\$	186.00	per test	Sodium Soundness (C88)	\$	391.00	per test
Modified Proctor (D1557-B or C)	\$	279.00	per test	Fractured Face Count (D5821)	\$	112.00	per test
Proctor One-Point Check (T272)	\$	93.00	per test	Flat and Elongated Particles of Agg. (D4791)	\$	112.00	per test
In-House Proctor Use Fee	\$	100.00	per test	Sp Gravity and Absorption Coarse Agg. (C127)	\$	140.00	per test
Swell-Consolidation (D4546 or remold)	\$	372.00	per test	Sp Gravity and Absorption Fine Agg. (C128)	\$	186.00	per test
Sieve Analysis (D6913)	\$	156.00	per test	Los Angeles Abrasion Small size (C131)	\$	279.00	per test
Specific Gravity (T100)	\$	168.00	per test	Los Angeles Abrasion Large size (C535)	\$	335.00	per test
California Bearing Ratio (D1883) Incl. Proctor	\$	582.00	per test	Sand Equivalent (D2419)	\$	149.00	per test
Hydrometer (D7928) Incl. Sieve	\$	279.00	per test	Salt Content of Sanding Materials (CP4216)	\$	159.00	per test
Natural Moisture (D2216)	\$	24.00	per test	Laboratory Crushing (per hour)	\$	93.00	per test
Direct Shear (3 pt Residual) (D3080)	\$	465.00	per test	Exploration Drilling			
Unconfined Compressive Strength (D2166)	\$	117.00	per test	CME-55 Truck Rig (2wd)	\$	250.00	per hour
Falling Head Permeability		Price on request		CME-55 Mobilization	\$	4.00	per mile
Triaxial Shear		Price on request		CME-45 Track Rig	\$	300.00	per hour
R-Value (HVEEM)		Price on request		CME-45 Track Rig Mobilization (+\$300 flat fee)	\$	4.00	per mile
Asphalt Testing				Track Rig Mobilization Flat Fee	\$	300.00	per project
Asphalt Cement Content (CPL5120/T308) incl. H2O	\$	205.00	per test	Crew Travel	\$	186.00	per hour
Maximum Theoretical Sp. Gravity (CP51/T209)	\$	186.00	per test	Subcontracted Drilling Services		Price on request	
Sieve Analysis of Ext. Aggregate (T30/D5444)	\$	149.00	per test				
Asphalt Core Drilling (Incl. Equipment Fee)	\$	210.00	per hour				
Core Sp. Gravity (T166)	\$	47.00	per core				
Binder Ignition Oven Correction Use Fee	\$	400.00	per project				
Marshal Series		Price on request					

Notes:

- Overtime charge increase for work done on Saturday, Sunday, night work and other off normal shift hours = 1.5x normal hourly rate. Off normal shift hours include any time before 7am and after 6 pm. Holidays billed at 2x normal hourly rate.
- Services associated with expert testimony will be invoiced at 2x for testing and 2.5x for personnel.
- Special Inspection hourly rates vary based on the services provided and typically range from \$100-150/hr. We can provide a cost estimate upon request. Subcontracted Special Inspections will be billed on a cost + 15%.
- Compressive strength fees include density, trimming and capping, as necessary.
- Track rig mobilization will be invoiced on a per mile basis + a \$300 flat fee.
- Subcontracted fees (i.e. backhoes, rental equipment, etc.) will be invoiced at cost + 15%.
- Reissuance of reports or sending reports to clients or others after original report submittal will result in Administrative Fees.
- Mileage based on current government mileage rate and may be adjusted when government rates are adjusted.

dudley ashwood, p.e.
c i v i l e n g i n e e r

August 7, 2025

ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) PLANNING

PROPERTY: OVERLAND ESTATES
 CR 110
 SILVERTON, CO

Limited exploratory soil testing by others finds that shallow groundwater conditions, at 3.5' +/- below grade, exist in some areas where on-site wastewater treatment systems (OWTS) may be planned.

Shallow groundwater at less than 4 feet below grade is a site condition that requires the use of a mounded sand filter for an OWTS. When properly sited, designed, constructed, operated and maintained, mound sand filter systems provide an effective method of on-site wastewater treatment.



Phone: 304-344-9875
Fax: 304-344-0852
www.eandhmanufacturing.com



President – David Haney
Vice President – John Ellison
Office Mgr. – Jeff Underwood

8/7/25

Mr. Lloyd Swartz
Camino Real Estate Holdings

Dear Mr. Swartz,

Regarding the soil integrity of the bearing surfaces for our bridges, of the over 70 bridges we have sold, throughout fourteen states, we have never had this come up as an issue. We have also never had this become an issue during the extended use of any of these bridges. However, we will attempt to help you any way we can.

We have contacted our engineering firm in an attempt to secure contact information for you so you can obtain the necessary report to satisfy your due diligence. The engineers we used for the bridge design may not be the same engineers that will need to look at this issue. The geotechnical report you provided for your site may be useful in determining that the bearing surfaces are adequate.

Since every site has its own characteristics, we cannot make blanket statements about this issue. Each customer is responsible for their own installation, and therefore does their own due diligence in regards to this matter. Once we are given the proper contact information for an engineer that may be able to assist you, you can explain what you need and fulfill the due diligence you are being asked to provide.

We appreciate working with you on this project. We will be in touch as soon as we have something.

Sincerely,

A handwritten signature in black ink that reads 'David Haney'.

David Haney



Project Narrative

Proposed Overland Estates Subdivision Agreement

With Driveway Improvements and Bridge Building Permit

Owner/ Applicant Name: Lloyd and Esther Swartz of Albuquerque NM

Project Location:

ANGLO SAXON PLACER - 16687, ANGLO SAXON #1 - 16687, ANGLO SAXON #2 - 16687, ANGLO SAXON #3 - 16687, ANGLO SAXON #4 - 16687, ANGLO SAXON #5 - 16687, ANGLO SAXON #7 - 16687, MONARCH - 884, FREYA - 17255, MIDNIGHT SUN - 17255, RUBY - 17255, TRANSVAAL - 17255 approximately 3.5 Miles from Silverton on County Road 110 just before the Aire lodge on the right and left.

County, Township 42 North, Range 7 West in Sections 66, 67 and 36.

Elevation: Subject property varies from 10,000' to 11,200'. Development Permit work is all below 11,000'

Overview and History of Project.

The applicants to this land use permit are preparing to build a full-time residence within 2 years at Ravens Nest 2.5 miles south of Silverton on Highway 550 on the Prince Edward Claim. This was a part of a similar project completed in 2019 - 2020 where we adjusted 8 claim boundaries and connected roads and access resolving several community concerns. After successfully finding others to purchase the 7 other claims, we decided to keep an eye out for other quality properties in San Juan County that could be developed similarly.

In October 2022, we purchased the Anglo Saxon and Transvaal properties. Lying along County Road 110 they provide exceptional potential build sites with year around plowed road access. The prior owner had plans for **large scale** development that he never completed. We purchased the property with the intention of establishing 12 potentially year around home sites in a responsible manner.

By planning practical development on these 12 claims;

- We are able to limit the construction of new, future access roads.
- We are establishing permanent access and defined work area for the Anglo Saxon mine cleanup work.
- We are able to have a single Land Use Permit to establish roads and make practical adjustments to boundaries instead of potentially 12, saving local government time and resources.
- All properties will have access sufficient for recreational use, forest management and planning for future owners, with safe, permitted building envelopes.

- We were able to design well thought out roads and driveway access to each parcel at once, minimizing impacts to the wilderness, historical structures and view sheds.
- Establish rare, *YEAR AROUND* accessible properties that are more financially beneficial to the community than back country properties that are in-accessible for 6 months or more of the year.
- Preserve 50% of the land through a Conservation Easement or Green Space, protecting prime back country recreation and Wildlife Habitats.
- Provide easements for neighboring property owner's needs.
- Provide year around, heavy duty bridge access for sites across Cement Creek as well as the existing cabin on an adjoining parcel, including fire and rescue.
- Provide additional access for San Miguel Power Line Maintenance.
- Protect Significant Fen Emerging and High-Altitude wetlands via use of Green Space and subdividing lower portions of the Parcel to protect those areas.
- 50 Acres of prime, county road lined property would never have been developed as one or 2 build sites. We believe our plan is the least impactful of any potential proposals, and stops short of a higher density subdivision proposal.

Overall Community Benefits:

Since our first project much has changed in San Juan County. Silverton has been "discovered", as well as ski area expansions are in the works. These changes have led to a need for all types of housing, including safe, buildable lots with access. These 12 parcels are located in a prime location between the town and the Silverton Mountain Ski area with extensive, ongoing development within this designated economic development corridor. And given the vast amount of public lands in San Juan County, mixed with geological hazards viable potential parcels for residences are in demand.

By granting approval for this basic subdivision the local community also secures over 50% of this project acreage in its current state, preserving view sheds, habitat and recreation areas. Existing roads will continue to be kept open to the public

Applicants are seasoned back country, off-grid, mountain residents who have lived in the high country of New Mexico and Colorado most of their lives. With hands on experience in another back country development in San Juan County and New Mexico they are quite adept in overcoming challenges and taking care of the land.

Applicants are planning for long term water improvement projects with the EPA and providing access and parking to other land owners and community members. Carving this area out as Green Space provides for development of 12 parcels without having to broach the EPA

access and development issue each time a permit is applied for. The EPA is considering this as a potential National Model!

Quite possibly, the most important benefit to this project is the future potential for 12 new tax paying homes in San Juan County that is *YEAR AROUND ACCESSIBLE*. That cannot be emphasized enough as most other back country locations are simply resulting in homes with roads that are not plowed and may never be feasible to plow or access by any means in the winter. This means, these homes are only occupied a few weeks or months of the year.

And the Demand is HIGH! We have been contacted regularly by interested parties who wish to build year around residences to work and live in San Juan County since purchasing and proposing this project, including referrals from various Silverton residents. Unfortunately, many parcels and lots are priced outrageously high in the county, and ours will be priced below others to be more obtainable.

Proposed Development:

Rather than a large-scale development or spread-out development over ever increasingly high mountain parcels with challenging access we propose to create a subdivision with 11 of 12 claims so that we can establish 4-5-acre parcels in the lower, safer, year around road accessible areas. Proposed Subdivision will **NOT** increase the number of **DEVELOPABLE** parcels. There are currently 12, and there will be 12 after re-platting. Driveway and community road improvements would begin August of 2025. An access bridge is proposed and will require building permit, but does not need a foundation.

Reasoning for swapping 12 claims for 12 buildable valley parcels:

Boundary adjustments are being made in order to;

- Simply put 50 acres of prime, valley flat land along a plowed county road WILL BE developed. Our proposal is the least impactful way.
- Adjusting the highest parcels to have lower elevation, potential build sites reduces future planning headaches, preserves view sheds, provides more useful year around accessible home sites, creates significant preservation of pristine acreage and wildlife habitat, limits new roads, creates legal access for all parcels, creates safer build sites, and drops all potential building sites below 11,000'.
- To generally avoid difficulties between San Juan County Planning Commission and Commissioners with future land owners.

Future Improvements:

Immediate plans include improving and grading as needed, the existing network of old mine roads across these parcels as well as installing 2 sections of new road to connect the existing road network on the Anglo-Saxon Placer North to the South End, including a heavy traffic rated bridge. Roads across claims will be filed as ROW's for future owners, and current cabin owner. Approximately 1,200 feet of new road will be created in 2 locations. Approximately 1700' of existing road will be improved, regraded as needed. Road section to Anglo Saxon mine tunnel will remain abandoned or no longer maintained unless the EPA elects to utilize it. A future road by others will improve EPA access, not a part of this application. The standard for all new roads is to be passable for a heavy, straight truck to assist in potential future home construction, as well as allow for emergency vehicle access to all properties. Bridge will be rated for over 80,000 lbs.

Road alignments are laid out as to be screened from view from County Road 110 as much as feasible.

An Easement will be granted for the owners of the Prodigal Son to access their existing trail without crossing through the EPA site. Permit will be applied for separately by them. See survey.

An Easement has been granted for the Aire Lodge for safe, winter time parking. (Approved already by the County)

A significant, ongoing effort will be made to remove dead and dying trees resulting from over growth of the forest and past beetle infestation across the property.

Mandatory participation or sharing of cost in ROW road maintenance will be included in deeds of sold parcels in the future to insure safe, continuously maintained ROW roads.

Zoning: Mountain

Mining District: Animas

Septic Service:

At this time, there are no proposed septic systems. In the future, septic systems for individuals will be required to be designed according to San Juan Basin Health Department (SJBH) specifications by a Colorado licensed engineer. As required by SJBH, the septic systems will be designed in accordance site specific per rate for the number of bedrooms. It is anticipated that SJBH will require the Septic to be engineered.

See Attachment M from Septic Engineer

Access:

There will be numerous access points. Access points were walked with former Road Supervisor, Louis Girodo in May of 2023. These include;

- New Road to bridge from CR 110 on East Side connecting to existing road near existing cabin.
- Existing Road on West Side to Parcels from CR 110
- Existing Road on North East End to complete loop through Placer Claim
- Existing Road across bench from County Road 61
- See survey for exact locations
- Access to CR 61 which is currently maintained by the county will remain open until the end for public use to the conservation easements.
- Access onto the Anglo Saxon Placer via the new road may be restricted to private community and official use in the future.

Water Service:

Significant surface water rights for these parcels do exist, and the lots are large enough for individual wells. There are indications the Bonita Peak Basin is less consistent in this area and sources of clean water including surface water sources appear throughout the property. A poof of potability study for a surface source on the East side of CR 110 and a spring on the West Side of CR110 was conducted and found good potability with minor treatment for the Porcupine Creek water source. See attachment X. If a well does not provide good water to a lot this source may be utilized. A letter from an attorney has been provided verifying water rights can be transferred from the last owner of the property to the applicant. A utility easement is laid out for all lots from sources in case its needed.

A test well was drilled at the North End of lot 11 and delivers 15-20 GPM of treatable water. 50GPM under pressure. Green analytics tested the water and has been added to attachment X. They consider the water safe with no bacteria and low heavy metals. Other lot owners should have similar results by drilling to similar depths of 60' from the valley floor. While not utilized by us the electromagnetic heat map can also help pick better drilling locations. We learned of it too late.

Despite the water being safe to drink, Iron is elevated and homes should install a whole house filtration system to treat the iron issue. Otherwise plumbing and appliance damage may occur. An under sink reverse osmosis unit could also be selected to improve TDS and Sulfates for a better taste. We have included data sheets and a letter from a Durango water treatment supplier that creates custom solutions. Individual wells should be tested after installation as needs may vary.

Cost for both systems is approximately 2400.00 plus installation. I have included information for an acid neutralizer as well which could be used for the surface water source if it is selected at some point. That would add approximately 1700.00.

HOA requirements have been updated to include clean water sources must be shared between lots in case someone is unable to obtain treatable well water. A Real Estate Lawyer will draft final language.

See attachment M from Engineer

See attachment S Water Rights Decree

See attachment X Water Test Results

Electrical Service:

Power is available all along the property line on the Anglo Saxon Placer for future owners to tie into. Cable and Phone is available on the opposite side of the road to tie into as well. We expect many owners especially on the East Side of CR 110 to choose solar, with great sun exposure.

See Attachment T San Miguel Power Will Serve Letter

Solar Electric Use:

I was asked in a Sketch Plan Meeting to discuss the use of solar, its merits, and design considerations. In New Mexico the applicants live in an off-grid subdivision of 24 homes. Homes have been built off-grid since the mid to late 1970's and the technology has evolved immensely. Some seek off-grid living for its perception of being green, or the security of unlimited water and power, or just so they can live in amazing place. With in the last 20 and especially 5 years technology has enabled hassle free off grid living. A properly installed solar system can take care of anything you wish. In New Mexico we can go 4-5 days with out sun, and run 2 swamp coolers all night. As the technology has accelerated its no longer about can you live off-grid, or will I have enough volts in the morning, but what else can I do to eliminate the use of fossil fuels. Examples include an electric boiler for day time heating, electric dryer vs gas and so on. I have attached a separate handout with some calculations, photos of our current home and other homes in our neighborhood. The applicants have a consultant available for those that choose solar electric.

See Attachment W solar design and case studies

Historic Structures:

There are no historic structures of significance on the property, except the Cribbing wall in front of the Anglo Saxon and small shed. In the Monsoons of 2024, the wall collapsed and the wall was permanently removed by the EPA. This area is isolated as green space as well.

Tree Clearing:

The extensive, existing road network will see VERY minimal tree removal focused primarily on dead trees that regularly fall across roads and some trees that have grown up close to the roads over the years narrowing the roads too far in places.

Trees will be cleared as needed to establish approximately 1,200' of new road across the claims. Road locations have been selected to minimize tree removal whenever possible. Only one section of approximately 80 feet will see any significant tree removal!

Owner prefer to stock pile logs for firewood use and chip and spread small debris as opposed to dangerous burning.

Tree removal estimates count any trees over 2" in diameter. In some places there is a huge over growth of small trees that inflates the numbers. Road lay out took in to account wetland, road functionality as well as minimizing large tree removal. Some areas are very shady and wet and create a ripe habitat for overly dense tree growth.

See Attachment Q for Locations and Estimate Tree Removal Quantities

Surveying:

There are no modern, complete surveys of these parcels and Southwest Land Surveying is surveying all parcels, pinning corners of adjusted parcels, laying out the EPA parcel, new and existing roads, and easements for other property owners. A preliminary survey with over lays is included in this application, with final work to take place after approval. After county approval of this proposed Boundary agreement the County/ Project Surveyor Dirk Hatter will be submitting a new Survey Plat to file at the County Court House.

Subsurface and Geo Hazard Conditions:

Subject mining claims lie on Ohio Peak and along the Cement Creek Valley. There are no known landslide, snow, or rock slide areas that threaten likely build sites. Attachment A shows snow slide relationships to parcels.

The County Geological Hazards Map Indicates the subject property is CST or colluvial slope accumulated areas from Colluvium or Glacial Sources. This can indicate potential land slide issues, however as is typical this map is not very reliable as it paints broad brush strokes over huge areas. In person observation is important as well as more detailed analyses when a build site is proposed. (Not a part of this application except for bridge)

Actual observations for the purposes of potential build sites in project area indicate more of a shallow, bedrock underlying base on the West side of 110 including the bench.

In some areas CST is quite accurate for the hills East of the property line, but that is outside the scope of this proposal and potential build sites on relatively flat ground without the ability to slide.

The site was visited by a Licensed Geotechnical Engineer. The only significant issue is a historic land slide on lot 6 that ends before lot 8. While it does not threaten a build site, steering clear of this hill for building a cabin is a good idea, and the building envelope reflects this.

See Attachment K. Troutner Geotechnical Report

Anglo Saxon Mine

This property contains the Anglo Saxon Mine. This previously inventoried Bonita Drainage Mine has had work as recently completed in 2023 to re-direct run off to naturally existing settling ponds, and away from Porcupine Creek and Mine tailings. At this time there is no "final decision on remediation", however it is unlikely much more work will happen. I met with Athena Jones, Mark Rudolph and others on site. And discussed the current situation and what should happen moving forward. The EPA continue to occasionally dredge the ponds every 5 years or so from the road. Additionally;

- We discussed keeping all development a reasonable distance away, and mapped out comfortable perimeters taking many possibilities into consideration. (i.e.: Test holes, future access needs etc.)
- Re-locating the prior planned easement (by prior owner) for The Prodigal Son which was completed.
- And we laid out a perimeter which was later surveyed to isolate the Anglo Saxon mine from the other claims, reducing future administrative work loads and isolating the property as a single point of contact and ownership. This could be a model to be used moving forward on other projects. This will be maintained as Green Space.
- Based upon these discussions and commitments they would write a clearance letter in support of this project since there is currently a hold on this property due to the un-completed reclamation. Letter to be issued after application for permit is submitted.
- No mine contamination exists outside of the set aside green space areas for reclamation.

See attachment M Consent for Access letter from the EPA

Wildfire Analyses:

Wildfire is a serious concern in any wildlands interface, with the problem of wildfire growing for numerous reasons. However, at the generally high elevation and wet nature of San Juan County combined with regular tree less fire breaks leads to limited, and small acreage fires, primarily as a result of lightening. As a contrast to dangerous conditions in nearby La Plata county.

Writer of this proposal and specifications did not have access to planning department excepted wildfire analyses publications. However, as of 2017 the Colorado State Forest service utilizes an updated portal that is extremely detailed. The subject property falls into moderate to high risk factor categories.

Taking a close up look at the property, you have Grassy Gulch, Cement Creek and County Road 110 as fire breaks. Access to creek water and nearby storage ponds is available.

The San Juan County fire department is 3.6 miles via State Highway to subject property, so fire protection and response is adequate. Access roads will be un-paved but accessible to any vehicle.

A bridge rated to handle fire trucks is including in this proposal.

Dead trees and pine beetle damage are relatively low in this area, and efforts to remove dead trees during development as well as clear ladder fuels will be made.

A secondary escape route across the creek from the East side of the Saxon Placer will be re-graded and maintained for emergencies. Other road distances to county road 110 are relatively short. Additionally open meadows could provide for safe zones in a fire emergency.

Off Country Road 61 build sites can access the road in 2 directions, providing an alternative means of egress.

The following pre-cautions will be utilized in construction for future building permit requests;

- Create fire breaks around homes.
- Utilize fire resistant home construction including Logs which are of the highest fire rating and metal roofing.
- Thin property and remove excessive dead trees.
- Create firebreak roads on property with fire protection access.
- Maintain defensible zones for future structures.
- Utilize removed trees for firewood.
- Utilize "smart" remote monitoring fire detectors.
- Maintain access to lower emergency egress route via power line road.
- Maintain a water wagon in the community for small fires to prevent them from becoming big problems.
- Recommend Haney Hydrants will be recommended
- 2 ponds that stay full year around are in set aside green space for firefighting. See Plat
- **Should the San Juan County fire department request it, a float pump will be purchased**

upon construction of the first year around residence and stored in a suitable locker near the ponds. Pump to be tested each summer and drained before winter and is the responsibility of all HOA Members.

- The test well dug as part of this application process on lot 11 shall have a suitable pump capable of delivering maximum flow installed once the first home is built. Size and equipment to TBD. Pump may be powered by an agricultural well pump type solar system or from lot 11 with hydrant style connection of at least 1" Or may be a serviced gas powered external pump drained and stored securely next to the well to boost pressure and GPM to 50-75 GPM. Access to the well and hydrant must be maintained by HOA year around including snow removal. Hydrant shall be identified with a tall, red, metal flag and be painted red.
- San Juan County fire department has requested a 4' W fire line between county road 110 and lot 11 to facilitate movement of personal and equipment in case of fire once a home is built. This will be the lot 11 owners responsibility and deed restricted.
- New Road will be 24' W with Hammer Heads and turn arounds suitable for a fire truck.
- Road will be compacted and durable enough for fire trucks, and proof rolled with a tanker under the watch of a Troutner Geo Tech Engineer. Final report to be issued to San Juan County upon completion.

Avalanche Hazard:

San Juan County has a rich history of avalanche danger, not to be taken lightly when planning a residence, with 2019 demonstrating just how powerful they can be in particular. In the case of the subject mining claims;

- Several of the proposed adjusted parcels do overlap The Grassy Gulch Slide #43 Pages 225-226 of the Atlas. (also see our overlay) As well as small runs on the Anglo Saxon Mine Side that either do not exist in reality, or are of much smaller coverage then the map shows. However in no instance do they come close to potential, flat build sites.
- The Grassy Gulch slide relatively minor avalanche run is relatively skinny and parcels have buildable sites far outside of this slide path.
- An existing cabin has existed for decades in a blue zone right near the outlet of this path with no issues.
- Discussions with an avalanche expert indicated this run is well mapped and no further study is required. The exception would be if a future permit applicants selected a build site in a Blue Zone type area in which case San Juan County may have to require a study for that specific application. Under this proposal we do not select as exact build sites and further confirmation of hazards would be up to future owners.
- The only other mapped slide path on the property is Porcupine Gulch map 47, pages 178-179 of the Atlas. This path runs out over the Anglo Saxon mine site and is not likely relevant to any future parcel build sites. There is NO significant indication of avalanche with in the last 100 plus years in this run.

See attachment A: Avalanche
See attachment B: Geo Hazard

View Shed:

In some areas of San Juan County view shed impacts can have a negative effect on the environment for visitors. These parcels were partially chosen because and future construction could be easily screened. Overall building locations are well screened by trees and away from any customarily visited locations to be seen without some effort and should any future buildings be viewed; the type of construction may be dictated by the San Juan County planning commission at the time of building application permit submission.

Potential view point locations analyzed for these parcels;

- County Road 110 – See attached photos of selected potential build sites for reference. The 5 Parcels West of 110 have a nearly 0 percent chance of being visible. Potentials spots on the East Side will vary from slightly visible to nearly impossible.
- From Existing Cabin – Trees provide excellent screening for all parcels and it is difficult to view the existing cabin from most places on our parcels.
- Ridgelines – Potential building envelopes may more closely be reviewed at the time building permits are submitted. However easy set back from any ridgeline edge is possible.
- From Parcel to Parcel – Minimize visibility between potential cabin sites.
- Story Poles erected – 3 Photos each from CR 110 and 1 photo each outward towards CR 110.

See attachment C Access Photos

See attachment D Lot/ Parcel Photos

See attachment D Story Pole Photos

Wetlands:

As the Placer claim has Cement Creek Running through it and we must cross the creek we engaged the services of SME Engineering to evaluate the entire Placer Claim where roads will run. Their inventory and map is attached. The new Bridge Crossing of Cement Creek will NOT impact a wetland as both sides are not wetlands and this will be a clear span. However, while no traditional wetland issues were un-covered, there are some Fens on the property. As a result, new roads were re-surveyed and re-laid out several times to make sure no Fens **OR** traditional wetlands would be disturbed. The hard work applied to this process has resulted in a more environmentally friendly road lay out. We managed to reduce impacts to a whopping .03 of pre-emergent wetlands, primarily rocky soils with some wetland type plants. No other important habitats were inventoried. One additional parcel was re-structured to make sure quality potential build sites exist outside of the Fen areas which will remain open between parcels for wild life or potentially horses.

Initially an Army Corps of Engineers 401 permit was applied for, but rejected in favor of a basic Nationwide Permit due to lack of impacts. Nationwide Permit Verification (SPA-2023-00492) this permit requires no other action other than to minimize impacts as proposed, and stay away from mapped Fens. Soil samples were taken for confirmation.

See attachment E SME Aquatic Survey

See attachment F Army Corps Nationwide Permit

Bridge:

As the only current access to the North Side of the property is via driving across Cement Creek. A single lane, beam and timber bridge has been designed by E & H manufacturing to provide access across the river for parcel owners, the existing, neighboring cabin, construction and emergency services as well as power line maintenance. This is a Basic Timber bridge that blends well with the environment. See attached design and engineering from E & H Manufacturing. This bridge system utilizes 2 40' sections of pressure treated and tensioned timbers between steel beams. No footings are required, hence no wetland disturbance or flood issues. A Geo Test was undertaken to assure adequate soils and is attached. A Colorado engineering firm was contacted but since there is no concrete foundation the manufactures plans may be utilized. Think of it like the many rail car bridges in the county, only this one is engineered!

A few key points on this system:

- Design Meets HS 20-44 standards or 80,000 lb. 40 ton capacity.
- An optional drainage gravel will be utilized.
- Bridge may not exceed 2% slope
- 5' Overlap on land of bridge ends is mandatory and painted onto bridge sections.
- Owner will assist in yearly inspections of hardware and welds
- Tensioning of compression bolts must be checked every 10-15 years
- Owner has constructed much larger bridges in the wilderness prior.
- Bridge is well above the FEMA Flood Plane
- Troutner Geo Tech has tested the bearing soil and provided a letter in reference to this bridge installation.



See attachment G Bridge Engineers drawings
See attachment H Bridge Flyer
See attachment I FEMA Flood Map Overlay
See attachment J Bridge Survey
See attachment K Geo Tech Report

Road Construction Standards:

SWPPP Plan – As we will not be disturbing an acre or more a formal Storm Water Permit Plan is not required. However, great care will be taken to minimize impacts to Cement Creek during bridge construction, as well as any other negative run offs of silt.

Road Base – To every extent possible road will be constructed using native materials. Areas that are muddy will be rocked in and gravel or base course topping added as needed. In our experience rocking muddy areas to prevent stuck vehicles or sediment run off is the number one issue. Primarily on-site cobbles and native fill that needs cleaned up from the Airy Lodge project will be utilized. 3 Inches of crushed $\frac{3}{4}$ "-1" gravel will be utilized over top as needed.

1. Roads will be cleared and grubbed of native vegetation and Demetrius.
2. Deep mud holes or soft spots will filled with larger 6-12" broken rock and cobble sand mix overlay as needed.
3. In particularly problematic wet areas a geo grid textile may be installed.
4. 6"-12" of tested native rock and dirt fill as tested and inspected by Troutner Geo Tech will be added to top.
5. Surface will be sheeps foot rolled.
6. Exposed rocks over 5" will be removed
7. 2-3" of base course or gravel will be added as needed for smoothing the surface.
8. An engineers inspection of road will be completed via monitoring of a water tanker "Proof Roll" and submitted to the county upon completion.
9. Culverts are not generally expected but will be installed if required.

Culverts – None anticipated, but could be added for minor, seasonal drainages. Plastic culverts to be used if highly acidic run off is encountered, although none is expected.

Bridge – Engineered as a single lane steel beam and timber bridge that will hold heavy duty traffic including construction equipment and fire trucks.

Width – New Road to be 24' except for the bridge crossing on the entire new road from CR 110 to lot 4. This section will include several passing zones and hammer heads for large vehicles to turn around.

Geotechnical – Soil tests conducted for Bridge Abutments and other soil conditions in select areas.

Retaining Walls 4' or greater – None Anticipated, however approximately 4 feet of native fill will be used at the CR 110 connection. This connection will maintain appropriate slope and will not interfere with the count road in any way. A Colorado stamped and engineered design for Keystone is available if needed, up to 7' high (would require Geo Grid inspections).

Road Grades – No new roads will create with more than 8% Grade. Most sections are relatively flat. The driveway entrance off Highway 550 will be approximately 6% and the steepest grade encountered on new roads.

CR 110 -- Generally 2-3%

CR 61 to Parcels – 6-8% average with one short 40' section approaching 10%

Street Names – The Short Spur off CR 61 will be Quaking Aspen LN and the new road and old road combination from CR 110 to CR 110 will be Happy Trails.

The Preliminary addendum and added requested information binder on 8/7/25 includes the full proposal for engineer monitoring, advising and testing by Troutner Geo Tech.

Flood Risk Analyses:

While FEMA Flood Risk Maps do include Cement Creek, a few points should be made;

- These maps are typically a bit exaggerated as grades were not shot in on site.
- The Majority of the flood zone is essentially the creek bed.
- Cement Creek does not have a history of major floods.
- All FEMA zones are 100 year.
- Expanded areas shown on maps are all cobble bars with one exception
- Proposed bridge location is FAR higher than the 100 year flood zone at that location.
- All parcels have approval build sites outside of the mapped flood zone.
- Observations were made during 2023 peak run off, and never did the creek significantly enter even the cobble bar 100-year flood zones.

See attachment I FEMA Flood Map Overlay and Report and hydraulic study overlay of cement creek with new elevations from Wright Water Engineers for lot 11.

HOA

A limited HOA will be required to be established once year around habitation of property begins to primarily insure residents work together on road maintenance, water and snow removal as well as the maintenance of fire related equipment.

See attachment P sample HOA Guidelines

Snow Removal

I was asked to discuss snow removal and stowage considerations. With small lot, in town formal subdivisions snow storage can be a significant issue. But we are working with 12 parcels or potential build sites on approximately 70 acres, with 4-5 acre build sites. Because of this there is nearly unlimited room to remove snow or create snow piles.

A Solar Shade analyses was completed based upon 11:00AM and 3:00PM in December, and no lots or roads are shaded during that time. Areas shown as no light are not part of this project.

See attachment U- Solar Shade Analyses

Lot/ Parcel Layout Deviation

Willy Tookey pointed out that many lots are divided by roads. While we have created many revisions to our proposed plat, we are attempting to keep within 3 conditions;

1. Lots of 4 acres or more
2. Keeping 12 mining claims for 12 buildable lots and not adding more.
3. Avoid building sites that are hazardous, avoiding Fens and Emerging Wetlands, difficult to access places, or likely to see building permit rejected at a later date.

With these constraints, it's simply not possible to exclude a road crossing a parcel. Again, this is different than a large scale, in city subdivision where you plop a street down the middle and have lots on either side of very small size. Many lots would have to be divided into smaller than 4 acre parcels, both triggering impractical subdivision development requirements as well as a density that owners and County citizens do not want to see with in the back country.

Affordable Housing Requirement

This is yet another requirement that makes no practical sense for a mountain subdivision. Custom homes are typically more expensive to build in the back country due to installing Septic and Water, as well as other conditions. Nor are we building any homes. While we could argue some lots will be priced less than the others, and call it "affordable housing" I feel it's a bit disingenuous. Some sort of negotiated, reasonable contribution towards affordable housing efforts in a more practical location in town could be an option. As communities in Colorado come to grips with affordable housing issues, one fact remains across the research spectrum, and that is less housing equals bigger problems. Restricting responsible development of any kind drives up prices in a supply and demand economy. San Juan County needs all the housing and buildable lots that can be found to provide for housing needs of all types.

Applicants will pay 10% of lot sales at time of closing into the affordable housing fund according to the request from San Juan Housing.