



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7) *Will provide upon hearing setting
- 11. Certificate of Surface Development (pg. 8-10) *N/A

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary *N/A
- 3. Solid waste transfer station* *N/A
- 4. Solid waste composting facility* *N/A
- 5. Scrap tire recycling facility* *N/A
- 6. Inert fill* *N/A

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input checked="" type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TENANT

Name(s): Phone #:

Address: City,

State, Zip: 2nd

Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Date:

Oh Behalf of Brannan Sand and Gravel

Name: Signature



Christine Francescani
(303) 894-4435
CFrancescani@fwlaw.com

November 3, 2023

Adams County
Community and Economic Development Department
4430 S Adams County Parkway
Brighton, CO 80601

RE: Brannan Sand and Gravel Application for Conditional Use Permit at 301 W 60th Place

Dear Adams County Staff,

I am pleased to submit this Conditional Use Permit application on behalf of Brannan Sand and Gravel. Please find a written explanation below, and application and supporting materials included here. The direct contact for this application will be Sherry Sickles, (303) 894-4455, ssickles@fwlaw.com.

Best regards,

s/ Christine M. Francescani

Christine M. Francescani
Fairfield and Woods, P.C.

CMF/kh



Christine Francescani
(303) 894-4435
CFrancescani@fwlaw.com

Written Explanation of Project

Brannan Sand and Gravel's proposal is for a 5-year Conditional Use Permit for temporary recycling operations and overheight stockpiles 301 W 60th Place pursuant to §§ 2-02-09-07-06 and 4-11-02-04-09:2 of the County's Development Standards and Regulations.

This application follows issuance of Temporary Use Permit, TVM2023-00028, on October 30, 2023, and is intended to allow continued temporary operation of the concrete plant following the expiration of the 90-day Temporary Use Permit. The plant is necessary to provide concrete and materials for adjacent projects, including the Adams County and CDOT improvements at I-76, the Colorado Boulevard capital improvement project, and the 56th Avenue widening and York Street phase 2 projects. *See* § 4-05-02-03-04, DSR.

During the time that Brannan operates under the Temporary Use Permit, Special Use Permit, and Conditional Use Permit, Brannan intends to process a PUD and subdivision application with the County, under which the ultimate use will be permanent and site improvements will be made. At the time of approval of the PUD and subdivision, Brannan intends to relinquish permits in place that are no longer relevant.

Notice to Mineral Estate Owners

At the time the public hearing on this application is set, pursuant to C.R.S. § 24-65.5-103(1)(a)(II), the applicant will provide the required notice to mineral estate owners and certification of such notice to the County.

Water Services

Water and sanitary sewer service will be provided through North Pecos Water & Sanitation District, and a will-serve letter is included with this application.

Waste Services

United Rentals will provide the site with portable restroom service, and a rental cost quotation is included with this application.

Waste Connections Inc. will provide the site with trash service, and a will-serve letter is included with this application.



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Electric Service

Electric service will be provided by Xcel Energy, and a will-serve letter is included with this application.

Flammable Gas Overlay

A report on the flammable gas investigation performed at this site is included with this application.

Stormwater Requirements

Brannan will comply with all applicable stormwater requirements.

State Permit Requirements and Applicable Law

Brannan will ensure compliance with all applicable State permit requirements and applicable law, including but not limited to requirements regarding air, water, soil, hazardous materials, waste management, and noise.

Site, Operations, and Materials Management

The facility will consist of a low-profile portable concrete batch plant that is powered by connection to Xcel, with a temporary water source to support the production of ready-mix concrete. The plant will not require earthwork because the plant is portable, and the site's existing compacted grade is suitable for plant placement. Site operations will be from 6am – 6pm, Monday through Friday, and plant operations will be weather-dependent. The site will include stockpiles of raw aggregate material consisting of sand, pea gravel, and 57/67 concrete rock, and the interior roads of the site consist of concrete.

There will be a total of 102,000 tons of material onsite during the combined Special Use Permit and Conditional Use Permit operations, and under the Conditional Use Permit, Brannan is requesting that stockpiles be allowed to be over fence height, at a limit/total of 25 feet.

The site is currently entirely enclosed by an 8-foot high chain link fence with a gate that will be locked outside of operational hours; security personnel will also regularly monitor the site, and the site will have 24-hour CCTV. Pursuant to § 4-06-01-02-01-06, for the purpose of screening the property, Brannan will install heavy gauge PVC or vinyl inserts as needed.



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The power source for the concrete plant under the Conditional Use Permit will be service from Xcel.

There will be a truck wash out onsite, which will consist of a pit filled with water that is divided into three sections with weirs or slots at the top of the dividing walls. The wash out does not contain an oil-water separator. The weirs allow for water to carry over from section to section of the pit. The concrete trucks back up to the first section and wash out the drum and chutes. This water then dumps into the first section where the sediment settles to the bottom. As the pit fills with sediment, the water moves from section one to section two to section three. The water used to wash out is recycled and pulled from the farthest section or section three. As the pit fills with sediment it is cleaned out with the loader and site and fresh water is added to keep the pit at the required level.

No truck or equipment maintenance or repair will be performed at the site under the Conditional Use permit.

Water onsite will be utilized to control dust, and a sweeper will be used a minimum of two times per week to minimize off-site tracking.

Site lighting will be cast downward at the plant loading area and will meet OSHA standards.

Engine idling onsite will be limited to ensure compliance with applicable law.

At the time of site closure, Brannan will ensure compliance with all state, local, and federal law regarding site cleanup and disposition of all materials onsite. All equipment will be removed from the site and placed in a secure storage facility.

LEGAL DESCRIPTION: LEASE AREA

LEGAL DESCRIPTION: (FROM THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. N0041864-030-85B-ES DATED FEBRUARY 10, 2023 COMMITMENT)

PARCEL J:
A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

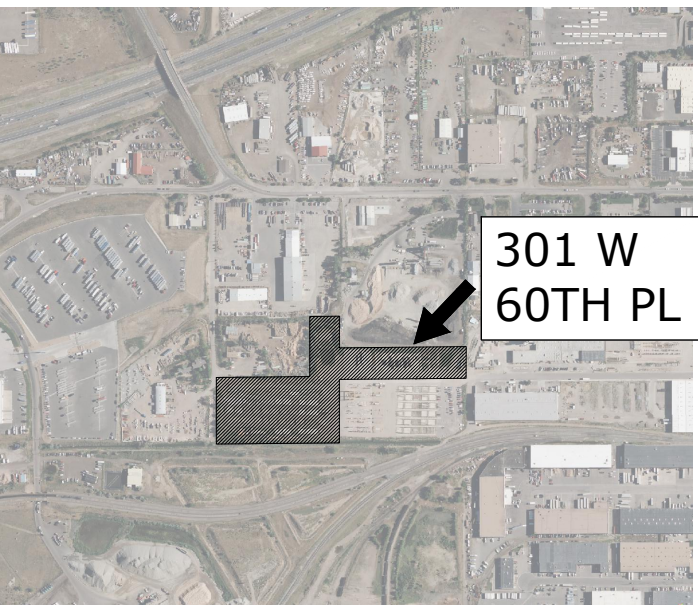
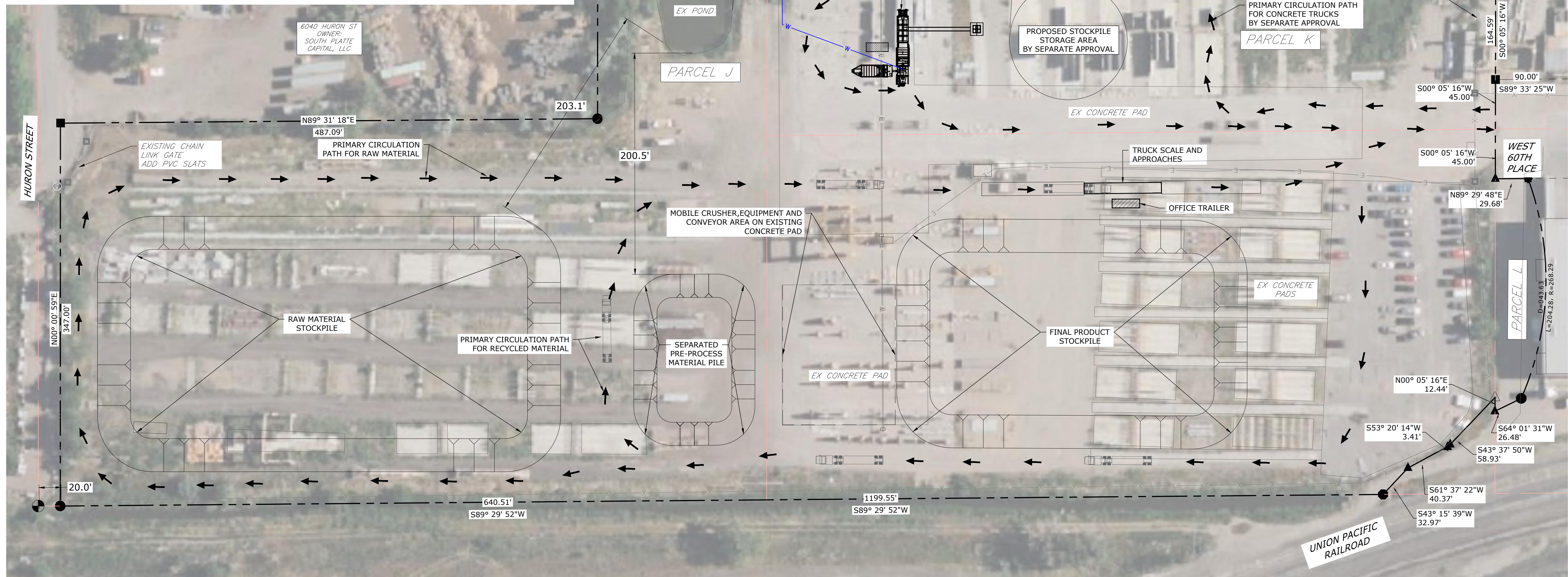
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, AND THE EAST LINE OF HURON ST. WHICH POINT IS 20.0 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH, ALONG THE EAST LINE OF HURON ST. A DISTANCE OF 347.0 FEET;
THENCE EAST, PARALLEL WITH THE NORTH LINE OF THE N 1/2 SW 1/4 NW 1/4, A DISTANCE OF 487.09 FEET;
THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID N 1/2 SW 1/4 NW 1/4, A DISTANCE OF 313.0 FEET TO A POINT ON THE NORTH LINE OF SAID N 1/2 SW 1/4 NW 1/4;
THENCE EAST, ALONG THE NORTH LINE OF SAID N 1/2 SW 1/4 NW 1/4, A DISTANCE OF 154.06 FEET TO THE NORTHEAST CORNER OF SAID N 1/2 SW 1/4 NW 1/4;
THENCE SOUTH, ALONG THE EAST LINE OF SAID N 1/2 SW 1/4 NW 1/4, A DISTANCE OF 330.0 FEET TO THE SOUTHEAST CORNER OF SAID N 1/2 SW 1/4 NW 1/4;
THENCE EAST, ALONG THE NORTH LINE OF SAID S 1/2 S 1/2 SW 1/4 NW 1/4 OF SAID SECTION 10, A DISTANCE OF 660.3 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 S 1/2 SW 1/4 NW 1/4;
THENCE SOUTH, ALONG THE EAST LINE OF SAID S 1/2 S 1/2 SW 1/4 NW 1/4, A DISTANCE OF 255.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD COMPANY;
THENCE SOUTH 58°58' WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 144.17 FEET TO A POINT ON THE SOUTH LINE OF THE SW 1/4 NW 1/4 OF SAID SECTION 10;
THENCE WEST, ALONG THE SOUTH LINE OF THE SW 1/4 NW 1/4 OF SAID SECTION 10, A DISTANCE OF 1199.55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PART DESCRIBED IN DEED RECORDED MAY 25, 2004 AT RECEPTION NO. 20040525000402220 AND RERECORDED AUGUST 11, 2004 AT RECEPTION NO. 20040811000750310.

PARCEL K:
THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL L:
A TRACT OR PARCEL OF LAND WITHIN THE SOUTHEAST 1/4 OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID SE 1/4 NW 1/4 LOCATED 74.33 FEET NORTH FROM THE SW CORNER THEREOF;
THENCE NORTH ALONG SAID WEST LINE 209.92 FEET;
THENCE EAST 30 FEET, MORE OR LESS TO A POINT 10 FEET EASTERLY AT RIGHT ANGLES FROM THE CENTERLINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY'S I.C.C. TRACT NO. 31C;
THENCE SOUTHERLY PARALLEL WITH SAID TRACT 200 FEET, MORE OR LESS, TO A POINT IN SAID RAILROAD COMPANY'S NORTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

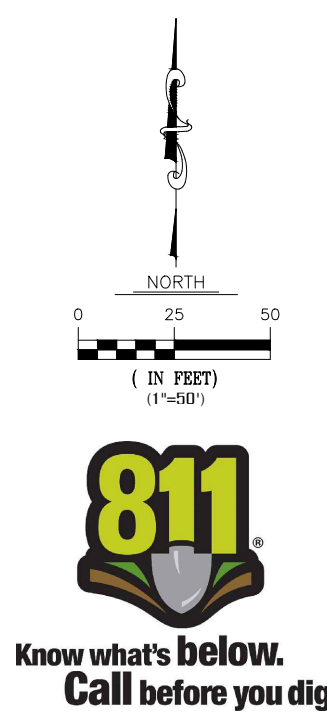
BASIS FOR BEARINGS:
THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST IS ASSUMED TO BEAR N89°29'52"E. ALL MONUMENTS ARE SHOWN HERON.



LEGEND:

PROPERTY LINE	---
LEASE AREA BOUNDARY	---
EX EASEMENT LINE	---
EX ASPHALT PAVEMENT	---
EX CONCRETE	---
EX CHAIN LINK FENCE	---
EX BUILDING/STRUCTURE	---
PROP WATER SERVICE	---

- NOTES**
- DRAWING CREATED FROM AERIAL PHOTO OF SITE, SITE RECONNAISSANCE, AND THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY NV5, JOB #223518-0000060.00, DATED MARCH 06, 2019. NO SURVEY WAS PERFORMED. DIMENSIONS AND LOCATIONS APPROXIMATE.
 - NO NEW GRADING/LANDSCAPING TO BE PERFORMED. GROUND COVER/GRADE TO REMAIN AT EXISTING CONDITIONS. CONCRETE PLANT TO BE PLACED ON EXISTING CONCRETE SLAB



8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



BRANNAN SAND AND GRAVEL
2500 E BRANNAN WAY
DENVER, CO 80229
(303)534-1231 (p)

WEST 60TH PLACE
TEMPORARY CONCRETE PLANT AND
MATERIALS RECLAMATION FACILITY
COUNTY OF ADAMS, COLORADO
CONDITIONAL USE PERMIT

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB DATE: 11-01-23
DRAWN BY: CMH
CHECKED BY: JAB
JOB NO.: 303.001.10
DWG NAME: 3030010CUP.dwg

SITE PLAN

SHEET:
C1.0

LEGAL DESCRIPTION: LEASE AREA

A certain parcel of land situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado, as shown on the attached map, being the same as described in the original lease agreement between the undersigned lessor and the undersigned lessee, dated and captioned as above, and as the same is more fully described in the original lease agreement, a copy of which is attached hereto for reference.



PROJECT LOCATION MAP



LEGEND:

- PROPERTY LINE
- LEASE AREA BOUNDARY
- EX. EXISTING TIRE
- EX. EXISTING ASPHALT PAVEMENT
- EX. CONCRETE
- EX. WOODEN FENCE
- EX. EXISTING STRUCTURE
- EX. EXISTING SIGN

NOTES:

- 1. EXISTING CHANGING ROOM AND SHOWER ARE TO BE DEMOLISHED AND REPLACED WITH A CHANGING ROOM AND SHOWER.
- 2. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
- 3. ALL EXISTING ASPHALT AND CONCRETE ARE TO BE REPAIRED OR REPLACED AS NECESSARY.
- 4. ALL EXISTING WOODEN FENCES ARE TO BE REPAIRED OR REPLACED AS NECESSARY.
- 5. ALL EXISTING SIGNAGE IS TO BE REMOVED AND REPLACED AS NECESSARY.
- 6. ALL EXISTING STRUCTURES ARE TO BE MAINTAINED AND REPAIRED AS NECESSARY.



CIVIL RESOURCES
3800 S. 100th Ave.
Suite 200
Denver, CO 80231
www.civilresources.com



BRANNAN SAND AND GRAVEL
1000 1/2th Ave
Grand Junction, CO 81505

**60TH PL TEMPORARY CONCRETE PLANT
COUNTY OF ADAMS, COLORADO
TEMPORARY USE PERMIT SITE PLAN**

CONTEXT PLAN

C1.0

PROJECT NO.	2024-001
DATE	08/01/24
DRAWN BY	J. SMITH
CHECKED BY	M. JONES

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Fairfield & Woods
1801 California Street, Suite 2600
Denver, Colorado 80202
Attn: Sarah Paradis

(Space above this line for recorder's use)

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement is made this 24th day of July, 2023, by and between 60th Place & Broadway, LLC, a Colorado limited liability company, hereinafter referred to as "Landlord" and Brannan Sand and Gravel Company, L.L.C., a Colorado limited liability company, "Tenant". Landlord and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

1. Landlord and Tenant entered into a Lease Agreement (the "Agreement") commencing on July 24, 2023 (the "Commencement Date") for an initial term of Sixty (60) months (the "Lease Term") from August 1, 2023 (the "Occupancy Date"). The Agreement may be extended for two (2) additional periods of sixty (60) months each (each, a "Renewal Option"). The Renewal Option and Lease Term shall be referred to herein as the "Lease Term".

2. Premises. During the Lease Term, Landlord leased to Tenant certain real property depicted in the attached Exhibit "A", incorporated by reference herein (the "Premises").

3. Grant of Easement. During the Lease Term, Landlord hereby grants and Tenant shall have the non-exclusive right of ingress and egress and construction, 7 days a week, 24 hours a day, over, across and through certain real property owned by Landlord depicted herein as Exhibit "B", incorporated by reference herein (the "Remaining Property") to and from the Premises, including, but not limited to, Tenant and Tenant's contractors, suppliers, invitees, licensees, employees, and agent's vehicles, trucks, machinery, equipment, and construction vehicles. The Remaining Property and Premises shall collectively be referred to herein as the "Property."

4. Purchase Option and ROFR. Tenant shall have the exclusive option, in its sole and absolute discretion, to purchase (the "Purchase Option") the Property (the Premises and the Remaining Property) anytime within the first (1st) two (2) years after August 1, 2023 (the "Option Term"). In addition, Tenant shall have a right of first refusal ("ROFR") to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer for three (3) years after the expiration of the Offer Term.

5. Encumbrances. Landlord and Tenant acknowledge and agree that Landlord may conduct short-term rental activities on the Remaining Property so long as such short-term rental

activities do not interfere with the use or operations of the Agreement, or the terms thereof and so long as such short-term rental activities are terminated upon the closing date in the PSA. Landlord shall not materially encumber the Property during the Option Term (including but not limited to entering into new leases, easements and licenses) without Tenant's prior written approval, which may not be unreasonably withheld, conditioned, or delayed.

6. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant.

Signatures on following pages

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum to be duly executed on the date first written hereinabove.

LANDLORD:

60th Place & Broadway, LLC,
a Colorado limited liability company

By: RDM Management, LLC,
Its: Manager

By: _____
Name: Robert Matz
Title: Manager

ACKNOWLEDGEMENT

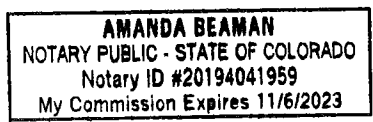
STATE OF Colorado)
)
COUNTY OF Adams)

I, Amanda Beaman a Notary Public for said County and State, do hereby certify that Robert Matz personally came before me this day and acknowledged that he is the manager of RDM Management, LLC, as manager of 60th Place & Broadway, LLC, a Colorado limited liability company, and he, being authorized to do so, executed the foregoing **MEMORANDUM OF LEASE AGREEMENT** as his own act and deed on behalf of RDM Management, LLC, as manager of 60th Place & Broadway, LLC, a Colorado limited liability company.

WITNESS my hand and official Notarial Seal, this 26 day of July, 2023.

Amanda Beaman
Notary Public

My Commission Expires: 11/6/2023
[SEAL]



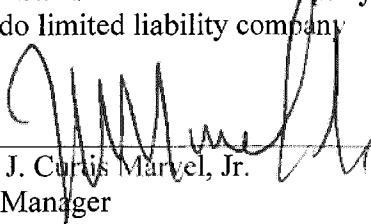
TENANT:

Brannan Sand and Gravel Company, L.L.C.,
a Colorado limited liability company

By: _____

Name: J. Curtis Marvel, Jr.

Title: Manager



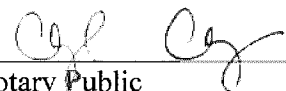
ACKNOWLEDGEMENT

STATE OF Colorado)

COUNTY OF Adams)

I, Cheryl Cheney, a Notary Public for said County and State, do hereby certify that J. Curtis Marvel, Jr. personally came before me this day and acknowledged that he is the Manager of Brannan Sand and Gravel Company, L.L.C., a Colorado limited liability company and he, being authorized to do so, executed the foregoing **MEMORANDUM OF LEASE AGREEMENT** as his own act and deed on behalf of Brannan Sand and Gravel Company, L.L.C., a Colorado limited liability company.

WITNESS my hand and official Notarial Seal, this 25th day of July, 2023.



Notary Public

My Commission Expires: 12-10-2026
[SEAL]

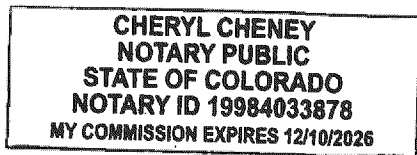


EXHIBIT "A"
to Memorandum of Lease
Premises Description

(PART OF PARCEL J AND ALL OF PARCEL K)

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, AND THE EAST LINE OF HURON STREET WHICH POINT IS 20.0 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 00°00'59" EAST, ALONG THE EAST LINE OF HURON STREET, A DISTANCE OF 347.00 FEET;
THENCE NORTH 89°31'18" EAST, PARALLEL WITH THE NORTH LINE OF THE N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 487.09 FEET;
THENCE NORTH 00°02'55" EAST, PARALLEL WITH THE EAST LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 312.88 FEET TO A POINT ON THE NORTH LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4;
THENCE NORTH 89°31'18" EAST, ALONG THE NORTH LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 153.61 FEET TO THE NORTHEAST CORNER OF SAID N1/2 SW1/4 SW1/4 NW1/4;
THENCE SOUTH 00°02'55" WEST, ALONG THE EAST LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 164.90 FEET TO THE NORTHWEST CORNER OF THE S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 10;
THENCE NORTH 89°29'38" EAST ALONG THE NORTH LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 660.76 FEET TO THE NORTHEAST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 00°05'16" WEST ALONG THE EAST LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 164.59 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 89°27'57" WEST ALONG THE SOUTH LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 660.65 FEET TO THE SOUTHWEST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 00°02'55" WEST ALONG THE EAST LINE OF THE SW1/4 SW1/4 NW1/4, A DISTANCE OF 329.81 FEET TO SOUTHEAST CORNER OF THE SW1/2 SW1/4 NW1/4 OF SAID SECTION 10;
THENCE SOUTH 89°29'52" WEST ALONG THE SOUTH LINE OF SAID SW1/2 SW1/4 NW1/4, A DISTANCE OF 640.51 FEET TO THE POINT OF BEGINNING. CONTAINS 379,098 SQUARE FEET OR 8.703 ACRES MORE OR LESS.

BASIS FOR BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 {2011}. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE WEST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "JR ENG. 1994 PLS 13258". THE EAST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "MOLLENHAUER 207 PLS 36580". THE MEASURED BEARING AND DISTANCE BETWEEN SAID POINTS IS NORTH 89°29'52" EAST A DISTANCE OF 2,642.01 FEET.

NOTE: THIS LEGAL DESCRIPTION WAS PREPARED BY R.W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700, WESTMINSTER, CO 80234 303-452-4433 UTILIZING THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY NV5, JOB #223518-0000060.00, DATED MARCH 06, 2019.

EXHIBIT "B"
to Memorandum of Lease
Remaining Property Description

THE EASTERLY PORTION OF PARCEL J AND ALL OF PARCEL L

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 89°29'52" EAST ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 10 A DISTANCE OF 660.51 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4, SW1/4, NW1/4 BEING THE POINT OF BEGINNING;
THENCE NORTH 00°02'55" EAST ALONG THE EAST LINE OF SAID SW1/4 SW1/4 NW1/4, A DISTANCE OF 329.81 FEET TO NORTHWEST CORNER OF THE S1/2 S1/2 SW1/4 NW1/4 OF SAID SECTION 10;
THENCE NORTH 89°27'57" EAST ALONG THE NORTH LINE OF SAID S1/2 S1/2 SW1/4 NW1/4, A DISTANCE OF 660.65 FEET TO THE NORTHEAST CORNER OF SAID S1/2 S1/2 SW1/4 NW1/4;
THENCE SOUTH 00°05'16" WEST ALONG THE EAST LINE OF SAID S1/2 S1/2 SW1/4 NW1/4, A DISTANCE OF 45.00 FEET;
THENCE NORTH 89°29'48" EAST A DISTANCE OF 29.68 FEET TO THE BEGINNING OF A NON-TANGANT CURVE TO THE RIGHT HAVING A CORD BEARIING OF SOUTH 01°46'49" WEST, A DISTANCE OF 199.38;
THENCE ALONG THE ARCH OF SAID CURVE A DISTANCE OF 204.28 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 64°01'31" WEST A DISTANCE OF 26.48 FEET TO THE EAST LINE OF SAID S1/2 S1/2 SW1/4 NW1/4;
THENCE NORTH 00°05'16" EAST ALONG SAID EAST LINE A DISTANCE OF 12.44 FEET;
THENCE SOUTH 43°47'50" WEST A DISTANCE OF 58.93 FEET;
THENCE SOUTH 53°20'14" WEST A DISTANCE OF 3.14 FEET;
THENCE SOUTH 61°37'22" WEST A DISTANCE OF 40.37 FEET;
THENCE SOUTH 43°15'39" WEST A DISTANCE OF 32.97 TO THE SOUTH LINE OF SAID NW1/4;
THENCE SOUTH 89°29'52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 559.04 TO THE POINT OF BEGINNING. CONTAINS 221,720 SQUARE FEET OR 5.09 ACRES MORE OR LESS.

BASIS FOR BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 {2011}. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE WEST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "JR ENG. 1994 PLS 13258". THE EAST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "MOLLENHAUER 207 PLS 36580". THE MEASURED BEARING AND DISTANCE BETWEEN SAID POINTS IS NORTH 89°29'52" EAST A DISTANCE OF 2,642.01 FEET.

NOTE: THIS LEGAL DESCRIPTION WAS PREPARED BY R.W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700, WESTMINSTER, CO 80234 303-452-4433 UTILIZING THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY NV5, JOB #223518-0000060.00, DATED MARCH 06, 2019.

LEGAL DESCRIPTION: LEASE AREA (PART OF PARCEL J AND ALL OF PARCEL K)

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, AND THE EAST LINE OF HURON STREET WHICH POINT IS 20.0 FEET EAST OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 00°00'59" EAST, ALONG THE EAST LINE OF HURON STREET, A DISTANCE OF 347.00 FEET;
THENCE NORTH 89°31'18" EAST, PARALLEL WITH THE NORTH LINE OF THE N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 487.09 FEET;
THENCE NORTH 00°02'55" EAST, PARALLEL WITH THE EAST LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 312.88 FEET TO A POINT ON THE NORTH LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4;
THENCE NORTH 89°31'18" EAST, ALONG THE NORTH LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 153.61 FEET TO THE NORTHEAST CORNER OF SAID N1/2 SW1/4 SW1/4 NW1/4;
THENCE SOUTH 00°02'55" WEST, ALONG THE EAST LINE OF SAID N1/2 SW1/4 SW1/4 NW1/4, A DISTANCE OF 164.90 FEET TO THE NORTHWEST CORNER OF THE S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 10;
THENCE NORTH 89°29'38" EAST ALONG THE NORTH LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 660.76 FEET TO THE NORTHEAST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 00°05'16" WEST ALONG THE EAST LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 164.59 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 89°27'57" WEST ALONG THE SOUTH LINE OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4, A DISTANCE OF 660.65 FEET TO THE SOUTHWEST CORNER OF SAID S1/2 OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF THE NW1/4;
THENCE SOUTH 00°02'55" WEST ALONG THE EAST LINE OF THE SW1/4 SW1/4 NW1/4, A DISTANCE OF 329.81 FEET TO SOUTHEAST CORNER OF THE SW1/2 SW1/4 NW1/4 OF SAID SECTION 10;
THENCE SOUTH 89°29'52" WEST ALONG THE SOUTH LINE OF SAID SW1/2 SW1/4 NW1/4, A DISTANCE OF 640.51 FEET TO THE POINT OF BEGINNING. CONTAINS 379,098 SQUARE FEET OR 8.703 ACRES MORE OR LESS.

BASIS FOR BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 {2011}. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE WEST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "JR ENG. 1994 PLS 13258". THE EAST POINT OF SAID LINE IS A FOUND 3.25-INCH ALUMINUM CAP STAMPED "MOLLENHAUER 207 PLS 36580". THE MEASURED BEARING AND DISTANCE BETWEEN SAID POINTS IS NORTH 89°29'52" EAST A DISTANCE OF 2,642.01 FEET.

NOTE: THIS LEGAL DESCRIPTION WAS PREPARED BY R.W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700, WESTMINSTER, CO 80234 303-452-4433 UTILIZING THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY NV5, JOB #223518-0000060.00, DATED MARCH 06, 2019.

October 4, 2023

Adams County
Planning & Development
4430 South Adams County Parkway
First Floor, Suite W2000A
Brighton, CO 80601

Re: Water and Sanitary Sewer Service Availability

To: Adams County Planning Commission

Please be advised that North Pecos Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on parcel numbers:

0182510200048 (full) and 0182510200040 (partial)

with the nearest address of:

301 West 60th Place, Denver, Colorado 80221

in Adams County, Colorado that is wholly within the North Pecos Water and Sanitation District boundaries.

North Pecos Water & Sanitation District has the ability to provide water and sanitary sewer service to the parcels listed above, as they are currently platted (as is shown in the attached exhibit), with:

Water Sanitary Sewer

Prior to creating a layout and filing a plat for the development, the landowner/developer should have a pre-design meeting with North Pecos Water and Sanitation District, as the developer must allow for and preform the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and North Pecos Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with North Pecos Rules and Regulations and engineering requirements.

The landowner/developer will be required to evaluate water and sanitary sewer capacities, provide utility studies, flow monitoring, easements, and install and/or upsize any water and sanitary sewer mains that may be required due to this

project, in accordance with district standards, district review comments, and any approved plans. Also, if necessary, all easements must be conveyed to the District and recorded before construction can begin.

The landowner/developer is responsible for all engineering, development, plan review and construction observation costs. The district will provide a funding agreement. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Should any taps, upgrades to existing or new, be required, the property owner is responsible for all charges and fees applicable for such development. All fees and charges must be paid before review and/or construction can begin.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by North Pecos Water and Sanitation District and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Note: future subdivisions may require additional review and individual will serve letter(s).

North Pecos Water and Sanitation District requires a signature of acceptance of this Service Availability Letter by the landowner/developer prior to scheduling a pre-design meeting with North Pecos. Please provide a copy of this signed Water and Sanitary Sewer Service Availability when scheduling a pre-design meeting.

 / BRAUNAN COMPANIES
Signature of owner/developer

10/5/23
Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Courtney Salazar
North Pecos Water & Sanitation District

Cc: Customer file; James Landry, District Manager;



BRANCH A06
995 N 5TH AVE
BRIGHTON CO 80603-5123
303-534-1373

226088027

Job site

60TH PL STRESS PLANT
301 W 60TH PL
DENVER CO 80216-1011

Office: 303-292-1771 Job: 303-292-1771

Customer # : 719362
Quote Date : 10/18/23
Estimated Out : 11/01/23 05:00 PM
Estimated In : 11/29/23 07:00 AM
UR Job Loc : 301 W 60TH PL, DENVE
UR Job # : 35
Customer Job ID:
P.O. # : TBD
Ordered By : SCOTT LEGG
Written By : DALTON MASON
Salesperson : THERESA BRIGHT

READY MIX CONCRETE CO
2500 BRANNAN WAY
DENVER CO 80229-7029

**This is not an invoice
Please do not pay from this document**

RENTAL ITEMS:							
Qty	Equipment	Description	Minimum	Day	Week	Month	Estimated Amt.
1	600/2410	STANDARD PORTABLE RESTROOM		20.00	20.00	20.00	20.00
1	075/4001	SERVICE - RESTROOM 2X WEEKLY		230.00	230.00	230.00	230.00
Rental Subtotal:							250.00
SALES/MISCELLANEOUS ITEMS:							
Qty	Item		Price		Unit of Measure		Extended Amt.
1	DELIVERY CHARGE		35.000		EACH		35.00
1	PICKUP CHARGE		35.000		EACH		35.00
Sales/Misc Subtotal:							70.00
Agreement Subtotal:							320.00
Tax:							11.88
Estimated Total:							331.88

COMMENTS/NOTES:

CONTACT: SCOTT LEGG
CELL#: 303-472-1736

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)
WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #
IN ORDER TO CLOSE THIS CONTRACT

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.



WILL SERVE LETTER

October 11, 2023

Brannan Companies
2500 East Brannan Way
Denver, CO 80229

Re: 301 W 60th Pl, Denver, CO

Dear Brannan Companies,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at . The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at [may be viewed at Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Jason Bersano
Xcel Energy Builder and Developer Representative

Mailing address: Public Service Company of Colorado
1123 W 3rd Ave
Denver, CO 80231



WASTE CONNECTIONS INC.
Connect with the Future®

To whom it may concern,

Please accept this letter as notification that Waste Connections will be providing trash service. For the location at 301 W 60th Ave Denver, Co 80216. Please let me know if anything else is needed.

Thank you & have a great day!

Ana Valerio

Waste Connections of Colorado Inc.
5500 Franklin Street Denver CO 80216
Main 303-288-2100 Fax 303-286-1915



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0103486
 Parcel 0182510200040
 Assessed To
 60TH PLACE & BROADWAY LLC
 301 W 60TH PL
 DENVER, CO 80216-1011

Certificate Number 2023-234276
 Order Number
 Vendor ID
 FAIRFIELD AND WOODS P.C.

Legal Description

Situs Address

SECT.TWN.RNG:10-3-68 DESC: BEG 20 FT E OF W4 COR SEC 10 TH N 347 FT TH E 487/09 FT TH N 313 FT TH E 154/06 FT TH S 330 FT TH E 660/3 FT TH S 255/62 FT TO PT ON NWLY ROW LN OF DRGW RR CO TH S 58D 58M W ALG SD ROW LN 144/17 FT TH W 1199/55 FT M/L TO POB EXC RAILROAD 11/276A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$26,652.44	\$0.00	\$0.00	(\$26,652.44)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/04/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 038 - 038

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$900.24	VACANT COMMERCIAL LD	\$858,726	\$249,030
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$4,371.47	Total	\$858,726	\$249,030
ADAMS COUNTY	26.9670000	\$6,715.60			
SD 1	57.8890000	\$14,416.10			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$24.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$224.13			
Taxes Billed 2022	107.0250000	\$26,652.44			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0103491
 Parcel 0182510200048
 Assessed To
 60TH PLACE & BROADWAY LLC
 301 W 60TH PL
 DENVER, CO 80216-1011

Certificate Number 2023-234277
 Order Number
 Vendor ID
 FAIRFIELD AND WOODS P.C.

Legal Description	Situs Address
SECT,TWN,RNG:10-3-68 DESC: S2 N2 SE4 SW4 NW4 2/50A	0

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$11,829.48	\$0.00	\$0.00	(\$11,829.48)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/04/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 038 - 038

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$399.57	VACANT COMMERCIAL LD	\$381,150	\$110,530
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$1,940.24	Total	\$381,150	\$110,530
ADAMS COUNTY	26.9670000	\$2,980.67			
SD 1	57.8890000	\$6,398.47			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$11.05			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$99.48			
Taxes Billed 2022	107.0250000	\$11,829.48			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



**TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due**

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,
Alexander L Villagran

4430 S. Adams County Parkway
Brighton, CO 80601

A handwritten signature in black ink, appearing to read 'Alexander L. Villagran'.





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0122428
 Parcel 0182510200042
 Assessed To
 60TH PLACE & BROADWAY LLC
 301 W 60TH PL
 DENVER, CO 80216-1011

Certificate Number 2023-234278
 Order Number
 Vendor ID
 FAIRFIELD AND WOODS P.C.

Legal Description **Situs Address**
 SECT.TWN.RNG:10-3-68 DESC: BEG 74/33 FT N OF SW COR SE4 NW4 SEC 10 TH N 209/92 FT TH E 30 FT 0
 M/L TO PT 10 FT ELY AT R/A FROM THE C/L OF THE DRGW RR CO ICC TRACK NO 31C TH SLY // WITH
 SD TRACK 200 FT M/L TO PT IN SD RR CO NLY ROW LN THE SWLY ALG SD ROW LN 23 FT M/L TO
 POB 0/15A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$16.06	\$0.00	\$0.00	(\$16.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 08/04/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 075 - 075

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$0.54	0800	\$500	\$150
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$2.63	Total	\$500	\$150
ADAMS COUNTY	26.9670000	\$4.04			
SD 1	57.8890000	\$8.69			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.02			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.14			
Taxes Billed 2022	107.0250000	\$16.06			

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK. SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



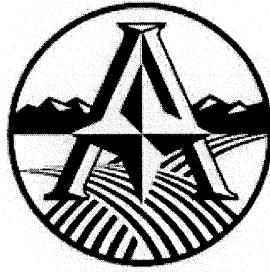
**TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due**

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,
Alexander L Villagran

4430 S. Adams County Parkway
Brighton, CO 80601

A handwritten signature in cursive script, appearing to read "Alexander L. Villagran".





Adams County
4430S Adams County Parkway
Suite C2436
Brighton, CO, 80601
720-523-6160
720-523-6171

Receipt 2023-08-04-JM-10372

Product	Name	Extended
2	Certificate of Taxes Due R0103486	\$10.00
		Account #: R0103486
		Effective Date: 8/4/23
		Certificate Number: 2023-234276
		Item ID: R0103486/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
2	Certificate of Taxes Due R0103491	\$10.00
		Account #: R0103491
		Effective Date: 8/4/23
		Certificate Number: 2023-234277
		Item ID: R0103491/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
2	Certificate of Taxes Due R0122428	\$10.00
		Account #: R0122428
		Effective Date: 8/4/23
		Certificate Number: 2023-234278
		Item ID: R0122428/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
Total		\$30.00
Tender (Check)		\$30.00
Check Number	79770	
Payor	FAIRFIELD AND WOODS P.C.	



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

August 26, 2023

Christine M. Francescani
Of Counsel
Fairfield and Woods P.C.
1801 California Street, Suite 2600
Denver, CO 80202-2645

RE: Trip Generation Estimate to Support the CUP and SUP Permits for a Concrete Batch Plant and Construction Materials Recycling at 301 West 60th Place in Adams County

Dear Christine,

Based on your request, I have prepared this trip generation letter to support the CUP and SUP permits for the concrete plant at 301 West 60th Place in Adams County. The plant will be operated by Brannan Sand and Gravel.

The trip generation estimate is based on the number of employees working at the site, so Brannan Sand and Gravel provided the following employee estimate. Based on the information provided by Brannan, 115 to 130 employees are expected to be working at the plant. 130 employees were used for the trip generation estimate.

Employee Estimate

Metric	Number	Employees	
		Low	High
Concrete Trucks	15 to 20	15	20
Aggregate Trucks	20 to 25	20	25
Cement and Ash Trucks	20 to 25	20	25
Recycling Trucks	200	50	50
Recycling Employees	5	5	5
Batch Plant Employees	5	5	5
Total	---	115	130

A trip generation estimate was prepared using rates that are contained in the Institute of Transportation Engineers Trip Generation¹ manual. The site is expected to generate

¹ Trip Generation, 11th Edition. Institute of Transportation Engineers. 2021.

Christine M. Francescani

August 31, 2023

Page 2

approximately 326 trips on an average weekday, 41 trips during the morning peak hour, and 40 trips during the evening peak hour. The trip generation estimate is contained in Table 1.

Feel free to contact me to discuss the contents of this report.

Sincerely,



Joseph L. Henderson, PE, PTOE
Project Manager / Principal
301 West 60th Place CUP & SUP Trip Gen Letter



Table 1. Trip Generation Estimate

Land Use	ITE Code ¹	Size ²	Unit	Average Weekday Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Manufacturing	140	130	Employees	2.51	326	163	163	0.32	41	30	11	0.31	40	15	25

Notes

1. The trip generation rates were obtained from Trip Generation, 11th Edition (Institute of Transportation Engineers, 2021).
2. The number of employees was estimated based on information provided by Brannan Sand and Gravel.



Concrete Batch Plant APEN Form APCD-224

Air Pollutant Emission Notice (APEN) and Application for Construction Permit

All sections of this APEN and application must be completed for both new and existing facilities, including APEN updates. Incomplete APENs will be rejected and will require re-submittal. *Your APEN will be rejected if it is filled out incorrectly, is missing information, or lacks payment for the filing fee. The re-submittal will require payment for a new filing fee.*

This APEN is to be used for concrete batch plants. If your emission unit does not fall into that category, there may be a more specific APEN for your source (e.g. mining operations, asphalt plant, crusher/screen, etc.). In addition, the General APEN (Form APCD-200) is available if the specialty APEN options will not satisfy your reporting needs. A list of all available APEN forms can be found on the Air Pollution Control Division (APCD) website.

This emission notice is valid for five (5) years. Submission of a revised APEN is required 30 days prior to expiration of the five-year term, or when a reportable change is made (significant emissions increase, increase production, new equipment, change in fuel type, etc.). See Regulation No. 3, Part A, II.C. for revised APEN requirements.

Permit Number: XP AIRS ID Number: / /
[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 1 - Administrative Information

Company Name¹: Brannan Ready Mix Company, LLC

Site Name: Brannan Midtown

Site Location: 301 W 60th Pl.
Denver, CO 80216

Site Location
County: Adams

NAICS or SIC Code: 3273

Mailing Address:
(Include Zip Code) 2500 E Brannan Way
Denver, CO 80216

Contact Person: Scott Legg

Phone Number: 303-472-1736

Portable Source
Home Base: 301 W. 60th Pl
Denver, CO 80216

E-Mail Address²: permits@brannan1.com

¹ Use the full, legal company name registered with the Colorado Secretary of State. This is the company name that will appear on all documents issued by the APCD. Any changes will require additional paperwork.

² Permits and any processing invoices will be issued by the APCD via e-mail to the address provided.

Permit Number: XP

AIRS ID Number: / /

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 2 - Requested Action

NEW permit OR newly-reported emission source (check one below)

STATIONARY source PORTABLE source

- OR -

MODIFICATION to existing permit (check each box below that applies)

Change fuel or equipment Change company name³ Add point to existing permit

Change concrete production or permit limit Transfer of ownership⁴ Other (describe below)

- OR -

APEN submittal for update only (Note blank APENs will not be accepted)

- ADDITIONAL PERMIT ACTIONS -

APEN submittal for permit exempt/grandfathered source

Additional Info & Notes: Temporary, small scale concrete batch plant. Will be operated at 100 cubic yards/hr

³ For company name change, a completed Company Name Change Certification Form (Form APCD-106) must be submitted.

⁴ For transfer of ownership, a completed Transfer of Ownership Certification Form (Form APCD-104) must be submitted.

Section 3 - General Information

Company equipment Identification No. (optional): _____

For existing sources, operation began on: _____

For new or reconstructed sources, the projected start-up date is: 10/2/2023

Normal Hours of Source Operation: 6 hours/day 5 days/week 12 weeks/year

Seasonal use percentage: Dec-Feb: 0 Mar-May: 0 June-Aug: 0 Sept-Nov: 100

Section 4 - Processing Information & Material Use

Plant Type: Central Mix Plant (Wet) Truck Mix Plant (Dry)

Plant Design Rate (Maximum Capacity per Hour): 300 cubic yards per hour (finished product)

Mix Plant: Make: Con-E-Co Model: Lo-Pro 327SS Serial: TBD

Requested Production Rate⁵: 36,000 cubic yards per year

Actual Production Rate: NA cubic yards per year

From what year is the Actual Production Rate? NA (e.g. 2015)

⁵ Requested values will become permit limitations or will be evaluated for exempt status, as applicable, and should consider future process growth. Requested values are required on all APENs, including APEN updates.

Permit Number: XP

AIRS ID Number: / /

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 4A: Check all the processes that are performed at the site.

<u>Process</u>	<u>SCC Code</u>	<u>List Controls</u>
<input checked="" type="checkbox"/> Sand and Aggregate Transfer to Storage Piles	3-05-011-06	Moist material
<input checked="" type="checkbox"/> Sand and Aggregate Transfer - Conveyor	3-05-011-06	Partial enclosure
<input type="checkbox"/> Sand and Aggregate Transfer to Elevated Bin	3-05-011-06	
<input checked="" type="checkbox"/> Cement and Fly Ash Loading To Storage Bins		
<input checked="" type="checkbox"/> Pneumatic		Partial Enclosure
<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> Weigh Hopper Loading	3-05-011-08	
<input type="checkbox"/> Mixer Loading (<i>Central Mix</i>)	3-05-011-09	
<input checked="" type="checkbox"/> Truck Loading (<i>Truck Mix</i>)	3-05-011-10	Baghouse
<input type="checkbox"/> Vehicle Traffic (<i>Unpaved Roads</i>)	3-05-025-04	NA - site is 100% paved
<input checked="" type="checkbox"/> Wind Erosion From Sand and Aggregate Storage Piles	3-05-025-07	Frequent Watering, moist material

Section 4B: Emissions from aggregate storage piles.

Maximum Stored at One Time: 2,000 tons

Proposed Controls for Aggregate Stockpile:

- Watering 2 times/day
- Use of Pre-washed Aggregate
- Enclosures Type: _____ (*Complete or Partial*)
- Other (*specify*): _____

Section 4C: Transport of aggregate to the site from an off-site location (if plant is not located at a mine).

Amount of aggregate received: 312 tons/day 2,000 tons/year

	<u>Haul Vehicle 1</u>	<u>Haul Vehicle 2</u>	<u>Haul Vehicle 3</u>	
Haul vehicle capacity:	<u>26</u>			tons
Haul vehicle empty weight:	<u>14</u>			tons
Max number of trips per day:	<u>12</u>			
Haul road length (<i>avg. one way</i>):	<u>250</u>			feet
Posted speed limit on haul road:	<u>5</u>			mph

List air pollution controls used for the on-site haul roads:

- Paved Surface
 - Street sweeping: No Yes
- Unpaved Surface
 - Watering: None As needed Frequent⁶: _____ times/day
 - Surface is graveled: No Yes
 - Chemical stabilizer applied: No Yes Type: _____
(*e.g. mag chloride, resin, etc.*)

⁶ If "Frequent" is selected, your permit may include a requirement to water haul roads daily as often as listed in this APEN.

Permit Number: **XP**

AIRS ID Number: _____ / _____ / _____

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 4D: Transport of aggregate to the site from an on-site location (if plant is located at a mine).

Amount of aggregate received: _____ tons/day _____ tons/year

	<u>Haul Vehicle 1</u>	<u>Haul Vehicle 2</u>	<u>Haul Vehicle 3</u>	
Haul vehicle/loader capacity:	_____	_____	_____	tons
Haul vehicle/loader empty weight:	_____	_____	_____	tons
Max number of trips per day:	_____	_____	_____	
Haul road length (avg. one way):	_____	_____	_____	feet
Posted speed limit on haul road:	_____	_____	_____	mph

List air pollution controls used for the on-site haul roads:

- Paved Surface
 - Street sweeping: No Yes
- Unpaved Surface
 - Watering: None As needed Frequent⁶: _____ times/day
 - Surface is graveled: No Yes
 - Chemical stabilizer applied: No Yes Type: _____
(e.g. mag chloride, resin, etc.)

⁶ If "Frequent" is selected, your permit may include a requirement to water haul roads daily as often as listed in this APEN.

Section 4E: Transport of cement and fly ash to the site.

	<u>Haul Vehicle 1</u>	<u>Haul Vehicle 2</u>	<u>Haul Vehicle 3</u>	
Haul vehicle capacity:	25	_____	_____	tons
Haul vehicle empty weight:	15	_____	_____	tons
Max number of trips per day:	1	_____	_____	
Haul road length (avg. one way):	500	_____	_____	feet
Posted speed limit on haul road:	5	_____	_____	mph

List air pollution controls used for the on-site haul roads:

- Paved Surface
 - Street sweeping: No Yes
- Unpaved Surface
 - Watering: None As needed Frequent⁶: _____ times/day
 - Surface is graveled: No Yes
 - Chemical stabilizer applied: No Yes Type: _____
(e.g. mag chloride, resin, etc.)

⁶ If "Frequent" is selected, your permit may include a requirement to water haul roads daily as often as listed in this APEN.

Permit Number: XP

AIRS ID Number: / /

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 4F: On-site moving of aggregate from storage piles to storage bins.

	<u>Loader 1</u>	<u>Loader 2</u>	<u>Loader 3</u>	
Haul vehicle capacity:	<u>4</u>	_____	_____	tons
Haul vehicle empty weight:	<u>9</u>	_____	_____	tons
Max number of trips per day:	<u>150</u>	_____	_____	
Haul road length (avg. one way):	<u>50</u>	_____	_____	feet
Posted speed limit on haul road:	<u>5</u>	_____	_____	mph

List air pollution controls used for the on-site haul roads:

- Paved Surface
 - Street sweeping: No Yes
- Unpaved Surface
 - Watering: None As needed Frequent⁶: _____ times/day
 - Surface is graveled: No Yes
 - Chemical stabilizer applied: No Yes Type: _____
(e.g. mag chloride, resin, etc.)

⁶ If "Frequent" is selected, your permit may include a requirement to water haul roads daily as often as listed in this APEN.

Section 4G: Removal of concrete from the site.

	<u>Haul Vehicle 1</u>	<u>Haul Vehicle 2</u>	<u>Haul Vehicle 3</u>	
Haul vehicle capacity:	<u>22</u>	_____	_____	tons
Haul vehicle empty weight:	<u>12</u>	_____	_____	tons
Max number of trips per day:	<u>75</u>	_____	_____	
Haul road length (avg. one way):	<u>500</u>	_____	_____	feet
Posted speed limit on haul road:	<u>5</u>	_____	_____	mph

List air pollution controls used for the on-site haul roads:

- Paved Surface
 - Street sweeping: No Yes
- Unpaved Surface
 - Watering: None As needed Frequent⁶: _____ times/day
 - Surface is graveled: No Yes
 - Chemical stabilizer applied: No Yes Type: _____
(e.g. mag chloride, resin, etc.)

⁶ If "Frequent" is selected, your permit may include a requirement to water haul roads daily as often as listed in this APEN.

Section 4H: Additional sources of emissions.

List any other sources of emissions and related controls (e.g. crushers, screens, generator engines, additional fugitive emissions sources, etc.)

Permit Number: **XP**

AIRS ID Number: / /

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 5 - Main Mixer Baghouse Stack Information

Geographical Coordinates <i>(Latitude/Longitude or UTM)</i>
39.806932°, -104.989278°

Discharge Height Above Ground Level <i>(Feet)</i>	Temp. <i>(°F)</i>	Flow Rate <i>(ACFM)</i>	Velocity <i>(ft/sec)</i>
6	Ambient		

Indicate the direction of the stack outlet: *(check one)*

- Upward Downward Upward with obstructing raincap
 Horizontal Other *(describe)*: _____

Indicate the stack opening and size: *(check one)*

- Circular Interior stack diameter *(inches)*: _____
 Square/rectangle Interior stack width *(inches)*: _____ Interior stack depth *(inches)*: _____
 Other *(describe)*: **8" x 78" bags emitting horizontally**

Section 6 - Combustion Equipment & Fuel Consumption Information

Check box if this information is not applicable to the source and skip to Section 7. You may check this box if there is no fuel-burning equipment or boilers associated with this plant, or if any associated boiler is fired on gaseous fuel and is rated at less than or equal to 5 MMBtu/hr.

Design Input Rate <i>(MMBTU/hr)</i>	Actual Annual Fuel Use <i>(Specify Units)</i>	Requested Annual Permit Limit ⁵ <i>(Specify Units)</i>

From what year is the *actual annual fuel use data*? _____

Indicate the type of fuel used⁵:

- Pipeline Natural Gas *(assumed fuel heating value of 1,020 BTU/SCF)*
 Ultra Low Sulfur Diesel *(assumed fuel heating value of 138,000 BTU/gallon)*
 Propane *(assumed fuel heating value of 2,300 BTU/SCF)*

⁵ Requested values will become permit limitations or will be evaluated for exempt status, as applicable, and should consider future process growth. Requested values are required on all APENs, including APEN updates.

Permit Number: XP

AIRS ID Number: / /

[Leave blank unless APCD has already assigned a permit # and AIRS ID]

Section 7 - Criteria Pollutant Emissions Information

Is any emission control equipment or practice used to reduce emissions? Yes No

If yes, describe the control equipment AND state the collection and control efficiencies:

Pollutant	Control Equipment Description	Collection Efficiency (% of total emissions captured by control equipment)	Control Efficiency (% reduction of captured emissions)
TSP (PM)	Watering/Moist Material/Baghouse/Paving		
PM ₁₀	Watering/Moist Material/Baghouse/Paving		
PM _{2.5}	Watering/Moist Material/Baghouse/Paving		
SO _x			
NO _x			
CO			
VOC			
Other:			

Section 8 - Applicant Certification

I hereby certify that all information contained herein and information submitted with this application is complete, true, and correct.



09/08/2023

Signature of Legally Authorized Person (not a vendor or consultant)

Date

Fred Marvel

Manager

Name (print)

Title

Check the appropriate box to request a copy of the:

- Draft permit prior to issuance
 Draft permit prior to public notice

(Checking any of these boxes may result in an increased fee and/or processing time)

This emission notice is valid for five (5) years. Submission of a revised APEN is required 30 days prior to expiration of the five-year term, or when a reportable change is made (significant emissions increase, increase production, new equipment, change in fuel type, etc.). See Regulation No. 3, Part A, II.C. for revised APEN requirements.

Send this form along with \$242.00 to:

For more information or assistance, contact:

Colorado Department of Public Health and Environment
Air Pollution Control Division
APCD-SS-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Small Business Assistance Program
cdphe_apcd_sbap@state.co.us

APCD Main Phone Number
(303) 692-3100

Make check payable to: Colorado Department of Public Health and Environment

Alternatively, payment can be provided online, by credit card or electronic check, via the [APCD Payment Portal](#).



2090 E. 104th Ave., Suite 205
Thornton, Colorado 80233
Office 303-450-1600 • Fax 303-452-4515
www.molenandassociates.com

October 18, 2023

Mr. Fred Marvel
Brannan Sand & Gravel Co.
2500 East Brannan Way
Denver, CO 80229

Adams County Planning & Development Department
4430 South Adams County Parkway
Suite 2000A
Brighton, CO 80601-8216

Re: Flammable Gas Investigation at 601 W 60th Place, Denver, Adams County, CO
Adams County Planning Case

Dear Mr. Marvel:

Molen & Associates, LLC performed a flammable gas investigation on property located at 601 W 60th Place, Denver, Adams County, CO (the Property). The investigation was conducted at your request and in response to feedback received by Adams County Community & Economic Development Department (CEDD) Project Number PRE2023-00063. The flammable gas investigation was recommended to address concerns about historic landfills within 1000 feet of the Property. The Adams County Flammable Gas Overlay describes two landfills within 1000 feet north and northwest of the Property. As described below, the investigation did not detect flammable gas on the Property.

Background

According to the Adams County Flammable Gas Overlay, historic landfills known as Fiore & Sons and Property Improvements are located within 1000 feet of the northern and northwestern Property boundaries.

To determine the presence or absence of flammable gas from decomposing organic matter in the historic landfills within 1000 feet of the Property boundary, soil vapor was sampled in the subsurface. The locations of the soil vapor sampling points are shown on the attached Site Map. The soil vapor was sampled with equipment capable of measuring methane gas concentrations.

Due to the locations of the two historic landfills, soil vapor sample points were designed to evaluate gas migration from the north and northeast, and the SVPs were placed along the northwest and northern boundary. The Broderick Wood Products soil bentonite barrier wall extends nearly the entire length of the southern boundary. A flammable gas study was performed at the Koppers-Quantum 56 property and indicated no flammable gas concerns. There are no known landfills to the east of the Property boundary. The BWP barrier wall and Koppers-Quantum 56 property locations are shown on the Site Map.

Vapor Point Installation

Soil vapor points were installed in general conformance with ASTM D7648M at the locations on the Site Map. The vapor points were installed by Site Services with a direct push Geoprobe 7730 by pushing an expendable tip at depth of approximately 5 feet below ground surface (ft-bgs). Adjacent to several of the soil vapor points is a 1-inch piezometer with screening to 5 ft-bgs. The piezometers were used to determine the depth of water in the areas. Six-inch stainless steel screened vapor points were connected to one-eighth-inch polyethylene tubing with approximately four feet of tubing at the surface. The ends of the poly tubing were sealed between sampling events. Washed sand filled the void from the base of the vapor point to approximately one foot followed by bentonite crumble hydrated to the surface. The piezometers were completed with washed sand across the perforated interval with hydrated bentonite in the upper five feet to the surface.

Sampling Procedures

Soil vapor samples were collected the day of installation, two days afterwards and one week after the installation. Prior to measuring gas concentrations on October 12, 2023, a vacuum pump attached to the vapor point. The vacuum pump was engaged for three minutes at a flow rate of 1 liter per minute, for the complete removal of 3 liters of soil gas. Sample measurements were made prior to the vacuum pump and after the vacuum pump. With the exception of oxygen, the measurements were the same. Vapor samples were collected using a QRAE II and an RKI Eagle. Both were calibrated prior to use and bump tested prior to measurements.

Results

Soil gas vapor sampling results from the Property are presented in Table 1, below. Flammable gas was not detected at any of the sampling locations on any of the days that the measurements were made.

Table 1 – Soil Gas Vapor Measurements

Name	Location	Date	Methane (%)	Oxygen (%)	Carbon Monoxide (%)	Lower Explosive Limit (%)	Atmospheric Pressure (Hg-inch)
VP-1	NW Corner	10/10/2023	0	20.1	0	0	29.80
		10/12/2023	0	19.1	0	0	29.40
		10/18/2023	0	20.0	0	0	29.99
VP-2	West	10/10/2023	0	20.1	0	0	29.80
		10/12/2023	0	15.4	0	0	29.40
		10/18/2023	0	18.1	0	0	29.99
VP-3	North	10/10/2023	0	20.0	0	0	29.80
		10/12/2023	0	19.9	0	0	29.40
		10/18/2023	0	20.9	0	0	29.99
VP-4	North	10/10/2023	0	20	0	0	29.80
		10/12/2023	0	19.9	0	0	29.40
		10/18/2023	0	20.9	0	0	29.99
VP-5	NE Corner	10/10/2023	0	20.1	0	0	29.80
		10/12/2023	0	12.2	0	0	29.40
		10/18/2023	0	19.0	0	0	29.99
VP-6	Central	10/10/2023	0	20.9	0	0	29.80
		10/12/2023	0	20.9	0	0	29.40
		10/18/2023	0	20.9	0	0	29.99
BWP	North	10/10/2023	0	20.90	0	0	29.80
CH-13		10/12/2023	0	20.9	0	0	29.40
		10/18/2023	0	20.3	0	0	29.99

Summary

Methane concentrations and Lower Explosive Limit (LEL) were consistently zero in all the measurements in all soil gas vapor points. The soil gas vapor points were strategically placed to investigate the potential gas migration from landfills within 1000 feet of the Property. The flammable gas investigation indicates that landfill gas containing methane is not a vapor intrusion concern or safety and health risk for the Property.

We believe that the results of this investigation indicate that no further action is required for flammable gas concerns on the Property. Please contact me with any questions or concerns about this investigation.

Yours truly,

A handwritten signature in black ink that reads "Mark A. Molen". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mark A. Molen, CHHM
MOLEN & ASSOCIATES, LLC

Attachments:

Figure 1: Flammable Gas Survey Sampling Locations

cc. Dave White, JFW Corporation

Site Map - 301 W 60th Place

Site location map, landfills, and vapor points.

Legend

- 301 W 60th
- 301 W 60th Ave
- BWP Barrier Wall
- Entrance Road 60th Place
- Fiore Fill Site
- Fisher Ditch
- Groundwater Wells
- Property Improvements Landfill
- Soil Gas Vapor Points

