

# Forro Development Project

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

---

August 2023

**Presented to:**  
Schroyer Resources LLC

**Prepared by:**



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## **1.0 EXECUTIVE SUMMARY**

Cedar Creek Associates, Inc. (Cedar Creek) was contracted by Schroyer Resources LLC to conduct a Phase I ESA for the Forro development site. The target parcel is located at 6445 North County Road 13 in Loveland, Colorado and is approximately 61 acres. The site is designated as Larimer County Assessor's Parcel number 9625005704.

The Phase I ESA was completed in conformance with the terms and conditions of 40 C.F.R. Part 312 AAI regulation and the ASTM E1527-21 standard (collectively, the "AAI Standards"). The objective of this ESA is to identify recognized environmental conditions (REC), which are defined by ASTM as " the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

A records review was also included to evaluate and assess REC that included:

- Review of pertinent information and readily ascertainable historical information;
- Review of regulatory databases;
- Review of readily available references regarding the physical setting;
- An inspection of the subject property and surrounding area; and
- Interviews with individuals knowledgeable about the property.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

In accordance with the ASTM Standard Practice for ESAs on Commercial Real Estate E1527-21, the objective of the Phase I ESA is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means “the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

### **2.2 Scope of Work**

Cedar Creek was retained to conduct a Phase I ESA in general accordance with ASTM Practice E1527-21 of the subject property. The scope-of-work included a visual inspection of the subject property; review of pertinent historical records; interviews with people knowledgeable of the property; review of regulatory records documentation; review of chemical and waste handling, storage, and disposal practices; review of surrounding land uses; review of reasonably ascertainable historical sources; review of physical setting sources, photographic documentation of the subject property and adjacent properties, and preparation of a report documenting methodology, findings, significant data gaps, conclusions, and providing opinions of the impact on the site of conditions noted in the findings section regarding RECs at the subject property.

An environmental regulatory search of federal and state databases, and a search of the available fire insurance maps and aerial photos for the subject property was requested from Environmental Data Resources (EDR). Data collected and reported by EDR were reviewed to evaluate the potential for environmental liabilities at the subject property and surrounding area based on the ASTM E1527-21 guidelines.

### **2.3 Significant Assumptions**

In preparing this report, Cedar Creek relied upon and presumed accurate certain information (or the absence thereof) about the subject property and adjacent properties provided by governmental officials and agencies, property representatives, and others

identified herein. Except as otherwise stated in the report, Cedar Creek has not attempted to verify the accuracy or completeness of such information.

Cedar Creek has presumed that the user has communicated to Cedar Creek any specialized knowledge or experience that is material to RECs in connection with the subject property.

## **2.4 Limitations and Exceptions**

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein.

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report.

Conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. The conditions of a site could change with time as a result of natural processes or the activities of man at the subject property or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole.

## **2.5 Special Terms and Conditions**

Per ASTM E1527-21, this report will remain viable if completed no more than 180 days prior to the date of acquisition, or up to one year, if five specific components of the Report have been updated: interviews, searches for recorded environmental cleanup liens, review of government records, site reconnaissance of the subject property and the Environmental Professional Declaration.

In addition, the E1527-21 Standard requires that the dates in which each of the components were completed be identified in the Phase I Report, and that the 180 day or 1 year period begins with the date upon which the first of these components was completed.

## **2.6 Reliance**

This report has been prepared for the exclusive use of Schroyer Resources LLC and its authorized representatives (Users). The users may rely solely upon the conclusions presented herein.



### **3.0 SUBJECT PROPERTY DESCRIPTION**

The following sections describe the location and the current uses of the site. The uses of adjacent properties are also described. The subject property is presented in Figure 1. The site is currently described as an open, undeveloped hay meadow.

#### **3.1 Subject Property Location**

The subject property is located at 6445 N County Rd 13, Loveland and is approximately 61 acres. The site is designated as Larimer County Assessor's Parcel number 9625005704. There has been no historical development on the subject property.

The subject property is located along N County Road 13 in the City of Loveland, Larimer County, Colorado between E County Road 30 to the north and E 57<sup>th</sup> Street to the south, with no direct cross streets. A subject property map is included as Figure 1.

#### **3.2 Subject Property and Vicinity Characteristics**

The subject property is accessible from North County Road 13. The Loveland Recreational Trail recreational pedestrian and bike path runs along the southern border of the Forro subject property. The parcel surrounding most of the north subject property line is designated as a single family residential on ag parcel 9625125002 Boomer Ranch LLC. Also north of the property are single family residential parcels, 9625000024, 9625006703, 9625006702, and 9625105701, which each include large portions of undeveloped land. The other parcel directly north of the subject property is parcel 9625105702 Walden West LLP, which includes an unnamed retention/detention pond.

North County Road 13 runs along the eastern subject property line. Parcel 8630200002 is across N County Rd 13 from the Forro property and is designated as a single-family residence on ag land with a day care center. Half of the southern border of the subject property includes parcels 9625400034 single family residential and 9625400039 single family residential on ag land. The other half of the southern subject property border includes the residential Horseshoe View Estates North (1<sup>st</sup> and 2<sup>nd</sup>) Neighborhood. Parcel 9625000906 Thompson R2J School District surrounds the west border of the Forro subject property line and is designated as exempt irrigated and exempt grazing land.

Based on the nature of the current uses of the adjoining properties and observations made during the site reconnaissance, it is unlikely that the current uses of the surrounding properties have impacted the environmental integrity of the Forro site.

Refer to Figure 1 for a map depicting the subject property features. A photographic log, included in Appendix A, shows characteristics of the subject property and surrounding area as they appeared during Cedar Creek's inspection on July 22, 2023.

### **3.3 Subject Property Current Land Use**

The subject property is currently used as an open field that doesn't appear to be recently mowed or hayed. No existing improvements are present within the subject property.

### **3.4 Adjoining Properties Current Land Use**

Current uses of adjoining properties are residential and agricultural. Adjacent to the subject property are the following entities: residential with ag land to the north, east, and south. A residential neighborhood also to the south, and an undeveloped parcel to the west currently used as ag land. Surrounding properties are depicted on Figure 1.

## **4.0 USER PROVIDED INFORMATION**

The following sections summarize information provided by the user to assist Cedar Creek in identifying the possibility of RECs in connection with the site and to fulfill the user's Title Records responsibilities in accordance with Section 6 of ASTM E1527-21.

### **4.1 Title Records**

Cedar Creek has not been provided a Title Record by the user. According to the Larimer County Assessor, the subject property parcel is owned by Mack Real Estate LLC and was purchased in 2021. Previously, Pie and I LLC owned the subject property since 2019. Current ownership information does not represent a REC for the site.

### **4.2 Environmental Liens**

An environmental lien search was not provided to Cedar Creek for review. The user has no knowledge of environmental liens existing at the subject property.

### **4.3 Specialized Knowledge**

The user has no specialized knowledge related to the property.

### **4.4 Valuation Reduction for Environmental Issues**

The user has no knowledge of environmental issues signifying valuation reduction.

### **4.5 Owner, Property Manager and Occupant Information**

According to the Larimer County Assessor, the site parcel is currently owned by Mack Real Estate LLC and designated as Ag irrigated IIS, Ag irrigated IIIS, Ag meadow hay VC, Ag grazing land VIA. Therefore, the subject property is undeveloped and is not occupied.

## **5.0 RECORDS REVIEW**

### **5.1 Standard and Supplemental Environmental Record Sources**

Cedar Creek requested EDR perform a computerized environmental information database search for the site and site vicinity on July 20, 2023. The EDR Radius Map Report included federal, state, and local databases. The review was conducted to evaluate whether the site or properties in the vicinity of the site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects for the site. A complete list of the environmental databases searched, and their corresponding search distance is included in the EDR Radius Map Report, presented in Appendix B.

The EDR Radius Report includes the following statement: "A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528-22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate."

#### **5.1.1 Subject Property**

The subject property was not listed in any of the searched databases.

#### **5.1.2 Surrounding Area**

The off-site facilities listed in Table 5-1 below were evaluated for potential to impact soil, soil vapor, air quality, and/or groundwater at the site. The off-site facilities are discussed below.

One site was identified by EDR as LTANK within 0.5 miles of the subject property. Active and Closed OPS Petroleum Release Events in Colorado include the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination). This site and its status are listed below.

- Agricultural tank at 6678 N County Rd 13 – Closed

One site was identified by EDR as UST within 0.25 miles of the subject property. The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The source is the State Oil Inspector's Office's Tank List. This site and its status are listed below.

- Agricultural tank at 6678 N County Rd 13 – Permanently closed

One site was identified by EDR as AST within 0.25 miles of the subject property. The Aboveground Storage Tank database contains registered ASTs. The source is the State Oil Inspector's Office's Tank List. This site and its status are listed below.

- Agricultural tank at 6678 N County Rd 13 – Not regulated

One property was identified by EDR as AIRS within approximately 0.001 miles of the subject property. AIRS are listings of Air Pollution Control Division permits and emissions data. This site is listed below.

- Summerfield Holdings, LLC SEC 25 T6N R69W

Two sites were identified by EDR as SHWF but were not mapped due to poor or inadequate address information. These are Solid Waste Information System Listings within the lists of state and tribal landfills and solid waste disposal facilities. These sites and their uses are listed below.

- Mountain View Farm, LLC – Composting site with financial assurance
- Bobcat Ridge Natural Area Disposal - Regulated asbestos contaminated soil

**Table 5-1. Summary of Environmental Records Sources Database Search**

Database Name	Agency	Search Radius	Properties
<b>Standard State and Tribal Record Sources</b>			
Aboveground Storage Tank (AST)	CDLE-OPS	0.25 miles	- 6678 N County Rd 13
Underground Storage Tanks (UST)	CDLE-OPS	0.25 miles	- 6678 N County Rd 13
Petroleum Release Events Listing (LTANKS)	CDLE-OPS	0.5 miles	- 6678 N County Rd 13
Solid Waste Disposal Facilities (SHWF)	CDPHE	--	- Mountain View Farm, LLC - Bobcat Ridge Natural Area Disposal
<b>Additional Environmental Record Sources</b>			
Aerometric Information Retrieval System (AIRS)	EPA	0.001 miles	- SEC 25 T6N R69W
<b>Total Number of Facilities:</b>			<b>6</b>

## 5.2 Physical Setting

### 5.2.1 Topography

A review of the 7.5-minute United States Geological Survey (USGS) topographic map for the Loveland, Colorado Quadrangle, dated 2019 was conducted for the subject property. The subject property is at an approximate elevation of 5,042 feet above mean sea level and is generally flat. Regionally, land slopes slightly towards the southeast. It is a general assumption that groundwater will follow regional topography. Groundwater flow information is discussed in Section 5.2.3.

### 5.2.2 Geology

According to the Natural Resources Conservation Service (NRCS) soils mapping for the property, the most prominent soil component is Nunn. These soils consist of a clay loam and are classified as hydrologic group C, indicating slow infiltration rates and soils with layers impeding downward movement of water or soils with moderately fine or fine textures. These soils are somewhat poorly drained and have an intermediate water holding capacity.

Also present on the subject property as reported by the NRCS and EDR is the Weld soil component. These soils are silt loam, well drained with low water holding capacity, and also fall within hydrologic class C.

Mapped soils three and four are both Wiley components, consisting of silt loam. They are classified as hydrologic group B, indicating moderate infiltration rates and deep and moderately deep, moderately well and well drained soils with moderately course textures.

The fifth mapped soil component is Water, where water is present on the surface. Water is classified as hydrologic group class B.

The last soil component present on the subject property as reported by the NRCS and EDR are Aquepts. These soils are very poorly drained and classified as hydric. They fall within classification D, indicating very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer. Typically, these soils are associated with wetland or riparian areas.

### **5.2.3 Groundwater**

Regional bedrock groundwater as well as shallow groundwater in the area is anticipated to flow to the southeast towards Horseshoe Lake or Boyd Lake.

### **5.2.4 Hydrology**

To determine the hydrology of the subject property FEMA Flood zone maps were reviewed as well as the USFWS National Wetlands Inventory Maps. These maps indicate the subject property is not located within the 100- and 500-year flood zone or within any Special Flood Hazard Area or Annual Chance Flood Hazard Area and therefore is at low risk of flooding.

### **5.2.5 Wetlands**

The EDR Radius Map Report included a search of the USFWS Wetlands Mapper results. This National Wetlands Inventory Map (NWI) indicates that the nearest wetlands are directly adjacent to the north of the subject property. These wetlands include a 17.9-acre freshwater pond surrounded by forested/shrub riparian vegetation. Additionally, according to the EDR Radius Overview Map, there are state wetlands to the southeast and to the west of the Forro property, with a tiny portion of state wetlands within the subject property boundary. During Cedar Creek's site visit, it was determined that no wetlands and no

riparian vegetation exist within the subject property site boundaries. A copy of the wetlands map is included in the EDR Radius Map Report in Appendix B.

### **5.3 Historical Use Information**

#### **5.3.1 Historic Topographic Maps**

Historical topographic maps obtained from EDR were reviewed to evaluate historical use of the subject property and surrounding area. Historical Topographic maps were provided by EDR for the following years: 1906, 1908, 1960, 1962, 1969, 1984, 2013, 2016, and 2019. According to these maps, the subject property has been undeveloped from at least 1906 through to the present. Residential development to the south seems to begin to appear in 1969 and the Loveland Recreational Trail along the southern boundary of the subject property appears on the 2019 map.

No RECs were identified for the site based on historical topographic maps. Copies of the historical topographic maps are provided in Appendix D.

#### **5.3.2 Historic Aerial Photographs**

Aerial photographs for the subject property were provided by EDR and were reviewed to identify current and historical land use and visual evidence of potential environmental concerns. Historical Aerial maps were provided by EDR for the following years: 1937, 1941, 1948, 1950, 1953, 1969, 1978, 1983, 2006, 2011, and 2015, 2019.

As indicated by the 1969 and 1983 photos, connectivity to the nearby Loudon Ditch to the north of the subject property seemed to be altered, though the use of the property has remained agricultural since at least 1937 to present. The aerial photographs do not indicate evidence of uncontrolled dumping, stressed vegetation, discoloration, or other evidence of possible environmental impacts from historical operations at or near the site. Copies of the historical aerial photographs are provided in Appendix B.

#### **5.3.3 Sanborn Fire Insurance Maps**

Cedar Creek requested EDR to research and provide Sanborn Fire Insurance Rate Maps. According to the Certified Sanborn Map Report dated December 2, 2022, no maps were located for the site or vicinity. A copy of the Certified Sanborn Map Report can be found in Appendix B.



**5.3.4 Additional Historical Sources**

No Historic City Directories were found for the subject property.

**5.4 Previous Assessments**

To our knowledge, no previous assessments have been completed for the subject property.

## **6.0 SITE RECONNAISSANCE**

The following sections provide a general description of the site and adjacent properties that were observed during the site reconnaissance conducted by Cedar Creek.

Photographs taken during the site reconnaissance are provided in Appendix A.

### **6.1 Methods and Limiting Conditions**

Cedar Creek conducted a visual inspection of the subject property and surrounding area on July 22, 2023, for the purpose of observing current property conditions and to identify exposed features that may represent or be indicative of RECs. Surrounding properties were visually assessed curbside and were not entered for inspection of interior or non-visible areas. Conditions of significant concern are discussed in the following Sections.

Photographic documentation was conducted during the reconnaissance and is included in Appendix 1.

### **6.2 Observations**

The sections below summarize key on-site observations for indications of the following potential environmental concerns.

#### **6.2.1 Storage Tanks (ASTs and/or USTs)/ Vents/ Fill Pipes**

Cedar Creeks observations included visual inspection of the property for evidence of USTs such as vents, fill ports, or unexplained concrete/asphalt patching. No additional evidence of USTs was observed during the site reconnaissance.

#### **6.2.2 Hazardous Substances and Petroleum Products**

No evidence of hazardous substances or petroleum products was observed during the site reconnaissance of the subject property.

#### **6.2.3 Polychlorinated Biphenyls (PCBs)**

No evidence of PCBs was observed during site reconnaissance on the subject property.

#### **6.2.4 Building Foundations/Concrete Patches or Pads**

No evidence of other building foundations or concrete was observed during the site reconnaissance of the subject property.

#### **6.2.5 Potentially Asbestos Containing Materials**

No evidence of potential asbestos containing materials was observed during the site reconnaissance of the subject property.

#### **6.2.6 Wastewater Discharges**

No commercial process water discharges were observed during the site reconnaissance of the subject property.

#### **6.2.7 Waste Management**

No waste management infrastructure was observed during the site reconnaissance of the subject property.

#### **6.2.8 Air Emissions**

No emission sources were observed at the subject property.

#### **6.2.9 Adjoining Properties**

The northern, southern, and western boundaries of the subject property are surrounded by residential areas and ag land with no hazardous materials present. The eastern boundary of the subject property is North County Road 13 corridor, which includes 6778 N County Rd 13, with one each of LTANKS, AST, and UST. The AST and UST are closed and although unregulated, there has been no documentation of leaks or violations from the LTANKS.

The subject property lies within SEC 25 T6N R69W which includes AIRS. There has been no indication of leaks from the Aerometric Information Retrieval System (AIRS) and no EPA violations documented.

## **7.0 FINDINGS**

A review of historical resources indicated the site has been an undeveloped land from at least 1937 through present. No building structures have historically been present on the site. Based on a review of the EDR Radius Report dated July 20, 2023, the site was not listed in any searched databases.

Several off-site facilities were located within the EDR search radius from the site. According to the EDR Radius Map, three of the facilities were located adjacent to the east of the subject property. The LTANKS, UST, and AST were located at 6678 N County Road 13 are listed on the CDLE-OPS database. AIRS at SEC 25 T6N R69W was listed on the EPA database. Based on distance from the site, groundwater gradient (assumed to be towards the southeast), lack of reported violations, and/or available public records, these facilities are not considered RECs for the site.

Cedar Creek has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. This assessment has revealed no evidence of RECs in connection with the subject property.

### **7.1 Data gaps**

Cedar Creek performed the Phase I ESA utilizing guidance established by ASTM E1527-21 standard practices. Based on the information Cedar Creek received, reviewed, and included in this report, data gaps consistent with the definition in the ASTM E1527-21 appear to be present for this property. Only readily accessible documentation for the subject property was reviewed; historical documentation was not readily available prior to the 1960s. Additionally, environmental liens and title records were not provided to Cedar Creek for inclusion into this report

### **7.2 Recommendations**

Cedar Creek recommends no further investigation of the subject property at this time.

### **7.3 Deviations**

This report was prepared in accordance with ASTM E1527- 21. No deviations from the standard occurred in this ESA. Based on the information gathered for the purposes of this ESA, it is Cedar Creek's opinion the data obtained from the site reconnaissance, records

reviewed, and interviews conducted, is adequate to make a conclusion on the environmental condition of the site with respect to the existence or lack of RECs associated with the site.

## 8.0 REFERENCES

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-21.

Colorado Department of Public Health and Environment (CDPHE), Website, 2023, <https://oitco.hylandcloud.com/CDPHERMPublicAccess/index.html>

Colorado Storage Tank Information System (COSTIS) Website, 2023, <http://costis.cdle.state.co.us/ois2000/home.asp>.

Environmental Data Resources, Inc., 2023, Certified Sanborn® Map Report, dated December 2.

Environmental Data Resources, Inc., 2023, The EDR Aerial Photo Decade Package, dated July 20.

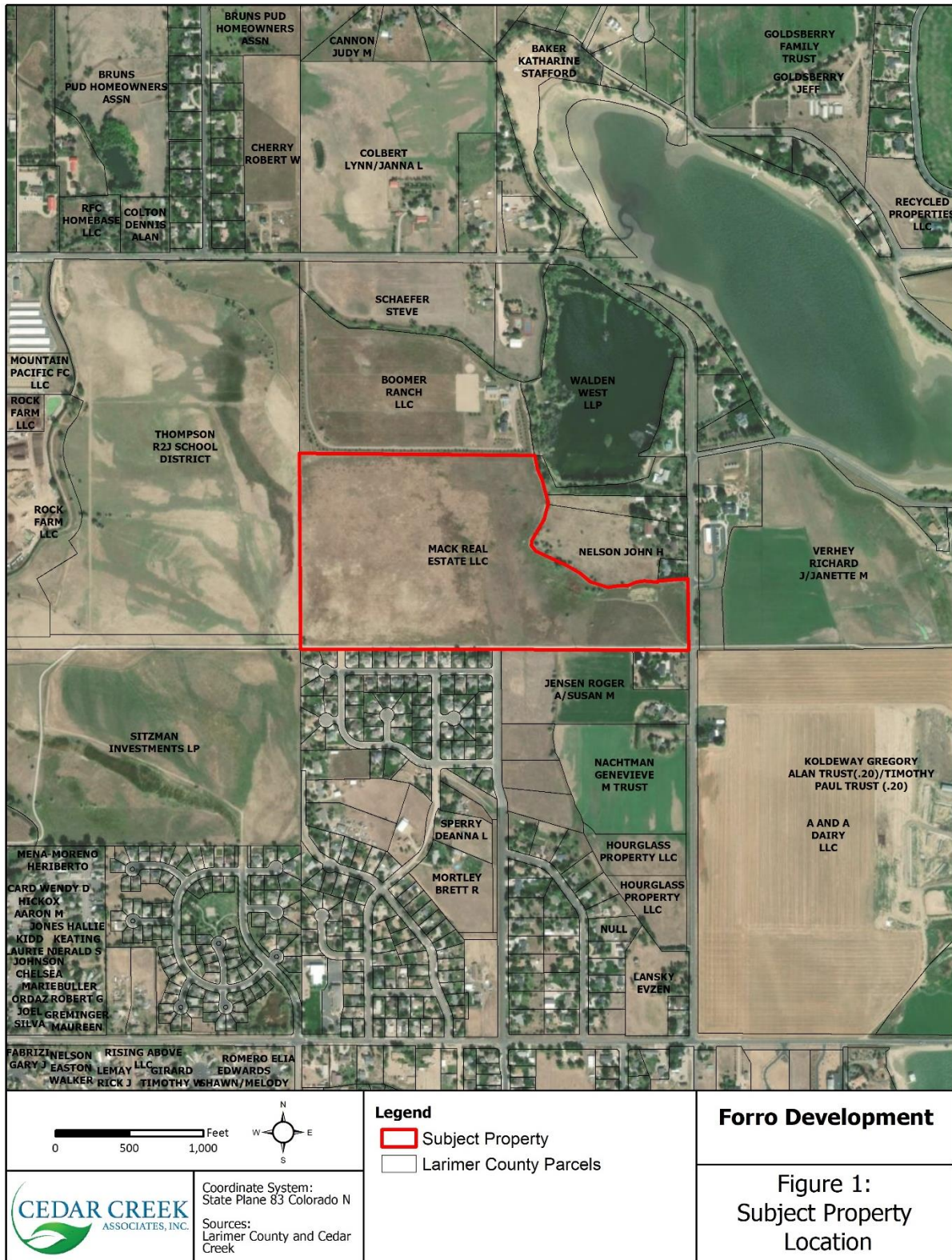
Environmental Data Resources, Inc., 2023, The EDR-City Directory Image Report, dated July 25.

Environmental Data Resources, Inc., 2023, EDR Historical Topo Map Report, dated July 20.

Environmental Data Resources, Inc., 2023, The EDR Radius Map Report with GeoCheck, dated July 20.


U.S. Fish & Wildlife Service (2018). National Wetlands Inventory. U.S. Fish & Wildlife Service. <https://data.nal.usda.gov/dataset/national-wetlands-inventory>. Accessed 2023-08-10.


## **FIGURES**





**APPENDIX A**  
**Photographic Log**

<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro		
<b>Description:</b>  Property Overview Facing North		



<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro		
<b>Description:</b>  Property Overview Facing East		





<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro		
<b>Description:</b>  Property Overview Facing West		

<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro		
<b>Description:</b>  Loveland Recreation Trail		



<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro	295°NW (M) ● 40°27'34"N, 105°3'40"W ±13ft ▲ 5044ft	
<b>Description:</b>  Irrigation Ditch	 <p style="text-align: right;">Forro 22 Jul 2023, 11:07:43</p>	

<b>Project Name:</b> Forro	<b>Location:</b> Loveland, Colorado	
<b>Date:</b> 7/22/23		
<b>Site ID:</b> Forro	22°NE (M) ● 40°27'36"N, 105°3'44"W ±13ft ▲ 5042ft	
<b>Description:</b>  Irrigation Ditch	 <p style="text-align: right;">Forro 22 Jul 2023, 11:11:39</p>	

**APPENDIX B**  
**EDR Database Report**

**APPENDIX C**  
**Historical Research Documentation**