

ATTACHMENT J

**November 23, 2015 Letter,
IRGI to Dr. Stephen TerMaath
U.S. AIR FORCE**

COLORADO DEED (“DEED”)

Exempt from Documentary Fee
Pursuant to CRS39-13-104(1)(a)

COLORADO DEED

I. PARTIES

THIS DEED is made and entered into this 4th day of January, 2006, by and between THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Air Force, under and pursuant to the powers and authority contained in the Defense Base Closure and Realignment Act of 1990, as amended (10 U.S.C. § 2687 note), and delegations and regulations promulgated thereunder (the "Grantor"), and Lowry Economic Redevelopment Authority (LERA), a separate legal entity established pursuant to an Intergovernmental Agreement between the City and County of Denver, Colorado and the City of Aurora, Colorado, pursuant to the provisions of C.R.S. § 29-1-203(4) under the laws of the State of Colorado (the "Grantee"). (When used in this Deed, unless the context specifies otherwise, "Grantor" shall include the assigns of the "Grantor", and the "Grantee" shall include the successors and assigns of the "Grantee".

II. CONSIDERATION AND CONVEYANCE

The Grantor, whose street address is in care of Air Force Real Property Agency, 1700 North Moore Street, Suite 2300, Arlington, Virginia 22209, for the consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$250,000.00) in hand paid, hereby sells and quitclaims to the Grantee, whose street address is 555 Uinta Way, Denver, Colorado 80230, the following real property in the City and County of Denver and State of Colorado. The legal descriptions and depictions are set forth on Exhibits "A" to this Deed.

III. APPURTENANCES

TOGETHER WITH all the buildings and improvements erected thereon, except for monitoring wells, treatment wells, and treatment facilities and related piping, and all and singular the tenements, hereditaments, appurtenances, and improvements hereunto belonging, or in any wise appertaining (which, together with the real property above described, is called the "Property" in this Deed).

IV. EXCEPTIONS: (Reserved)

V. RESERVATIONS

RESERVING UNTO THE GRANTOR, including the United States Environmental Protection Agency ("EPA") and the State of Colorado (the "State"), and its and their respective officials, agents, employees, contractors, and subcontractors, the right of access to the Property (including the right of access to, and use of, utilities at reasonable cost to the Grantor), for the following purposes, either on the Property or on adjoining lands, and for such other purposes consistent with the Installation Restoration Program ("IRP") of the Grantor or the Federal Facility Agreement ("FFA"), if applicable:

1. To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, testpitting, testing soil borings, and other activities related to the IRP or FFA, if applicable.

Return to: Lowry Redevelopment Authority
555 Uinta Way
Denver, CO 80230
Attn: Linda Dymond

Neg Sale Lowry FOSET Property

2. To inspect field activities of the Grantor and its contractors and subcontractors in implementing the IRP or the FFA, if applicable.

3. To conduct any test or survey required by the EPA or the State relating to the implementation of the IRP or FFA, if applicable, or to verify any data submitted to the EPA or the State by the Grantor relating to such conditions.

4. To conduct, operate, maintain, or undertake any other response, corrective, or remedial action as required or necessary under the IRP or the FFA, if applicable, or the covenant of the Grantor in Section VII.A. of this Deed, but not limited to, the installation of monitoring wells, pumping wells, and treatment facilities.

5. To monitor any environmental restrictive covenants in this Deed and the effectiveness of any other land use or institutional control established by the Air Force on the Property, either by itself, by its contractor, by any public entity, including the State, or by a private entity registered in the State to monitor environmental covenants.

VI. CONDITION

A. The Grantee agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances, whether or not of record.

B. The Grantee acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed, "as is," "where is," without any representation, promise, agreement, or warranty on the part of the Grantor regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs, or additions. The Grantee further acknowledges that the Grantor shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.

VII. NOTICES AND COVENANTS RELATED TO SECTION 120(h)(3) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT (CERCLA), AS AMENDED, (42 U.S.C. §9620(h)(3)).

A. Pursuant to section 120(h)(3)(A)(i) of CERCLA, the following is notice of hazardous substances on the Property, and a description of remedial action concerning the Property.

1. The Grantor has made a complete search of its files and records. **Exhibit "B"** contains a table with the name of hazardous substances stored for one year or more, or known to have been released or disposed of, on the Property; the quantity in kilograms and pounds of the hazardous substance stored for one year or more, or know to have been released, or disposed of, on the Property; and the date(s) on which such storage, release, or disposal took place.

2. A description of the remedial action(s) taken by the Grantor on the Property regarding hazardous substances is contained in **Exhibit "B"**.

B. Pursuant to section 120(h)(3)(A)(ii)(II) of CERCLA, the United States covenants and warrants that any additional remedial action found to be necessary after the date of this Deed for contamination on the

Property existing prior to the date of this Deed will be conducted by the United States. This warranty will not apply in any case in which any grantee of the Property, or any part thereof, is a potentially responsible party with respect to the Property before the date on which any grantee acquired an interest in the Property, or is a potentially responsible party as a result of an act or omission affecting the Property. For the purposes of this warranty, the phrase "remedial action necessary" does not include any performance by the United States, or payment to the Grantee from the United States, for additional remedial action that is required to facilitate use of the Property for uses and activities prohibited by those environmental use restrictive covenants set forth in section VII.D. below, as may be modified or released pursuant to section VII.D(3).

C. The United States has reserved access to the Property in the Reservation section of this Deed in order to perform any remedial or corrective action as required by CERCLA section 120(h)(3)(A)(ii) and to inspect, monitor or complete the Grantee's performance of any remedial or corrective action taken on behalf of the Grantor.

NOTICE

BREACH OF ANY ENVIRONMENTAL RESTRICTIVE COVENANT IN SECTION VIII.D. BELOW, MAY AFFECT THE FOREGOING WARRANTY

D. Environmental Covenants and Environmental Restrictive Covenants

1. In conjunction with this Deed, the United States is granting environmental covenants ("Environmental Covenants") associated with the Property in accordance with the Colorado Environmental Covenants Act, C.R.S. §§ 25-15-321-327 ("State Environmental Covenant Statute"). These Environmental Covenants are recorded herewith. These Environmental Covenants restrict the use of portions of the Property more particularly described therein in order to ensure that required remedial investigations, response actions, and oversight activities will not be disrupted. The Grantee shall notify the United States if the Grantee requests a modification of the Environmental Covenants under the State Environmental Covenant Statute, in accordance with C.R.S. § 25-15-321. All costs associated with the modification of the Covenants shall be borne by the Grantee,

2. In addition to the Environmental Covenants being granted above, the following environmental restrictive covenants ("Restrictive Covenants") in this section are being placed upon the portion of the Property affected by OU5, which is the portion of the Property described in **Exhibits A-2 through and including A-6**; and

(a) The Restrictive Covenants associated with OU5 are as follows:

(i). The Grantee covenants and agree not excavate into, extract or utilize, in any manner whatsoever any water from the alluvial aquifer and weathered Denver aquifer below the surfaces of the ground within the boundary of the OU5 for any purpose whatsoever unless the Grantee shall first have obtained the prior written approval of the Air Force.

(ii). Grantee covenants and agree that if groundwater is encountered during any excavation of soil at the property, the Grantee must dispose of the groundwater in accordance with applicable federal, state, and local law and regulation, at its own cost and expense.

(ii). The Grantee is notified and acknowledges that there are a series of monitoring wells on the Property. The Grantee covenants and agrees not tamper with or damage in any manner any of

these wells. The Grantee shall repair any damage to such wells or replacement of such wells at the Grantee's sole expense within ten (10) days that are required by the Colorado Department of Public Health and Environment.

(b) The Restrictive Covenant associated with OU2 (**Exhibit A-1**) is as follows:

(i). The Grantee shall not disturb the integrity of the final cover, liner(s), or any other components of the containment system, or the function of the monitoring systems unless necessary to comply with the requirements in the regulations of the Colorado Department of Public Health and Environment.

It is the intent of the Grantor and Grantee that these Restrictive Covenants bind the Grantee and shall run with the land and are perpetual, unless modified or terminated pursuant to this paragraph. It is also the intent of the Grantor and the Grantee that the Grantor will retain the right to enforce the Restrictive Covenants through the chain of title, in addition to any State law that permits the State to enforce the Restrictive Covenants. The Grantee or its successors and assigns may request that the Air Force approve a modification or termination of any of the Restrictive Covenants. The Air Force shall review any submitted information and may request additional information. Grantor recognizes that future Grantees may change the Environmental Covenants in accordance with the Environmental Covenant Statute including but not limited to providing for limited disturbance of the final cover of OU2. Grantor agrees to consider such changes set forth in the Environmental Covenant for its Restrictive Covenant. No modification or termination of a Restrictive Covenant shall be effective unless the Air Force has approved such modification or termination in writing, which approval shall not be unreasonably withheld or delayed.

VIII. OTHER COVENANTS

A. Notice of the Presence of Asbestos and Allocation of Risk for Asbestos in or on Soil.

1. Asbestos-Containing Materials ("ACM"). The Grantee is advised that ACM has been discovered on portions of the Property. ACM was and still is incorporated into improvements, such as buildings, equipment, and pipelines, both above and below the ground, on the Property. In addition, ACM debris has come to be located on portions of the Property. The Grantee covenants and agrees that in its use and occupancy of the Property, it will comply with all applicable Federal, State, and local laws relating to asbestos. The Grantee is cautioned to use due care during property development activities or other land uses that may result in contact with ACM.

2. Allocation of Risk for ACM Conditions in or on Soil on the Property. The Grantee acknowledges that Grantee has agreed, by contract in the "First Amendment to Cooperative Agreement for Environmental Services" ("Environmental Services Cooperative Agreement"), to assume responsibility for ensuring protection of human health and the environment from any ACM conditions in or on soil on the Property for a period of ten (10) years or prior thereto, all as specified in the Environmental Services Cooperative Agreement. This responsibility includes, but is not limited to, undertaking any investigation and remediation necessary to protect human health and the environment. The Environmental Services Cooperative Agreement is available for public review at the Lowry Air Force Base Administrative Record located at the Government Publications Department, 4th Floor, Denver Public Library, Main Branch, 10 W. 14th Avenue, Denver, Colorado 80204.

3. Disclosure in Subsequent Property Transfer Documents. The Grantee covenants and agrees to include the notice and disclosures contained in section VIII.A(1) of the Deed regarding ACM in any deed or lease the Grantee executes to transfer any portion of the Property.

B. Lead-Based Paint ("LBP") and Lead-Based Paint-Containing Material and Debris (collectively "LBP"). Lead-based paint was commonly used prior to 1978 and may be located on the Property. The Grantee is advised to exercise caution during any use of the Property that may result in exposure to LBP. The Grantee covenants and agrees that in its use and occupancy of the property the Grantee is solely responsible for managing LBP, including LBP in soils, in accordance with all applicable Federal, State, and local laws and regulations. The Grantee acknowledges that the Grantor assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, contact, disposition, or other activity involving LBP on the Property, whether the Grantee has properly warned, or failed to properly warn, the persons injured. The Grantee further agrees to notify the Grantor promptly of any discovery of LBP in soils that appears to be the result of Grantor activities and that is found at concentrations that may require remediation. The Grantor hereby reserves the right, in its sole discretion, to undertake an investigation and conduct any remedial action that it determines is necessary.

C. Pesticides. The Grantee is notified that the Property may contain the presence of pesticides that have been applied above and below the ground and at current and former structures such as buildings and facilities. The United States knows of no misapplication of such pesticides, and believes that all applications were made in accordance with the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA)(7 U.S.C. 136-136y), its implementing regulations, and according to the instructions provided with such substances. Furthermore, that in accordance with CERCLA, the use of such substances is not a "release" (as defined in CERCLA, 42 U.S.C. 9601 (22)), but instead the use of a consumer product in consumer use (42 U.S.C. 9601(9)), and the application of a pesticide product registered under FIFRA for which recovery for response costs is not allowed (42 U.S.C. 9607(i)).

D. Non-Discrimination. The Grantee covenants not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

E. Floodplains. Certain areas on the Property are located within a 100-year flood plain, as depicted in Exhibit "C". The Grantee covenants to comply with any applicable laws and regulations relating to construction activities within the flood plain. Executive Order 11988 states Federal agency responsibilities for managing flood plains, including the strict control of construction located within the flood plains.

F. Reserved.

G. Endangered Species. The Grantee is informed that threatened or endangered species may be present on the Property including three mammals, six birds, one fish, one insect, and three plants. The Grantee acknowledges the requirements of the Federal Endangered Species Act of 1973 as amended and its state law counterparts with respect to the following:

1. Mammals: black footed ferret, swift fox, and Preble's meadow jumping mouse;

2. Birds: bald eagle, white faced ibis, Baird's sparrow, mountain plover, black tern, and loggerhead shrike;
3. Fish: plains top minnow
4. Insect: regal fritillary butterfly;
5. Plants: Ute ladies'-tresses orchid, Colorado butterfly weed, showy prairie genetian.

IX. HISTORIC PRESERVATION (RESERVED)

X. MISCELLANEOUS

A. Each covenant of this Deed shall inure to the benefit of the Grantor, and, in the case of (an) other part(y)(ies) specifically mentioned, its or their successors and assigns, and each covenant shall be binding upon the Grantee, and shall be deemed to touch and concern the land and shall run with the land.

B. All the property to be conveyed herein has heretofore been declared surplus to the needs of the United States of America and the respective interests to be conveyed hereby has been reported to the Administrator of General Services and has been determined to be surplus for disposal pursuant to 40 U.S.C. §550, et. seq. acting pursuant to the above referred laws, regulations and orders.

C. By Offer To Purchase Real Property and Acceptance (the "Offer or Agreement") dated November 5, 1997, the Air Force agreed to sale to the Lowry Economic Redevelopment Authority ("LERA or Grantee") and Grantee agreed to purchase from the Air Force, certain real property comprising a part of the former Lowry Air Force Base, located in the City and County of Denver and the County of Arapahoe, Colorado.

D. By Section 2852 of the National Defense Authorization Act of Fiscal Year 2002, Pub. L. No. 107-107, Congress granted the Air Force independent authority to modify the Offer by authorizing the Air Force, inter alia, to reevaluate the terms and conditions of the pending negotiated sale agreement with Lowry Redevelopment Authority for certain real property at Lowry Air Force Base, Colorado, in light of changed circumstances regarding the property---to determine whether changed circumstances warrant a reduction in the amount of consideration otherwise required under the Agreement or other modifications to the Agreement.

E. By written decision dated February 07, 2003 the Air Force determined that taking into account all of the circumstances that a reduction in the amount of consideration by \$784,485.00 is warranted.

F. By Memorandum of Agreement dated February 17, 2005, pursuant to Pub. L. No. 107-107 the Air Force and the Grantee agreed to defer the payment of TWO MILLION DOLLARS (\$2,000,000.00) of the FOUR MILLION DOLLARS (4,000,000.00) consideration due at time of conveyance of this Property.

G. By Escrow Agreement dated January 4, 2006 the Grantee agrees to deposit into the escrow account for disbursement by the escrow agent an allocation of the sales price received by the Grantee from the future sales proceeds from this Property until the total deferred amount of \$2,000,000.00 is deposited into the escrow account and disbursed to the Air Force within two years from the date of this Deed.

H. The Grantee covenants and agrees not to resell or lease the Property or any part thereof or interest therein, without the prior written authorization of the Air Force. Pursuant to the Escrow Agreement dated January 4, 2006 the Air Force authorizes the sale of the Property and the deposit of an allocation of the

proceeds from the sale into the escrow account until the deferred amount of \$2,000,000.00 is paid to the Air Force.

XI. LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Deed:

- A. Exhibit A - Property Legal Descriptions and Depiction
- B. Exhibit B – Notice of Hazardous Substance Stored, Disposed of and Released
- C. Exhibit C – Depiction of 100 Year Floodplain

XII. Unless otherwise provided in writing by the relevant party, notice or other communication required by provisions of this deed shall be directed as follows:

The Grantee: Lowry Economic Redevelopment Authority
 555 Uinta Way
 Denver, Colorado 80230

The Grantor: Director
 Air Force Real Property Agency
 1700 North Moore Street, Suite 2300
 Arlington, VA. 22209- 2802

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IN WITNESS WHEREOF, I have hereunto set my hand at the direction of the Secretary of the Air Force, the day and year first above written.

THE UNITED STATES OF AMERICA

By: Kathryn M. Halvorson
KATHRYN M. HALVORSON
Director
Air Force Real Property Agency

Witness:

Kathryn Halvorson

Commonwealth of Virginia :

ss.

County of Arlington :

The foregoing instrument was acknowledged before me this 14th day of JANUARY, 2006, by Kathryn M. Halvorson as the Director of Air Force Real Property Agency.



PAUL C. MACPHERSON
NOTARY PUBLIC
COMMONWEALTH
OF VIRGINIA
My Commission Expires
September 30, 2009

Witness my hand and official seal.

Paul C. MacPherson
Notary Public

My Commissions Expires on SEPTEMBER 30, 2009

(seal)

Acceptance

The Grantee acknowledges delivery of this Deed and agrees to be bound by all the agreements, covenants, conditions, restrictions, and reservations contained in it.

Date: January 5, 2006 .

(Grantee)

LOWRY ECONOMIC REDEVELOPMENT AUTHORITY

By: Thomas O. Markham
Thomas O. Markham, Executive Director

Attest: Montgomery C. Force
Montgomery C. Force, Assistant Secretary

EXHIBIT A
Legal Descriptions and Depictions
Negotiated Sale FOSET
(Environmental Restrictions)

Exhibit A-1	Negotiated Sale Part of Parcel 2
Exhibit A-2	Part of Parcel 4(B) (South Portion)
Exhibit A-3	Parcel 5(A)
Exhibit A-4	Parcel 5(B)
Exhibit A-5	Negotiated Sale Part of Parcel 5(C)
Exhibit A-6	Parcel 5(D)

EXHIBIT A-1
Negotiated Sale Part of Parcel 2

DESCRIPTION
Part of Parcel 2
within Negotiated Sale

A part of the Southeast Quarter of Section 9, part of the Southwest Quarter of Section 10, part of the Northwest Quarter of Section 15 and part of the Northeast Quarter of Section 16, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10;
thence North $89^{\circ}58'53''$ West, along the south line of said Southwest Quarter, a distance of 783.22 feet to the **POINT OF BEGINNING**;
thence South $07^{\circ}03'57''$ East a distance of 221.72 feet;
thence South $51^{\circ}58'32''$ East a distance of 782.86 feet;
thence South $72^{\circ}23'13''$ West a distance of 1178.79 feet;
thence North $17^{\circ}12'50''$ West a distance of 21.42 feet;
thence South $72^{\circ}48'22''$ West a distance of 1215.75 feet to the easterly line of the EDC Parcel described at Reception Number 9700003185 in the Clerk and Records Office of said City and County of Denver;

thence along said easterly and northerly lines of said EDC Parcel the following three (3) courses:

1. North $09^{\circ}07'39''$ West a distance of 989.03 feet to a point of curvature;
2. along the arc of a curve to the left having a central angle of $88^{\circ}38'38''$, a radius of 130.00 feet, an arc length of 201.13 feet and whose chord bears North $53^{\circ}26'57''$ West a distance of 181.66 feet;
3. South $82^{\circ}13'43''$ West a distance of 124.53 feet;

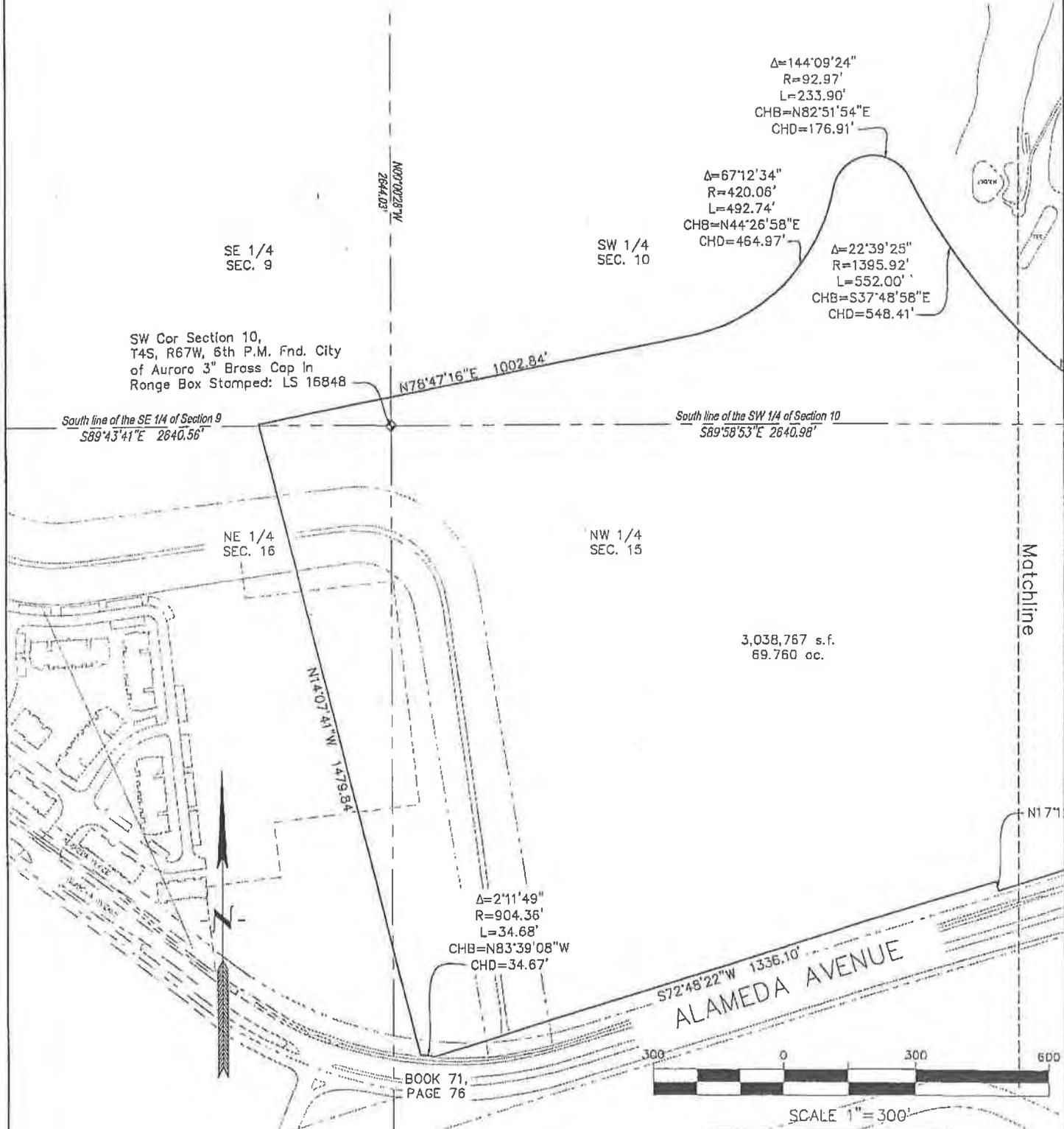
thence North $14^{\circ}07'41''$ West a distance of 345.96 feet;
thence North $78^{\circ}47'16''$ East a distance of 1002.84 feet to a point of non-tangent curvature;
thence along the arc of a curve to the left having a central angle of $67^{\circ}12'34''$, a radius of 420.06 feet, an arc length of 492.74 feet and whose chord bears North $44^{\circ}26'58''$ East a distance of 464.97 feet to a point of reverse non-tangent curvature;
thence along the arc of a curve to the right having a central angle of $144^{\circ}09'24''$, a radius 92.97 feet, an arc length of 233.90 feet and whose chord bears North $82^{\circ}51'54''$ East a distance 176.91 feet to a point of reverse non-tangent curvature;
thence along the arc of a curve to the left having a central angle of $22^{\circ}39'25''$, a radius of 1395.92 feet, an arc length of 552.00 feet and whose chord bears South $37^{\circ}48'58''$ East a distance of 548.41 feet;
thence North $89^{\circ}39'24''$ East, non-tangent with the previous course, a distance of 321.63 feet;
thence South $07^{\circ}03'57''$ East a distance of 123.98 feet to the **POINT OF BEGINNING**;

Containing 2,814,517 square feet or 64.612 acres, more or less.

Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter Corner of Section 10 is a found 3-1/4" Aluminum cap Stamped: PLS 20683 and the Center Quarter corner of Section 10 is a found 3" brass cap stamped: LS 16848 in a range box.


A. David Johnson, P.L.S. 20683
For and on behalf of [redacted] Corp.
8181 E. Tufts
Denver, CO 80237
Ph. 303.740.2600
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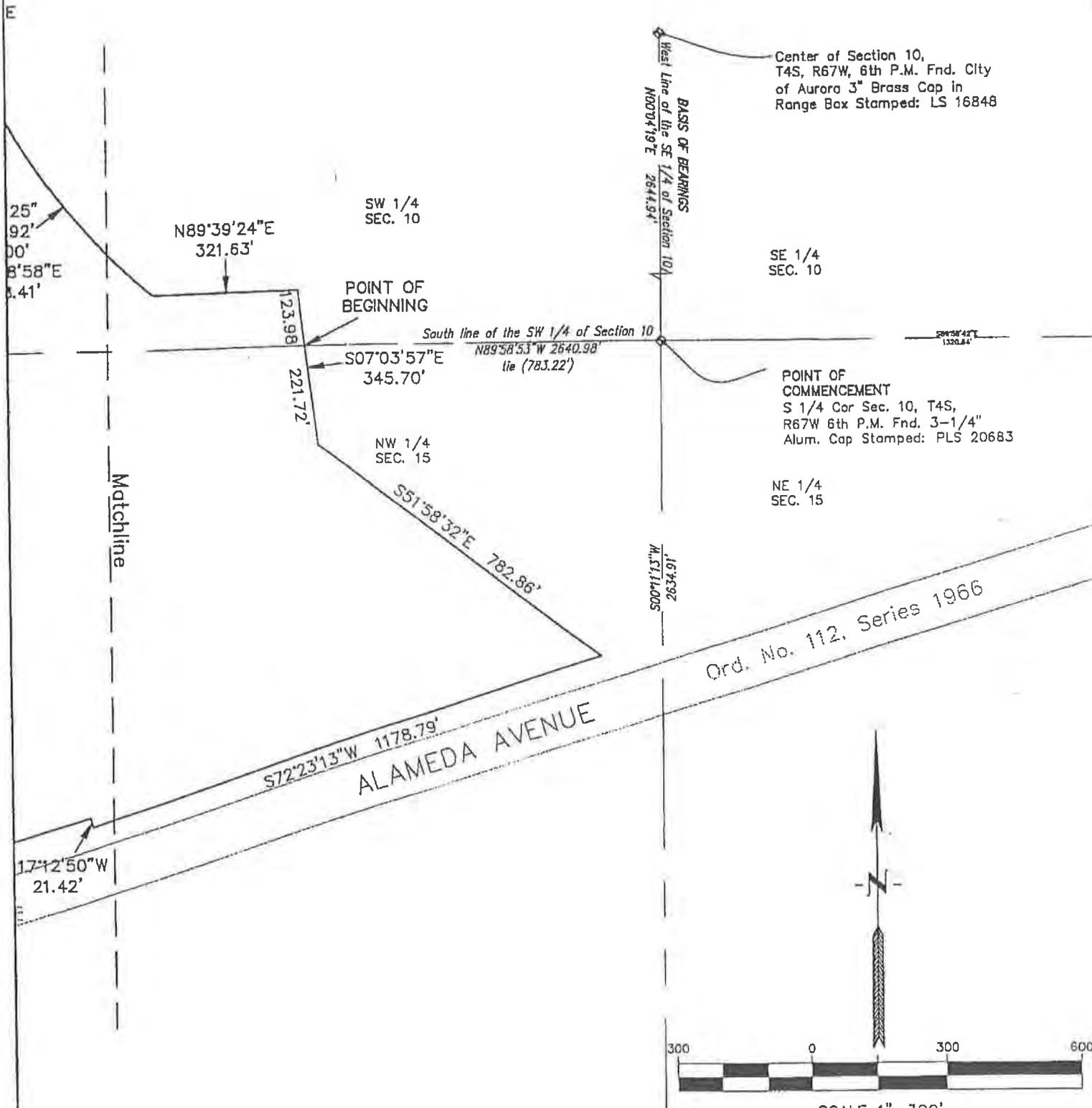
EXHIBIT



This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

<p>URS 8181 E. TUFTS AVENUE DENVER, CO 80237 Ph: 303-740-2600 Fax: 303-694-3946</p>	
<p>EXHIBIT ACCOMPANYING DESCRIPTION</p>	
<p>PARCEL 2 EXHIBIT</p>	
<p>DENVER</p>	<p>COLORADO</p>
<p>Drawn by: DEA</p>	<p>Checked by: ADJ Sheet No. 2 of 2 Sheet(s)</p>

EXHIBIT



This exhibit does not represent a monumented survey. It is intended only to depict the attached description.



URS 8181 E. TUFTS AVENUE
DENVER, CO 80237
Ph: 303-740-2600
Fax: 303-694-3946

EXHIBIT ACCOMPANYING DESCRIPTION
PART OF PARCEL 2
WITHIN
NEGOTIATED SALE
EXHIBIT

DENVER COLORADO
Drawn by: DEA Checked by: ADJ Sheet No. 1 of 2 Sheet(s)

EXHIBIT A-2
Part of Parcel 4(B) (South Portion)

DESCRIPTION
Part of Parcel 4(B)
within Negotiated Sale

A part of the Northwest Quarter of Section 10 and part of the Southwest Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10;
thence North 01°41'44" West a distance of 2461.64 feet to the **POINT OF BEGINNING**;
thence North 60°17'45" West a distance of 885.52 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 72°43'25", a radius of 150.00 feet, an arc length of 190.39 feet and whose chord bears North 79°40'27" West a distance of 177.86 feet;
thence North 43°18'45" West a distance of 343.85 feet;
thence North 40°43'41" West a distance of 761.58 feet;
thence North 35°04'31" West a distance of 417.42 feet to the southeasterly line of Parcel R described at Reception Number 9700003185 in the Clerk and Recorders Office of said City and County of Denver;
thence North 53°23'40" East, along said southeasterly line, a distance of 380.97;
thence South 32°44'51" East a distance of 356.26 feet;
thence South 67°06'32" East a distance of 309.90 feet;
thence North 82°51'23" East a distance of 511.06 feet;
thence South 38°32'02" East a distance of 337.06 feet;
thence North 54°48'43" East a distance of 313.08 feet;
thence South 89°19'34" East a distance of 169.58 feet;
thence South 00°23'32" West a distance of 1424.96 feet to the **POINT OF BEGINNING**;

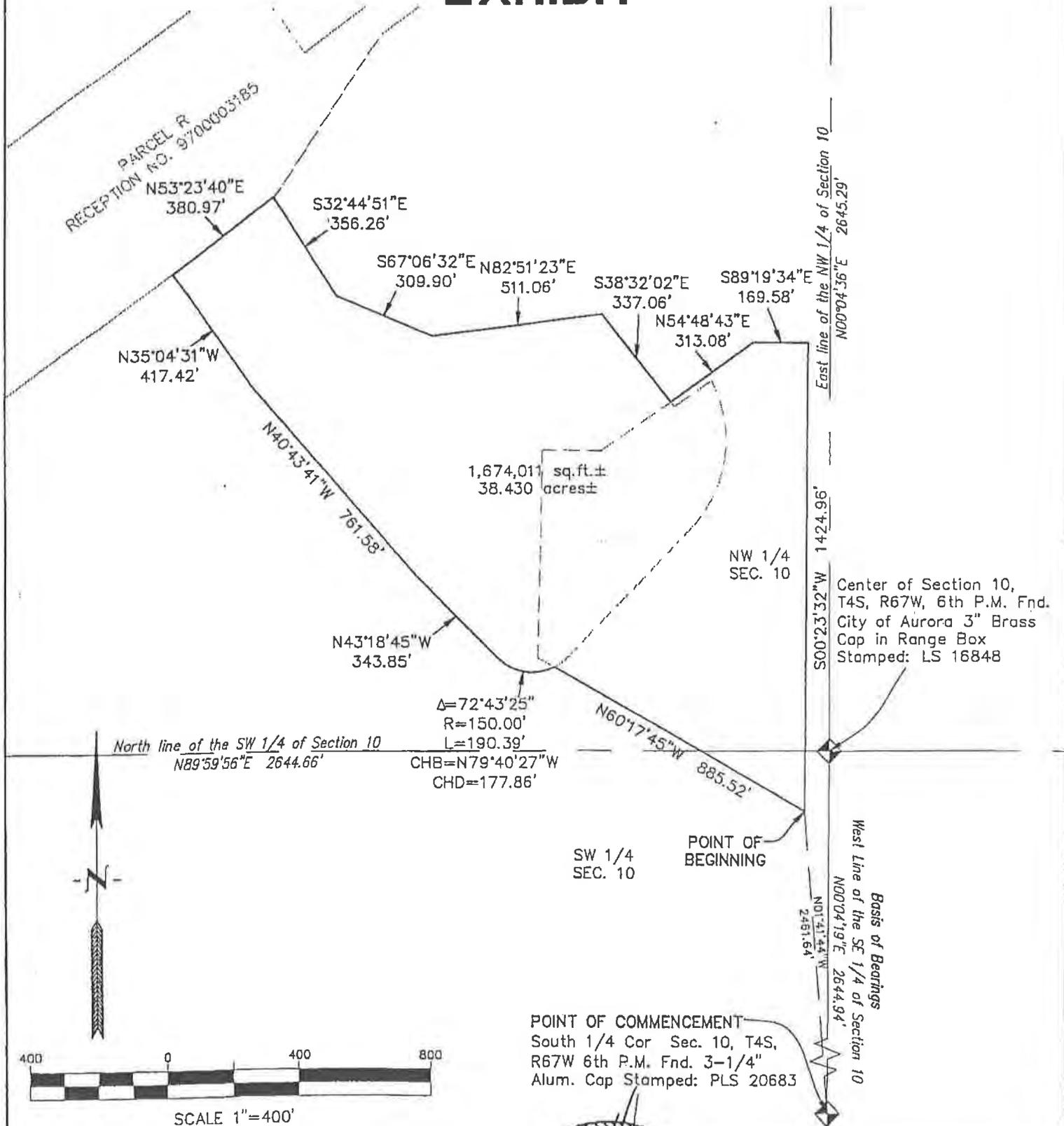
Containing 1,674,011 square feet or 38.430 acres, more or less.

Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter corner of Section 10 is a found 3-1/4" Aluminum cap Stamped URS CORP PLS 20683 and the Center Quarter corner of Section 10 is a found 3" brass cap stamped PLS 16848 in a range box.


A. David Johnson, P.L.S. 20683
For and on behalf of URS CORP
8181 E. Tufts Ave
Denver, CO 80237
Ph. 303.740.2600 Fax 303.694.2770
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10/14/05

EXHIBIT



URS		
8181 E. TUFTS AVENUE DENVER, CO 80237 Ph: 303-740-2600 Fax: 303-694-3946		
EXHIBIT ACCOMPANYING DESCRIPTION PART OF PARCEL 4(B) WITHIN NEGOTIATED SALE		
DENVER	EXHIBIT	COLORADO
Drawn by: JKB	Checked by: ADJ	Sheet No. 1 of 1 Sheet(s)

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT A-3
Parcel 5(A)

DESCRIPTION
Parcel 5 (A)

A part of the South Half of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver and County of Arapahoe, State of Colorado, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10;
thence North 03°28'49" East a distance of 1529.38 feet to the **POINT OF BEGINNING**;
thence North 07°27'06" West a distance of 209.15 feet;
thence North 73°06'50" West a distance of 314.13 feet;
thence North 01°16'53" West a distance of 157.04 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 55°13'59", a radius of 686.75 feet, an arc length of 662.03 feet and whose chord bears North 67°41'08" East a distance of 636.69 feet to a point of non-tangency;
thence North 00°37'23" East a distance of 252.96 feet;
thence South 89°17'20" East a distance of 606.73 feet;
thence North 78°34'48" East a distance of 65.16 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 10°54'05", a radius of 327.77 feet, an arc length of 62.36 feet and whose chord bears North 01°21'31" East, a distance of 62.27 feet to the southerly line of 1st Avenue;
thence South 89°58'34" East, along said southerly line, non-tangent to the previous course, a distance of 650.94 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 65°13'50", a radius of 327.77 feet, an arc length of 373.16 feet and whose chord bears South 25°51'14" West, a distance of 353.33 feet;
thence South 02°07'21" East a distance of 104.46 feet;
thence North 89°16'31" East a distance of 295.69 feet;
thence South 00°38'13" West a distance of 346.41 feet;
thence North 90°00'00" West a distance of 1121.16 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 55°31'27", a radius of 430.70 feet, an arc length of 417.39 feet and whose chord bears South 51°43'00" West, a distance of 401.24 feet to a point of non-tangency;
thence South 89°11'29" West a distance of 289.02 feet to the **POINT OF BEGINNING**;

containing 1,340,819 square feet or 30.781 acres, more or less.

Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter Corner of Section 10 is a found 3-1/4" aluminum cap stamped PLS 20683 and the Center Quarter Corner of Section 10 is a found 3" brass cap stamped PLS 16848 in a City of Aurora range box.



A. David Johnson
For and on behalf of URS Corp.
8181 E. Tufts Ave.
Denver, CO 80237
Ph. 303.740.2600
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EXHIBIT

Center of Section 10
T4S, R67W, 6th P.M.
Fnd. City of Aurora
3" Brass Cap in
Range Box Stamped:
LS 16848

$\Delta=10^{\circ}54'05''$
 $R=327.77'$
 $L=62.36'$
CHB=N01°21'31"E
CHD=62.27'

North line of the SE 1/4 of Section 10
S89°58'34"E 2646.49'

SW 1/4
SEC. 10

Basis of Bearing

SE 1/4
SEC. 10

N00°37'23"E
252.96'

1ST AVENUE 100.00'

S89°17'20"E 606.73'

N78°34'48"E
65.16'

S89°58'34"E 650.94'

$\Delta=65^{\circ}13'50''$
 $R=327.77'$
 $L=373.16'$

CHB=S25°51'14"W
CHD=353.33'
S02°07'21"E
104.46'

$\Delta=55^{\circ}13'59''$
 $R=686.75'$
 $L=662.03'$

CHB=N67°41'08"E
CHD=636.69'

1,340,819 sq.ft.±
30.781 acres±

N89°16'31"E
295.69'

346.41'
S00°38'13"W

N01°16'53"W
157.04'

N07°27'06"W
209.15'

N90°00'00"W 1121.16'

314.13'
N73°06'50"W

POINT OF
BEGINNING

$\Delta=55^{\circ}31'27''$
 $R=430.70'$
 $L=417.39'$

CHB=S51°43'00"W
CHD=401.24'

289.02'
S89°11'29"W

POINT OF COMMENCEMENT

S 1/4 Cor. Sec. 10, T4S, R67W 6th P.M.

Fnd. 3-1/4" Alum. Cap Stamped: PLS 20683

West Line of the Southeast Quarter

N00°04'19"E 2644.94'

N03°28'49"E 1529.38'

City and County of Denver
City of Aurora, County of Arapahoe



SCALE 1"=300'



URS

8181 E. TUFTS AVENUE
DENVER, CO 80237
Ph: 303-740-2600
Fax: 303-694-3946

EXHIBIT ACCOMPANYING DESCRIPTION

**PARCEL 5 (A)
EXHIBIT**

DENVER

COLORADO

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT A-4
Parcel 5(B)

DESCRIPTION
Parcel 5 (B)

A part of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver and County of Arapahoe, State of Colorado, being more particularly described as follows:

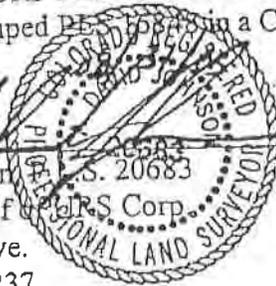
COMMENCING at the South Quarter Corner of said Section 10;
thence North 47°09'29" East a distance of 1480.30 feet to the **POINT OF BEGINNING**;
thence North 40°57'19" West a distance of 267.82 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 145°32'17", a radius of 304.97 feet, an arc length of 774.66 feet and whose chord bears North 57°35'42" East a distance of 582.56 feet to a point of non-tangency;
thence South 16°39'31" East a distance of 270.37 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 101°22'37", a radius of 303.34 feet, an arc length of 536.72 feet and whose chord bears South 57°01'53" West a distance of 469.40 feet to the **POINT OF BEGINNING**;

Containing 266,156 square feet or 6.110 acres, more or less.

Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter Corner of Section 10 is a found 3-1/4" aluminum cap stamped URS CORP PLS 20683 and the Center Quarter Corner of Section 10 is a found 3" brass cap stamped PE 10088 in a City of Aurora range box.

A. David Johnson
For and on behalf of URS Corp.
8181 E. Tufts Ave.
Denver, CO 80237
Ph. 303.740.2600

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EXHIBIT

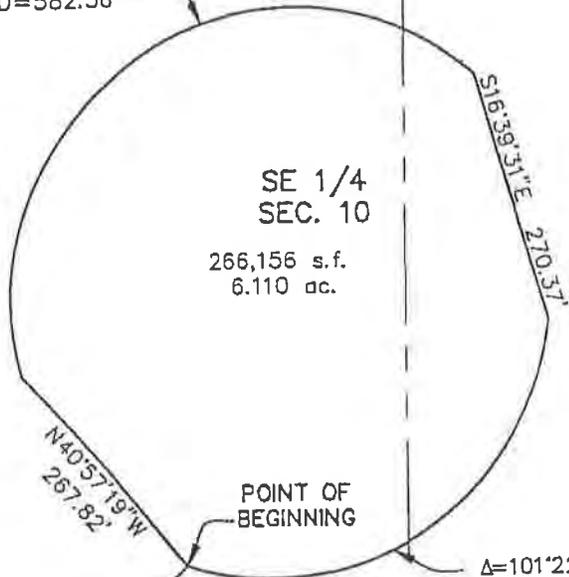
Center of Section 10,
T4S, R67W, 6th P.M.
Fnd. City of Aurora 3"
Brass Cap in Range
Box Stamped: LS
16848

$\Delta=145^{\circ}32'17''$
 $R=304.97'$
 $L=774.66'$
 $CHB=N57^{\circ}35'42''E$
 $CHD=582.56'$

SE 1/4
SEC. 10

$N00^{\circ}04'19''E$
2644.94'

West Line of the Southeast Quarter
Basis of Bearing



SE 1/4
SEC. 10
266,156 s.f.
6.110 ac.

$S16^{\circ}39'31''E$
2710.31'

POINT OF BEGINNING

$N47^{\circ}09'29''E$
1,480.30'

$\Delta=101^{\circ}22'37''$
 $R=303.34'$
 $L=536.72'$
 $CHB=S57^{\circ}01'53''W$
 $CHD=469.40'$

POINT OF COMMENCEMENT
South 1/4 corner of Section 10,
T4S, R67W 6th P.M.
Fnd. 3-1/4" Alum. Cap
Stamped: PLS 20683

City and County of Denver
City of Aurora, County of Arapahoe



SCALE 1"=200'



8181 E. TUFTS AVENUE
DENVER, CO 80237
Ph: 303-740-2600
Fax: 303-694-3946

URS

EXHIBIT ACCOMPANYING DESCRIPTION

**PARCEL 5 (B)
EXHIBIT**

DENVER COLORADO

Sheet No. 1 of 1 Sheet

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT A-5
Negotiated Sale Part of Parcel 5(C)

DESCRIPTION
Part of Parcel 5 (C)

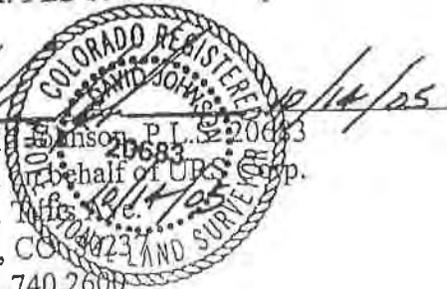
A part of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 10;
thence South 70°37'36" West a distance of 301.10 feet to a point on the southerly line of 1st Avenue as described in Book 1704 at Page 421 in the Clerk and Recorders Office of said County of Arapahoe being 283.71 feet west of the east line of said Southeast Quarter;
thence South 00°20'01" East a distance of 201.95 feet;
thence South 89°41'23" East a distance of 171.90 feet to the **POINT OF BEGINNING**;
thence South 89°41'23" East a distance of 11.97 feet to a point on the westerly line of Havana Street described in Book 1667 at Page 644 in said Clerk and Recorders Office;
thence South 00°11'25" West, along said westerly line, a distance of 394.98 feet;
thence South 59°05'51" West a distance of 189.00 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 172°13'15", a radius of 180.05 feet, an arc length of 541.20 feet and whose chord bears North 20°19'25" West, a distance of 359.27 feet to a point of non-tangency;
thence North 60°40'32" East a distance of 316.90 feet to the **POINT OF BEGINNING**;

Containing 137,667 square feet or 3.160 acres, more or less.

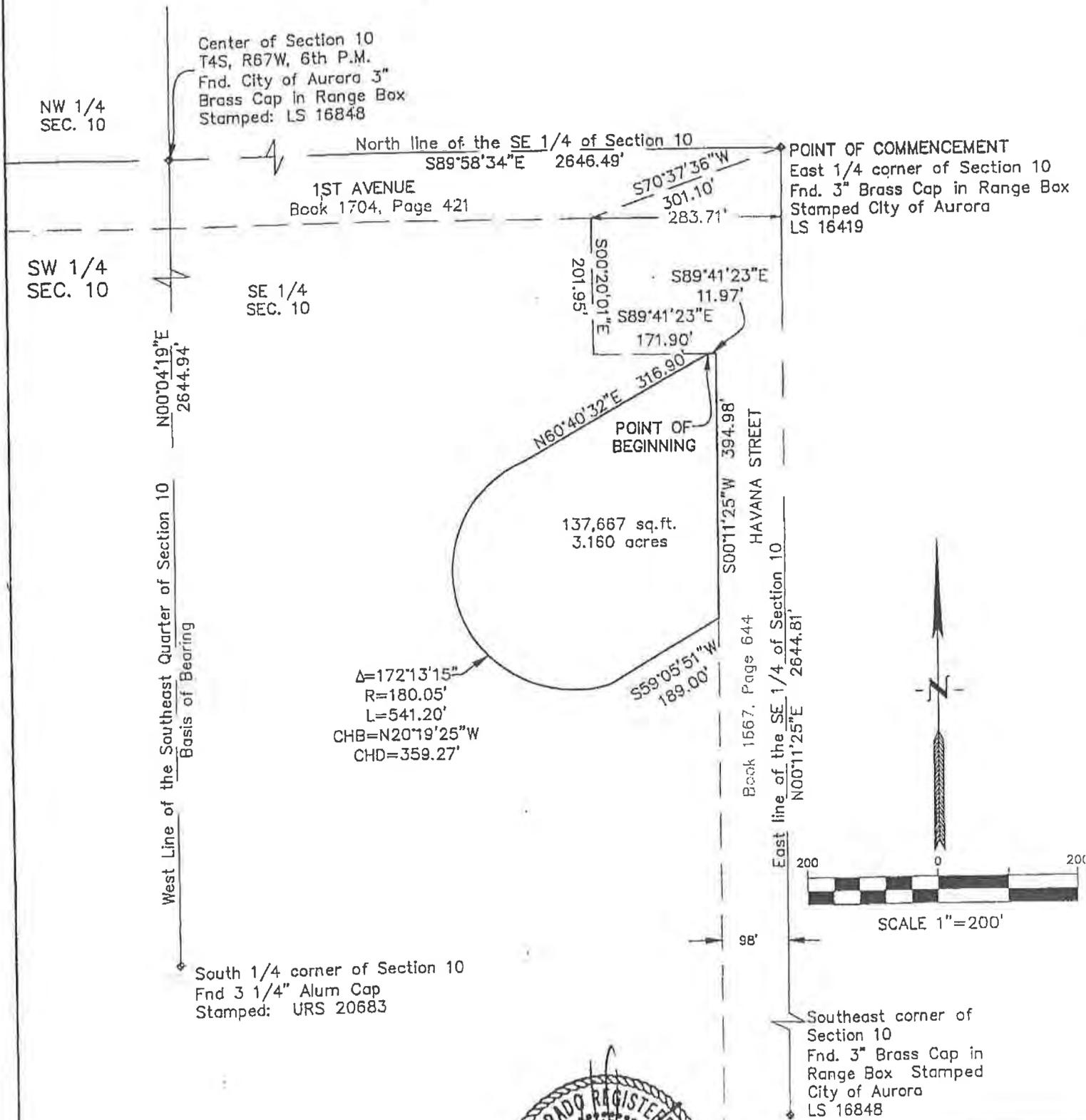
Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter Corner of Section 10 is a found 3-1/4" aluminum cap stamped: PLS 20683 and the Center Quarter Corner of Section 10 is a found 3" brass cap stamped: PLS 16848 in a City of Aurora range box.

A. David
For and on behalf of URS Corp.
8181 E. 11th Ave.
Denver, CO
Ph. 303.740.2600



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EXHIBIT



This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

URS 8181 E. TUFTS AVENUE
DENVER, CO 80237
Ph: 303-740-2600
Fax: 303-694-3946

EXHIBIT ACCOMPANYING DESCRIPTION
PART OF
PARCEL 5 (C)
EXHIBIT

DENVER COLORADO

Drawn by: JKB Checked by: ADJ Sheet No. 1 of 1 Sheet(s)

EXHIBIT A-6
Parcel 5(D)

DESCRIPTION
Parcel 5 (D)

A part of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver and County of Arapahoe, State of Colorado, being more particularly described as follows:

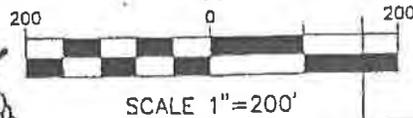
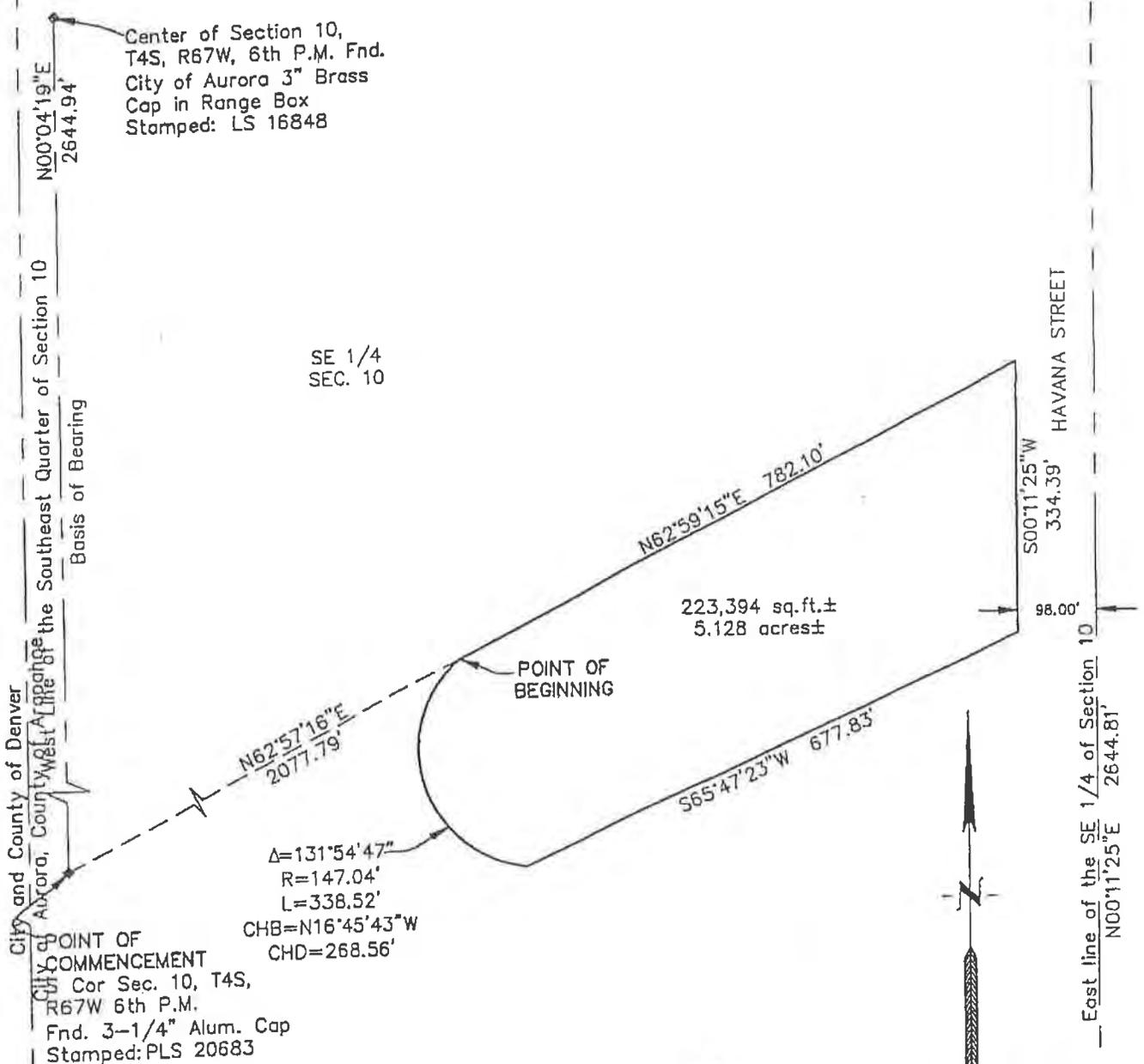
COMMENCING at the South Quarter Corner of said Section 10;
thence North 62°57'16" East a distance of 2077.79 feet to the **POINT OF BEGINNING**;
thence North 62°59'15" East a distance of 782.10 feet to a point on the westerly line of Havana Street;
thence South 00°11'25" West, along said westerly line, a distance of 334.39 feet;
thence South 65°47'23" West a distance of 677.83 feet to a point of non-tangent curvature;
thence along the arc of a curve to the right having a central angle of 131°54'47", a radius of 147.04 feet, an arc length of 338.52 feet and whose chord bears North 16°45'43" West a distance of 268.56 feet to the **POINT OF BEGINNING**;

Containing 223,394 square feet or 5.128 acres, more or less.

Basis of Bearings: Bearings are based on the west line of the Southeast Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian as being North 00°04'19" East. The bearing of said line is shown on the City and County of Denver Lowry Air Force Base Boundary Survey under Project No. 94-576, dated 4/09/96 and filed in Book 23 of the County Surveyor's Land Survey/Right of Way Surveys at Pages 102-103. The South Quarter Corner of Section 10 is a found 3-1/4" aluminum cap stamped URS CORP PLS 20683 and the Center Quarter Corner of Section 10 is a found 3" brass cap stamped PLS 20683 in a City of Aurora range box.


A. David Johnson
For and on behalf of
8181 E. Tufts Ave.
Denver, CO 80237
Ph. 303.740.2600
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EXHIBIT



8181 E. TUFTS AVENUE
DENVER, CO 80237
Ph: 303-740-2600
Fax: 303-694-3946

URS

EXHIBIT ACCOMPANYING DESCRIPTION

**PARCEL 5 (D)
EXHIBIT**

DENVER COLORADO

This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT B

NOTICE OF HAZARDOUS SUBSTANCES STORED/DISPOSED

Notice is hereby given that the tables and information provided below from the Supplemental EBS contain a notice of hazardous substances that have been stored for one (1) year or more or disposed of on the former Lowry Air Force Base, and the dates that such storage/disposal took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

Hazardous Substances Stored

Substance Stored	CAS Registry Number	Location	Quantity (kg/lbs)	Dates Stored	Hazardous Waste ID Number (if applicable)
No. 2 Fuel Oil Tank	N/A	Facility 393	210,000 gal (795,455 kg/yr)	Unknown	N/A
Fertilizer	N/A	Facility 667	30,000lb (13,605 kg/yr)	Unknown	N/A
Paint, latex	50000	Facility 667	800 gal (3,030 kg/yr)	Unknown	N/A
Fertilizer, weed, and feed	N/A	Facility 667	30,000 gal (13,605 kg/yr)	Unknown	N/A
Propane	N/A	Facility 1009	305 gal (1,155 kg/yr)	Unknown	N/A
Propane tank	N/A	Facility 1010	2 (1,000 gal) units (7,576 kg/yr)	Unknown	N/A
Diesel tank	71432	Facility 1010	1,300 gal (4,924 kg/yr)	Unknown	N/A
Heating fuel tank	N/A	Facility 1013	1,000 gal (3,788 kg/yr)	Unknown	N/A
Acetylene gas	1070-74-2	Facility 1019	24-200lb cylinders (2,177 kg/yr)	Unknown	N/A
Argon (high pressure)	7440-37-1	Facility 1019	8 (1,600 psi) cylinders	Unknown	N/A

Substance Stored	CAS Registry Number	Location	Quantity (kg/lbs)	Dates Stored	Hazardous Waste ID Number (if applicable)
			(5,804 kg/yr)		
Freon 12	75718	Facility 1019	16 (145lb) cylinders (1,052 kg/yr)	Unknown	N/A
Nitrogen	7727-37-9	Facility 1020	72 (149lb) cylinders (4,865 kg/yr)	Unknown	N/A
Oxygen	7782-44-7	Facility 1020	28 (135lb) cylinders (1,714 kg/yr)	Unknown	N/A
Gasoline tank	8032-32-4	Facility 1023	500 gal (1,894 kg/yr)	Unknown	N/A
Propane tank	N/A	Facility 1390	350 gal (1,325 kg/yr)	Unknown	N/A
Diesel tank	71432	Facility 1432	580 gal (2,197 kg/yr)	Unknown	N/A
Tank-Trichloroethylene & 1,1,1-Trichloroethane	79-01-6 71-55-6	Facility 1432	2,510 gal	1959-1962	D040
Tank- Nitric Acid (lined steel)		Facility 1432	2,510 gal	1959-1962	N/A
Tank- Acid (lined steel)		Facility 1432	715 gal	1959-1962	N/A
Tank- 1,1,1-Trichloroethane	71-55-6	Facility 1432	715 gal	1959-1962	N/A
Tank- Alkaline (lined steel)		Facility 1432	715 gal	1959-1962	N/A
Tank- Detergent		Facility 1432	715 gal	1959-1962	N/A
Tank- Rinse Water (lined steel)		Facility 1432	2,510 gal	1959-1962	N/A
Gasoline tank	8032-32-4	Facility 2304	500 gal (1,894 kg/yr)	Unknown	N/A
Fertilizer	N/A	Facility 2304	5250 lb (2,381 kg/yr)	Unknown	N/A

NOTICE OF HAZARDOUS SUBSTANCES DISPOSAL/RELEASE REMEDIAL ACTION TAKEN

Notice is hereby provided that the information set out below from the EBS and SEBS provides notice of hazardous substances that have known to have been disposed or released on or adjacent to the Property at Lowry Air Force Base, and the dates the disposal/release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

OU-5: Base-Wide Ground Water Contamination (IRP Site OT017-Main Base Plume, OT018-Headquarters Area Plume, OT019-Fire Training Zone Plumes, Building 1432 USTs)

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number	Response
tetrachloroethylene	perchloro-ethylene; tetrachloroethene; PCE	127-18-4	Unknown	N/A	F001; F002	Final Operable Unit 5 - Groundwater Remedial Investigation report (Versar; May - 2001) Contamination levels under the property present an unacceptable risk for residential use without adequate Land Use Controls
trichloroethylene	trichloroethene; TCE	79-01-6	Unknown	N/A	F001; F002	
1,1-dichloroethene	1,1-dichlorovinylidene chloride; VDC; 1,1-dichloroethylene	75-35-4	Unknown	N/A	N/A	
1,2-dichloroethene	trans-acetylene dichloride; trans-dichloroethylene	156-60-5	Unknown	N/A	N/A	
vinyl chloride	chloroethylene; chloroethene; VC; VCM	75-01-4	Unknown	N/A	D043	
1,1,1-trichloroethane	methyl chloroform; alpha-trichloroethane; chloroethene; trichloroethane	71-55-6	Unknown	N/A	N/A	
toluene	methyl-benzene	108-88-3	Unknown	N/A	F005	

OU-2: LF002-Sanitary Landfill (LF02/OU-2/D-1) (D1, D2, T-1, RD-1) Low Level Radioactive Waste Disposal Cell

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number	Response
1,2-Dichloroethane (1-2 DCA)		107-06-2	Unknown	N/A		Final Operable Unit 5 - Groundwater Remedial Investigation report (Versar; May - 2001) Contamination levels under the property present an unacceptable risk for residential use without adequate Land Use Controls. Corrective Action Plan, LAC, (November 2003) Closure Certification, LAC, (March 2005) documents landfill cap construction in place and outlines requirements for groundwater post closure care monitoring.
Trichloroethene (TCE)	trichloroethene; TCE	79-01-6	Unknown	N/A	D040, F001	
1,1,1-trichloroethane (1,1,1-TCA)		71-55-6	Unknown	N/A		
tetrachloroethene (PCE)	Tetrachloroethene; Perchloroethylene	127-18-4	Unknown	N/A		
Dichlorodifluoromethane (Freon-12),		75-71-8	Unknown	N/A		
Benzene	Benzol, Phenyl hydride	71-43-2	Unknown	N/A	D018	
Chlorobenzene	Benzene chloride; Chlorobenzene ; Chlorobenzene Mono; Chlorobenzol; MCB; monochlorobenzene; Monochlorobenzol; Phenyl Chloride;	108-90-7	Unknown	N/A		
Methylene Chloride	Aeroflone MM; Dichloromethane ; DCM; Freon 30; Methane dichloride; Methylene dichloride; Methylene chloride; narkotil; Plasticsolve; R 30; Refrigerant 30; solacsthin; solmethine;	75-09-2	Unknown	N/A		
dichlorotetra-fluoroethane (Freon-114)		1320-37-2	Unknown	N/A		
benzo(a)anthracene		56-55-3	Unknown	N/A		

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number	Response
benzo(a)pyrene	3,4 Benzopyrene	50-32-8	Unknown	N/A		
benzo(g,h,i)perylene	1,12-benzoperylene; Benzo[g,h,i]perylene;	191-24-2	Unknown.	N/A		
benzo(k)fluoranthene	11,12-Benzofluoranthene; 11,12-benzo[k]fluoranthene; 2,3,1',8'-binaphthylene; 8,9-benzofluoranthene; Benzo[k]fluoranthene;Be nzo (k) fluranthene; Dibenzo[b,jk]fluorene; B[K]F;	207-08-9	Unknown	N/A		
chrysene	5,6-Dibenzonaphthalene; 1,2-Benzophenanthracene; 1,2-Benzophenanthrene; Benzo[a]phenanthrene;	218-01-9	Unknown	NA		
dibenz(a,h)anthracene	1,2:5,6-benzanthracene; 1,2:5,6-dibenz[a]anthracene; 1,2,5,6-Dibenzanthracene; 1,2:5,6-dibenzoanthracene; 1,2,5,6-dba; Benz[a,h]anthracene; Dibenz[a,h]anthracene ; dibenzo[a,h]anthracene; DBA; DB(A,H)A;	53-70-3	Unknown	N/A		
indeno(1,2,3-cd)pyrene	1,10-(1,2-Phenylene)pyrene; 2,3-o-phenylenepyrene; o-phenylenepyrene; Indeno[1,2,3-cd]pyrene; Indeno[1,2,3-cd]pyrene ;	193-39-5	Unknown	N/A		
phenanthrene	phenanthracene; Phenanthrene	85-01-8	Unknown	N/A		

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number	Response
antimony (110 µg/L)	Stibium	7440-36-0	Unknown	N/A		
arsenic	Arsenic, Inorganic ; Colloidal arsenic; Fowler's solution; Grey arsenic;	7440-38-2	Unknown	N/A	D004	
barium		7440-39-3	Unknown	N/A	D005	
beryllium	Beryllium and compounds ; BERYLLIUM, POWDER; Beryllium, powder, -325 mesh; Glucinium	7440-41-7	Unknown	N/A		
cadmium	Cadmium, Inorganic ; Cadmium oxide fume; C.I. 77180	7440-43-9	Unknown	N/A	D006	
Chromium	Chrome	7440-47-3	Unknown	N/A	D007	
iron	Fe +++; Fe +++ ion; Fe(III) ion; Fe(II) ion; iron +++; IRON, POWDER; Stainless steel; Steel;	7439-89-6	Unknown	N/A		
Lead	Lead shot	7439-92-1	Unknown	N/A	D008	
manganese	Manganese ; Mn	7439-96-5	Unknown	N/A		
mercury		7439-97-6	Unknown	N/A	D009	
nickel		7440-02-0	Unknown	N/A		

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity	Date	Hazardous Waste ID Number	Response
thallium		7439-92-1	Unknown	N/A	D005	
dieldrin		60-57-1	Unknown	N/A		

Proposed IRP Site - Eastern Skeet Range

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response
Lead	Lead shot	7439-92-1	Unknown	Unknown	D008	Remediation of lead shot and PAHs in soil complete. DEPARTMENT "no further action" concurrence letter: July 29, 2003.
PAHs	Polycyclic aromatic hydrocarbons	N/A	Unknown	Unknown	N/A	

Proposed IRP Site – Outdoor Firing Range

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response
Lead	Lead Bullets	7439-92-1	Unknown	Unknown	D008	<p>The <i>Final Remedial Investigation Report for Supplemental Characterization, Outdoor Firing Range, Lowry Air Force Base, Colorado</i> (CH2M HILL, October 2003) presents the results of the supplemental characterization and describes the nature and extent of contamination at the site. The results of the supplemental characterization confirm that lead and excess metal fragments from firing operations are located in the bermed soil west and east of the concrete backstop walls. In addition, 20-mm target practice (TP) projectiles were also identified in one portion of the firing range berm. To evaluate removal action alternatives for lead and metal fragment-impacted soil, and munitions and explosives of concern, an EE/CA was performed, as described in the <i>Final Engineering Evaluation/Cost Analysis, Outdoor Firing Range, Lowry Air Force Base, Colorado</i> (CH2M HILL, January 2004). Groundwater investigations at the OFR have been performed as part of the OU 5 groundwater investigation associated with Parcel 4, the Main Plume.</p>

IRP Site (ST009) 5 Yosemite Gate USTs

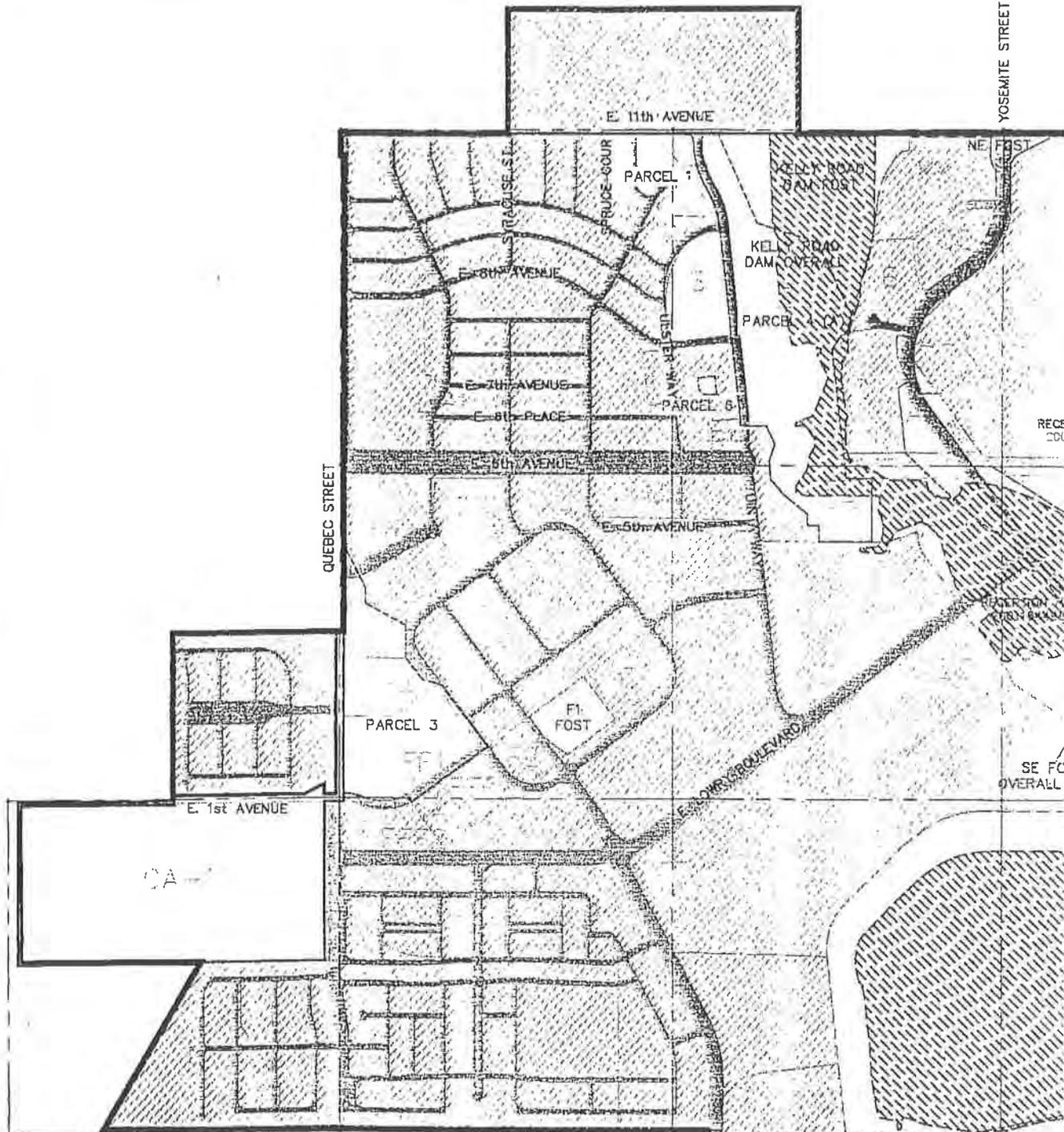
Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response
Benzene	Benzol, Phenyl hydride	71-43-2	Unknown	Unknown	D018	A Corrective Action Plan was implemented in September 1995 with Bioventing as the Remedial action. This system operated until February 1999. The soils have been closed to CDLE OPS standards (NFA approval received on 3/16/04). Groundwater remains contaminated with 1,2 DCA. Remedial action is being accomplished by the privatization contractor as part of the OU-5 groundwater remediation.
Toluene		108-88-3	Unknown	Unknown		
Ethylbenzene	Total Petroleum Hydrocarbons	100-41-4	Unknown	Unknown		
Xylene		1330-20-7	Unknown	Unknown		
TPH		N/A	Unknown	Unknown		
1,2 Dichloroethane (1,2 DCA)		107-06-2	Unknown	Unknown		

OU-1 (IRP Site FT001 Fire Training Area No. 1 (FT01/OU-1); Fire Training Area No. 2 (FT02) Soils

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response
Polychlorinated Dibenzo-p-dioxins (PCDDs)	3,4 Benzopyrene	N/A	Unknown	Unknown		As described in the <i>Revised Draft Final Action Memorandum for the Fire Training Zone</i> (Versar, November 2003), the Air Force's proposed action to address PCDD/PCDF-contaminated soil is excavation and off-base incineration. The Air Force's recommended alternative to address PAH-contaminated soil is excavation
Polychlorinated Dibenzofurans (PCDFs)		136677-10-6	Unknown	Unknown		
Polychlorinated Biphenyls (PCBs)		1336-36-3	Unknown	Unknown		
Benzo(a)pyrene		50-32-8	Unknown	Unknown		

Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response
dibenz(a,h)-anthracene	1,2:5,6-benzanthracene; 1,2:5,6-dibenz[a]anthracene; 1,2,5,6-Dibenzanthracene; 1,2:5,6-dibenzoanthracene; 1,2,5,6-dba; Benz[a,h]anthracene; Dibenz[a,h]anthracene; dibenzo[a,h]anthracene; DBA; DB(A,H)A;	53-70-3	Unknown	Unknown		and off base disposal.

EXHIBIT C
Depiction of 100 Year Floodplain

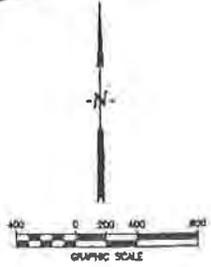
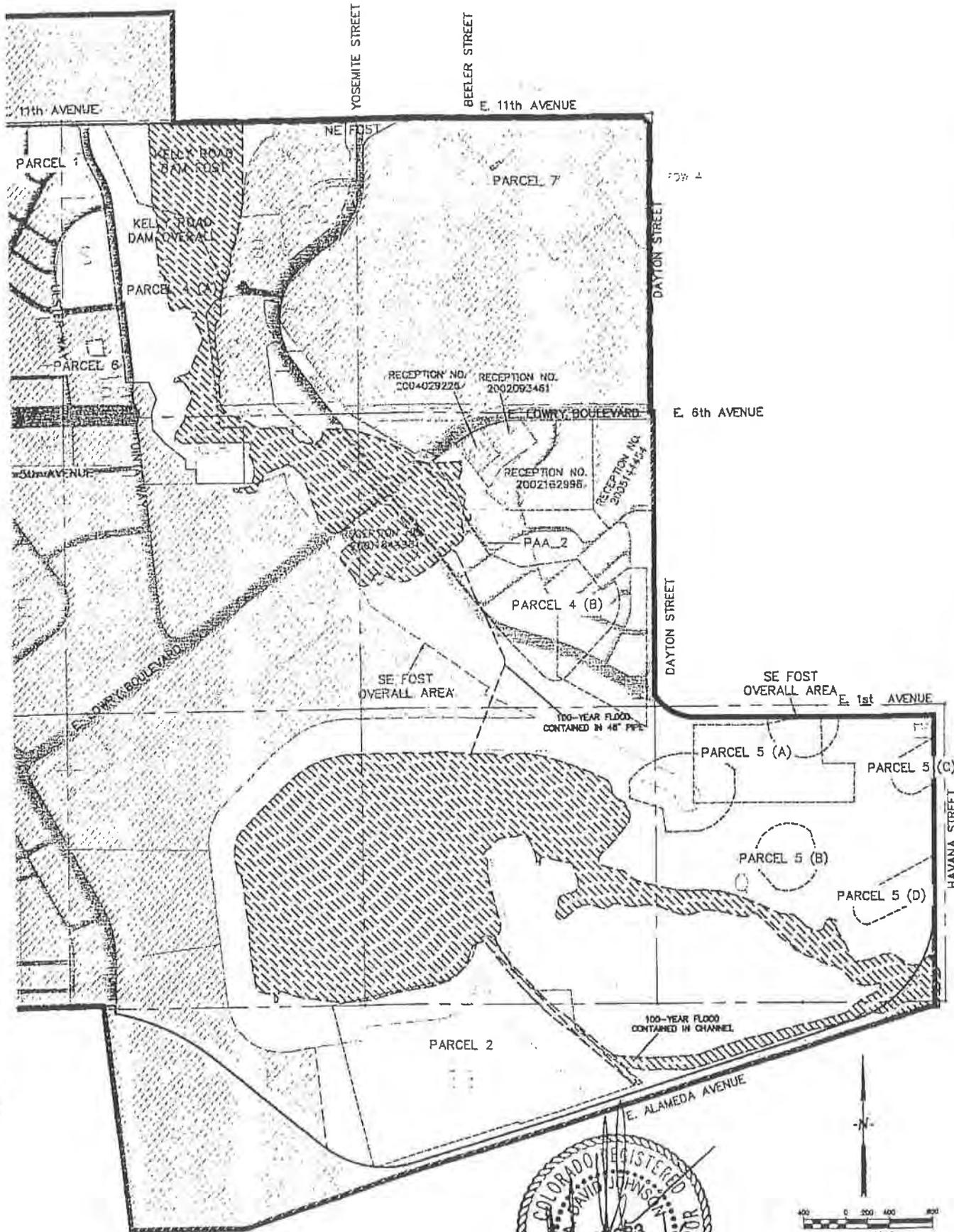


LEGEND

-  • DEEDED FROM USA
-  • ZONE AE (SEE NOTE)
-  • HISTORICAL BASE BOUNDARY

NOTE:
 FLOOD ZONE DESIGNATION: By scaled map location and graphic plotting only, a portion of this Property lies within Zone AE (Inundated by 100 Year Flood) per Flood Insurance Rate Maps, Panel 16 of 27, Community Panel No. 080046 0016D, dated September 7, 1998 and Panel 180 of 510, Community Panel No. 080002 0180F, dated September 7, 1998. No field surveying was performed to determine this zone.

Map Scale
 1" = 100'



LOWRY REDEVELOPMENT
AUTHORITY
FLOOD ZONE MAP