

WILDFIRE MITIGATION PLAN

For Balarat Outdoor Education Residence
1192 County Road 87, Jamestown, Co
Docket: SPR - 06 - 106
Inspection date: 12/12/2006



Knowledge to Go Places

Prepared for:

Balarat Outdoor Education
P.O. Box 24
Jamestown, CO 80455
Phone: 303-447-8233

Prepared by:

Nicole Palestro
Boulder District
Phone: (303) 823-5774
Email: Palestro@lamar.colostate.edu

Boulder District

5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation plan is to give guidelines to reduce wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. **However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.**

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at Section 17, Township 2N, and Range 71W, Jamestown, CO. The fire protection district is Lefthand Fire Protection District (303-440-6063). The entire property has 700 acres and is at 8,000 feet in elevation. The property currently has 14 existing structures. There will be a small cabin built on the property and will be located ~1-2 miles southeast of the main lodge. This area has an approximately ~30-40% percent slope with a northwest aspect. The new cabin will be total of 200 square feet. The proposed building site is in a chimney and it is a relatively dry site. The area was burned over in 2003 and there are no live trees in this area.

CONSTRUCTION DESIGN AND MATERIALS

The proposed cabin has a simple design with a simple roofline and is oriented with a northwest aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect one another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of metal. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material will be of heavy timber. The trim and fascia are to be 3/4" thick wood.

The structure has 4 small sized windows with the primary viewing direction being toward the northwest. Windows will be double paned. Frames will be made of wood. Exterior doors are to be 1-3/4", fire-rated, and made of wood. The small landing will be constructed of wood materials and supported by concrete. The deck will be open underneath and overhead and isolated from the surrounding landscape with a crushed rock.

UTILITIES

There will no utilities run to the cabin. However, the propane for the main lodge is set on a pad of crushed rock located approximately 3/10th of a mile to the north of the main lodge.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

For access to the property, take Lefthand Canyon west to James Canyon thru Jamestown to Cnty Rd. 87, go north. There will not be any vehicle access to the cabin. The access will be on an existing foot path that will not create additional site disturbance or soil compaction and will require the removal of a few trees. The access to the main lodge is approximately 1.3 miles from County Road 87. It has several pull-outs and turn arounds and is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%.

EVACUATION ROUTES

In the event of a wildland fire the escape routes, depending on location of fire, would be to take County Road 87 south to James Canyon.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a 20,000 gallon fire cistern located ~3/10th of a mile north of the main lodge and cabins. **All water sources should be clearly marked and clear of brush.** Contact the Lefthand Fire Protection District (303-440-6063) for more information and specific details.

FUELS REDUCTION

All trees to be removed are marked with blue spray paint. All trees that are in 50 foot radius of the new cabin will be removed due to hazards. Slash from the harvest will be burned. Note that if you decide to burn piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department (303-441-1180) and notify your local fire protection district (Lefthand Fire Protection District (303-440-6063)).

FOREST COMPONENT AND HEALTH

The site has been burned over in 2003. At this time the understory consists of a sparse cover of grasses (western wheat-grass (*Agropyron smithii*), shrubs (mountain mahogany (*Cercocarpus montanus*)/ wild red raspberry (*Rubus idaeus*), and forbs. The area in the past was fuel model 9. It is now considered fuel model 1. Fuel model 1 is represented by short grasses one foot tall or less. The area has very few shrubs or trees, any present are widely scattered. There were no signs of any insect and disease problems in this area at the time of inspection.

DEFENSIBLE SPACE MANAGEMENT

Since the area has been burned over recently the only defensible space concern would be to keep shrubs and grasses trimmed around the structure.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, Creating Wildfire Defensible Zones, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make the structures on the property more fire safe and add an additional measure of safety. While not required through site plan review, the following measures should be undertaken to maintain the defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; check the Boulder Fire Weather website at www.crh.noaa.gov/bou/awebphp/fireindx.php.html
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior

Fire danger - An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

Fire hazard - The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

Fire management - The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

Fire risk - The probability or chance of a fire starting determined by the presence and activities of causative agents.

Fire season - The period(s) of the year during which fires are likely to start, spread and do damage to values-at-risk sufficient to warrant organized fire suppression; a period of the year set out and commonly referred to in fire prevention legislation. In Boulder County the fire season is considered to extend from April 1 to October 31.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Forest ecology - The relationships between forest organisms and their environment.

Forest health - A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

Ladder fuels - Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

Limb (verb) –To remove the branches from a tree.

New forestry - A philosophy or approach to forest management that has as its basic premise the protection and maintenance of ecological systems. In new forestry the ecological processes of natural forests are used as a model to guide the design of the managed forest.

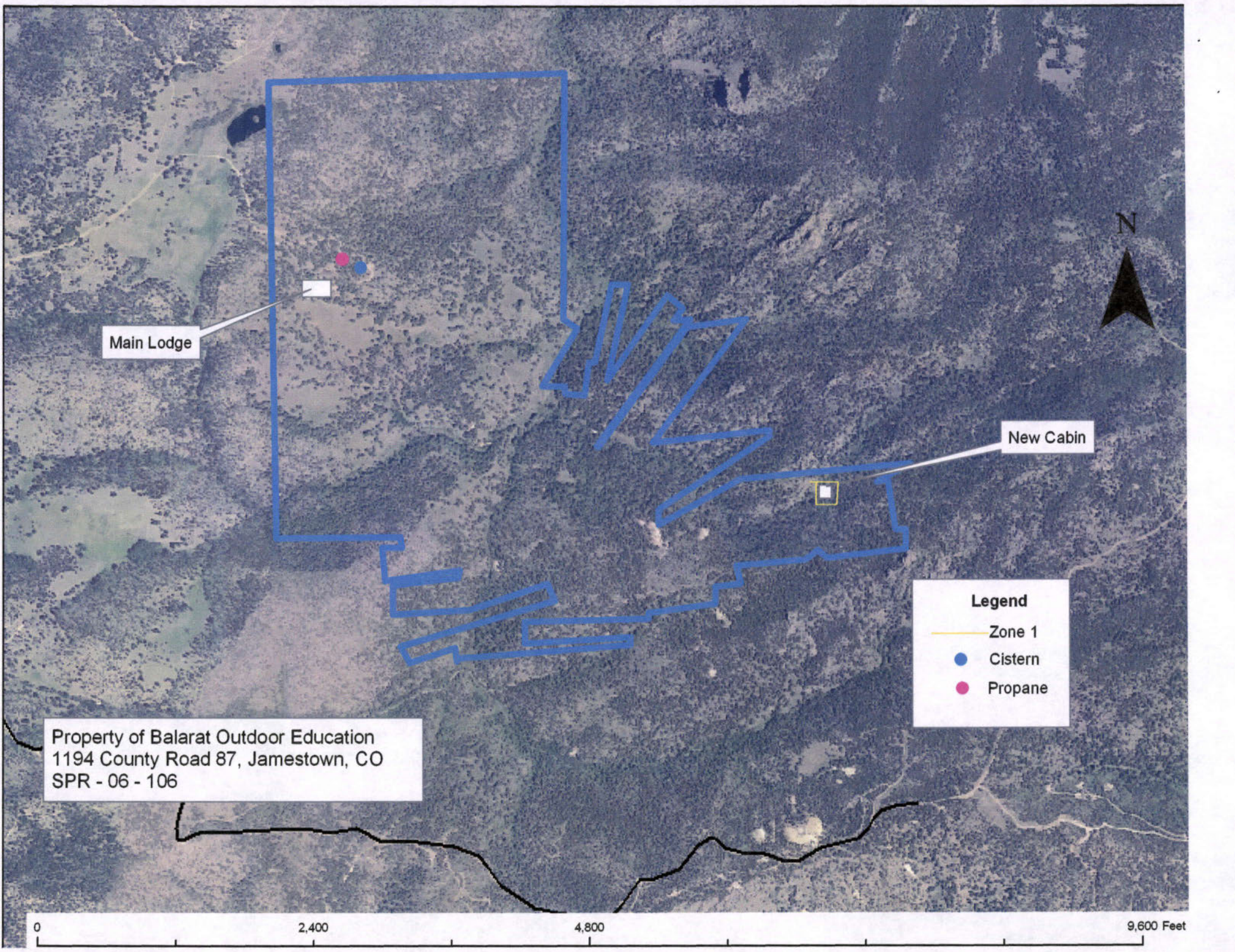
Noxious weeds - Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Understory – Plants that grow underneath the overstory species.

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

Wildfire Mitigation Plan – A plan to reduce wildfire hazards around homes or properties.



Main Lodge

New Cabin

Legend

- Zone 1
- Cistern
- Propane

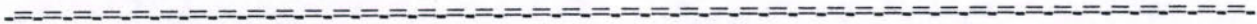
Property of Balarat Outdoor Education
1194 County Road 87, Jamestown, CO
SPR - 06 - 106

0 2,400 4,800 9,600 Feet

DIRECTIONS FOR FILLING OUT FORM:

Please fill out as complete as possible and fax to Nicole Palestro at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130, or bring to scheduled marking appointment.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Nicole Palestro at 303-823-5774 or Palestro@lamar.colostate.edu



Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 12-12-06

Landowner name: Balawat Outdoor Education

Mailing address: P.O. Box 24

City, State. Zip: James town Co 80455

Site address: 1192 County Rd 87

Phone number: 303-447-8233

Road access: _____ (Directions from main access road)

Docket Number: SPR-06-106 (SPR, LU, Etc.)

Section: _____

Township: _____

Range: _____

Legal Description: _____

Portion to be filled out at time of inspection

FPD: left hand

Dominant fuel type: Grass Forbs (Grass/forbs/shrubs/slash/etc)

Dominant overstory: NONE

Co-dominant overstory: NONE

Shrubs: Mohogany - Raspberry

Fuel model type: was 9 now 1

Aspect: North West (Direction of slope)

Slope: 10-15%

Building site: odd Chimney (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: Dry

Natural fire barrier: _____

Insect & Disease Diagnosis: NONE

Elevation: 8000 (feet)

Lot size (acres): 700 (Acres)

Number of Structures: 14 (All structures present)

Existing Structures: _____ (House/barn/garage/etc.)

New Structure: 12x16 (House/Barn/new addition/etc..)

Driveway length: 0 (Actual length in feet from road to home)

Driveway trees removed: 0 (few/many/none)

Home buffer material: _____ (Stone/crushed gravel/decorative stone)

House design: _____ (simple/complex)

Roof Design: _____ (simple/complex)

Roof material: Metal (Asphalt shingles/concrete tiles/metal)

Soffits type: 0 (Plywood/hardboard/cement board)

Siding material: Heavy timber (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 4 (approximate number of windows)

Sliding Glass Doors (#) 0

Window wells (#) 0

Windows Size: Sm (On average: small/medium/large)

Windows Frames: wood (aluminum/aluminum clad)

Windows Aspect: NW (Dominant viewing direction)

Window Construction: tempered (Tempered glass/e-coating/etc.)

Door Material: small landing (Wood/steel/fiberglass/composite)

Deck material: _____ (Wood/composite materials)

Deck Description: _____ (Enclosed/open underneath and overhead)

Deck support type: 0 (Timber posts/logs/steel/concrete/stone)

Deck buffer material: 0 (Crushed rock/gravel)

Deck weed barrier: 0 (Fiberglass/polyester)

Structure SQR. FT.: _____ (Total square feet of structure)

Garage if detached: 0 (Total square feet of garage)

Out buildings: 0 (Total square feet of sheds, cabins, ect...)

Utility Location: 0 (Pole/buried: Direction from structure)

Structure aspect: NW (Dominant facing direction/view)

Leach field: 0 (Distance from house, and direction)

Making a donation to community cistern: _____ (Yes or No)

Have you talked to your local fire department: _____ (Yes or No)

Are you required to have a sprinkler system: _____ (Yes or No)

Cistern: 1000 cistern 20,000 gal (Distance from house, and direction)

Cistern Type: By building 2 fire hydrants (Individual Cistern or Fire Cistern)

Cistern size: _____ (gallons)

Water supply: 0 (well or main line)

Well (if applicable): 0 (Distance from house and direction)

Propane or natural gas: 0

Propane Tank location: 0 (Distance from house and direction)

Slash disposal: _____ (Chipped/hailed/burned/lop-scatter)

Can you provide a copy of the plan: _____ (Yes or No)



Boulder County Land Use Department
 2045 13th Street / 13th & Spruce Streets / Courthouse Annex
 Mailing address: PO Box 471, Boulder, CO 80306
 Phone 303-441-3930 / Fax 303-441-4856
 http://www.co.boulder.co.us/lu e-mail planner@co.boulder.co.us

SHADED AREAS FOR STAFF ONLY
 INTAKE STAMP
RECEIVED
 NOV 02 2006

APPLICATION FORM

PROJECT NUMBER		PROJECT NAME		BOULDER COUNTY LAND USE	
*No Application Deadline: <input type="checkbox"/> LIMITED IMPACT SPECIAL USE <input checked="" type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> SITE PLAN REVIEW WAIVER <input type="checkbox"/> SUBDIVISION EXEMPTION <input type="checkbox"/> 1041-STATE INTEREST REVIEW <input type="checkbox"/> OTHER		*Application Deadline - 1st Wednesday of the month: <input type="checkbox"/> VARIANCE <input type="checkbox"/> APPEAL		*Application Deadline - 2nd Wednesday of the month: <input type="checkbox"/> EXEMPTION PLAT <input type="checkbox"/> LOCATION AND EXTENT <input type="checkbox"/> RESUBDIVISION (REPLAT) <input type="checkbox"/> ROAD/EASEMENT VACATION <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> ROAD NAME CHANGE <input type="checkbox"/> SPECIAL USE/SSDP <input type="checkbox"/> EXTENSION OF APPROVAL <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> SKETCH PLAN <input type="checkbox"/> REZONING	
LOCATION(S) - STREET ADDRESS(ES) 1192 County Rd 87					
Jamestown Co 80455					
SUBDIVISION NAME					
LOT(S)	BLOCK(S)	SECTIONS(S) NW 17	TOWNSHIP(S) 2N	RANGE(S) 7E	
AREA IN ACRES 7.00	EXISTING ZONING Forestry	EXISTING USE OF PROPERTY Educational Facility		NUMBER OF PROPOSED LOTS 71	
PROPOSED WATER SUPPLY					
PROPOSED SEWAGE DISPOSAL METHOD					

APPLICANTS

APPLICANT/PROPERTY OWNER Denver Public Schools				EMAIL ADDRESS	
STREET ADDRESS 900 Grant St.					
CITY Denver	STATE CO	ZIP CODE 80203	PHONE NUMBER	FAX NUMBER	
APPLICANT/PROPERTY OWNER				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
AGENT/CONSULTANT Leanne Nystrom				EMAIL ADDRESS	
STREET ADDRESS 1192 County Rd 87					
CITY Jamestown	STATE CO	ZIP CODE 80455	PHONE NUMBER 303-447-8233	FAX NUMBER 720-424-2958	
AGENT/CONSULTANT Patrick Emery				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER 720-424-1400	FAX NUMBER 720-424-2941	

CERTIFICATION

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.

SIGNATURE OF LANDOWNER X [Signature] (Facility Manager)	DATE 11/02/06
SIGNATURE OF LANDOWNER X [Signature] (Director)	DATE 11/2/06
OTHER SIGNATURE * X	DATE

* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

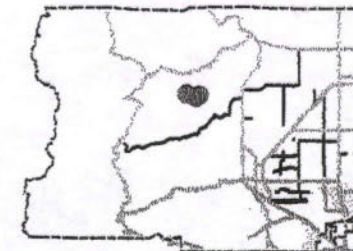
Boulder County Land Use Department PreApp - Vicinity Map



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

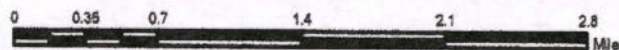
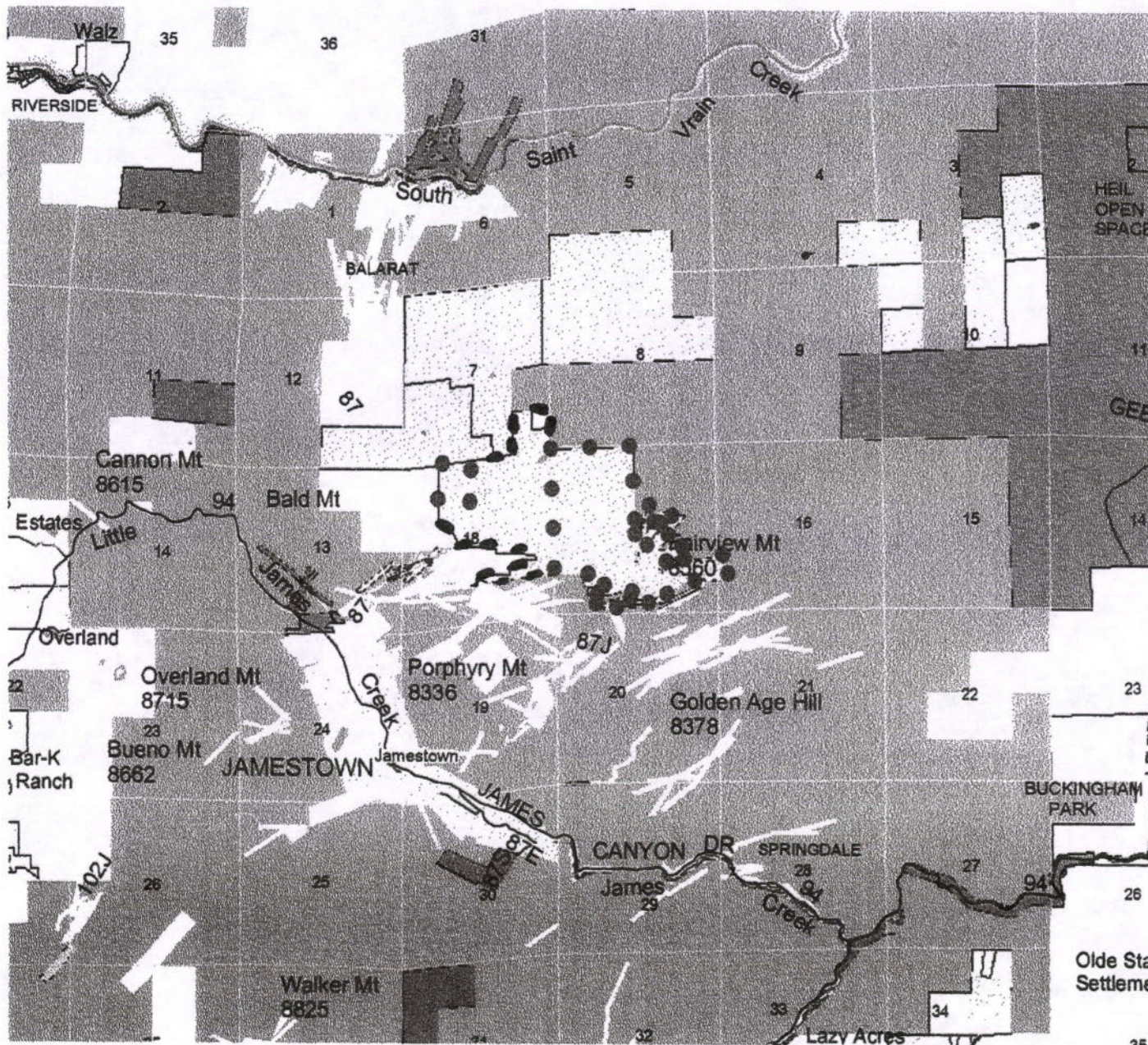
Legend

- Open Space
 - Federal
 - State
 - Local
- Conservation Easements
- Gravel resources
- Utilities and other
- Subdivision
 - Lots
 - Nupud
- Floodplain
 - FO Zoning District
- Map Location



This map is for informational purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

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Boulder County Land Use Department PreApp - Location Map

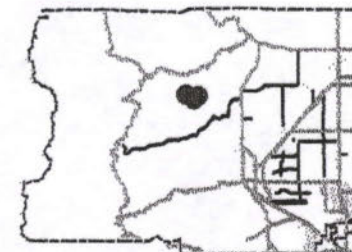


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Legend

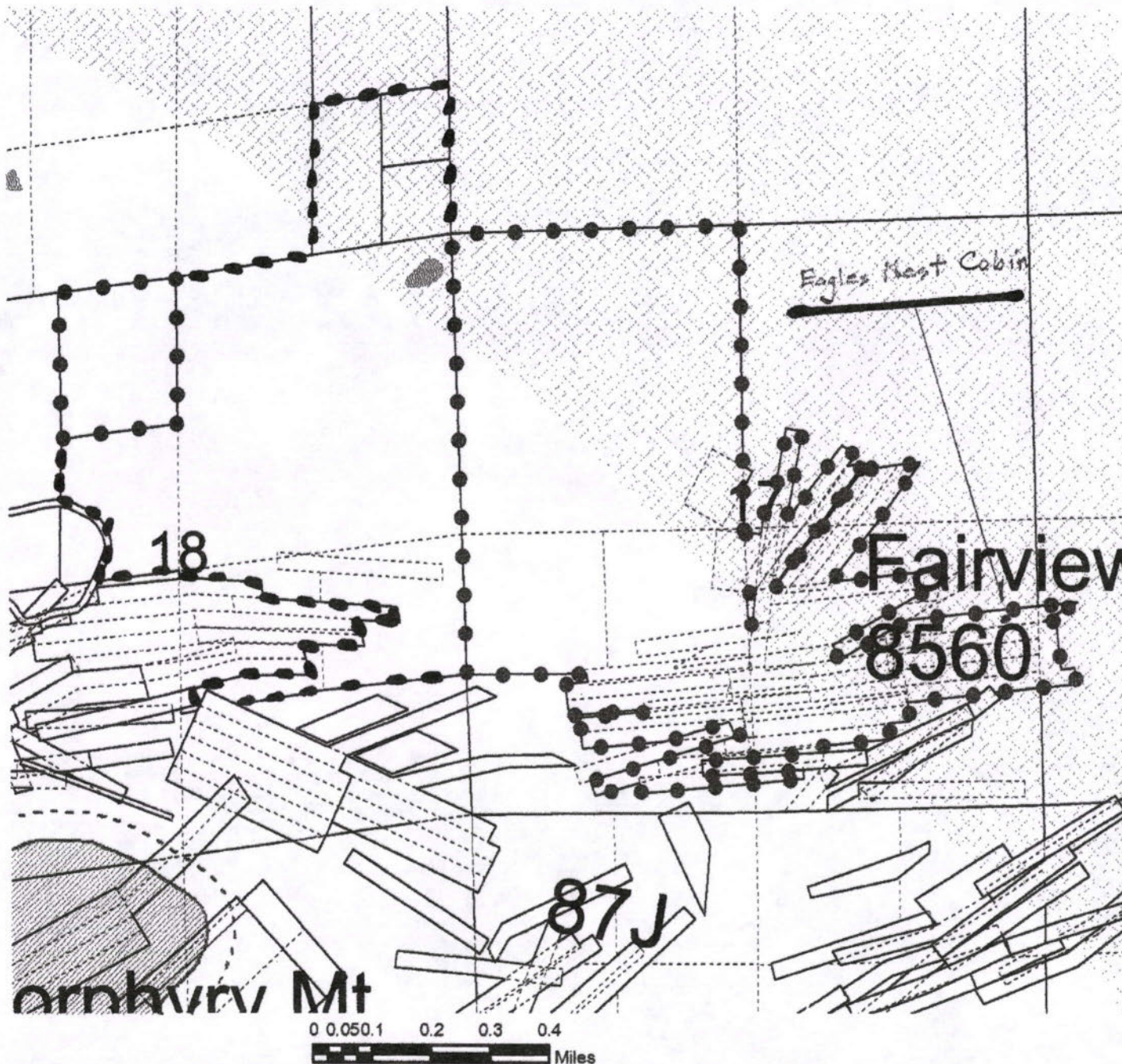
- Archeologically Sensitive Travel Routes
- Municipalities
- Archeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain - FO Zoning District
- Environmental Conservation Areas
- Natural Landmarks and Areas
- Significant Natural Communities
- Significant Agricultural Lands
- National Importance
- Statewide Importance
- Local Importance

Map Location



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Site Plan Review Fact Sheet

Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures.

Structure Information

Project Identification

Project Name:
Egyles Nest Cabin

Property Address/Location:
1192 County Rd. 87
Jamestown Co 80455

Current Owner:
Denver Public Schools

Size of Property in Acres:
700 Acres

TYPE OF STRUCTURE: Storage / Outbuilding
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 0 sq/ft **DEMOLISH:** Burned 03 192 sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition is will occur?
Yes No

If Yes, please be sure this area is included in the table below.

STRUCTURE #1:

PROPOSED FLOOR AREA (new construction only)			
	Finished	Unfinished	Total
Basement	<u>0</u> sq/ft	sq/ft	sq/ft
1st Floor	<u>192</u> sq/ft	sq/ft	<u>192</u> sq/ft
2nd Floor	<u>0</u> sq/ft	sq/ft	sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	<u>0</u> sq/ft	sq/ft	sq/ft
Covered Deck	<u>0</u> sq/ft	sq/ft	sq/ft
Total	<u>192</u> sq/ft	sq/ft	<u>192</u> sq/ft

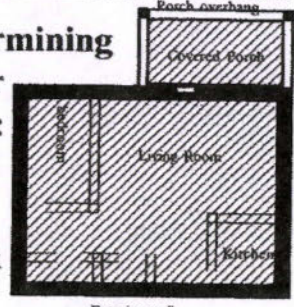
Height above existing grade 14'

Exterior wall:
- Material Log
- Color Natural

Roofing:
- Material Metal
- Color Galv.

When completed, this structure will have a total of 0 bedrooms.

Determining Floor Area:



Floor area is measured in terms of square feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

STRUCTURE #2:

TYPE OF STRUCTURE: _____
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: _____ sq/ft **DEMOLISH:** _____ sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

PROPOSED FLOOR AREA (new construction only)			
	Finished	Unfinished	Total
Basement	sq/ft	sq/ft	sq/ft
1st Floor	sq/ft	sq/ft	sq/ft
2nd Floor	sq/ft	sq/ft	sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq/ft	sq/ft	sq/ft
Covered Deck	sq/ft	sq/ft	sq/ft
Total	sq/ft	sq/ft	sq/ft

Height above existing grade _____

Exterior wall:
- Material _____
- Color _____

Roofing:
Material _____
- Color _____

When completed, this structure will have a total of _____ bedrooms.

If a Limited Impact Special Use Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Review.

This document prepared by:
Boulder County Land Use Dept.
Courthouse Annex, 13th & Spruce St.
PO Box 471; Boulder, CO 80306
Phone: 303-441-3930
Fax: 303-441-4856
Web Site:
<http://www.co.boulder.co.us/lu/>
or <http://www.bouldercounty.us/lu>
E-mail: planner@co.boulder.co.us
Office Hours:
Monday through Friday
8:00 AM to 4:30 PM

Earth Work / Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the *Boulder County Land Use Code*. Please fill in all applicable boxes.

Note that applicants must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review.

Also, note that all areas of earthwork must be represented on the site plan.

	Cut	Fill	Total
Driveway & Parking Areas	N/A	—	0
Berms	N/A	—	0
Other Grading:	N/A	—	0
Total	0	0	Box 1

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation			

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location:



N/A

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

Building will be accessed by trail only in a remote area. All inspections will require assistance from facility managers

Grading Calculation Note

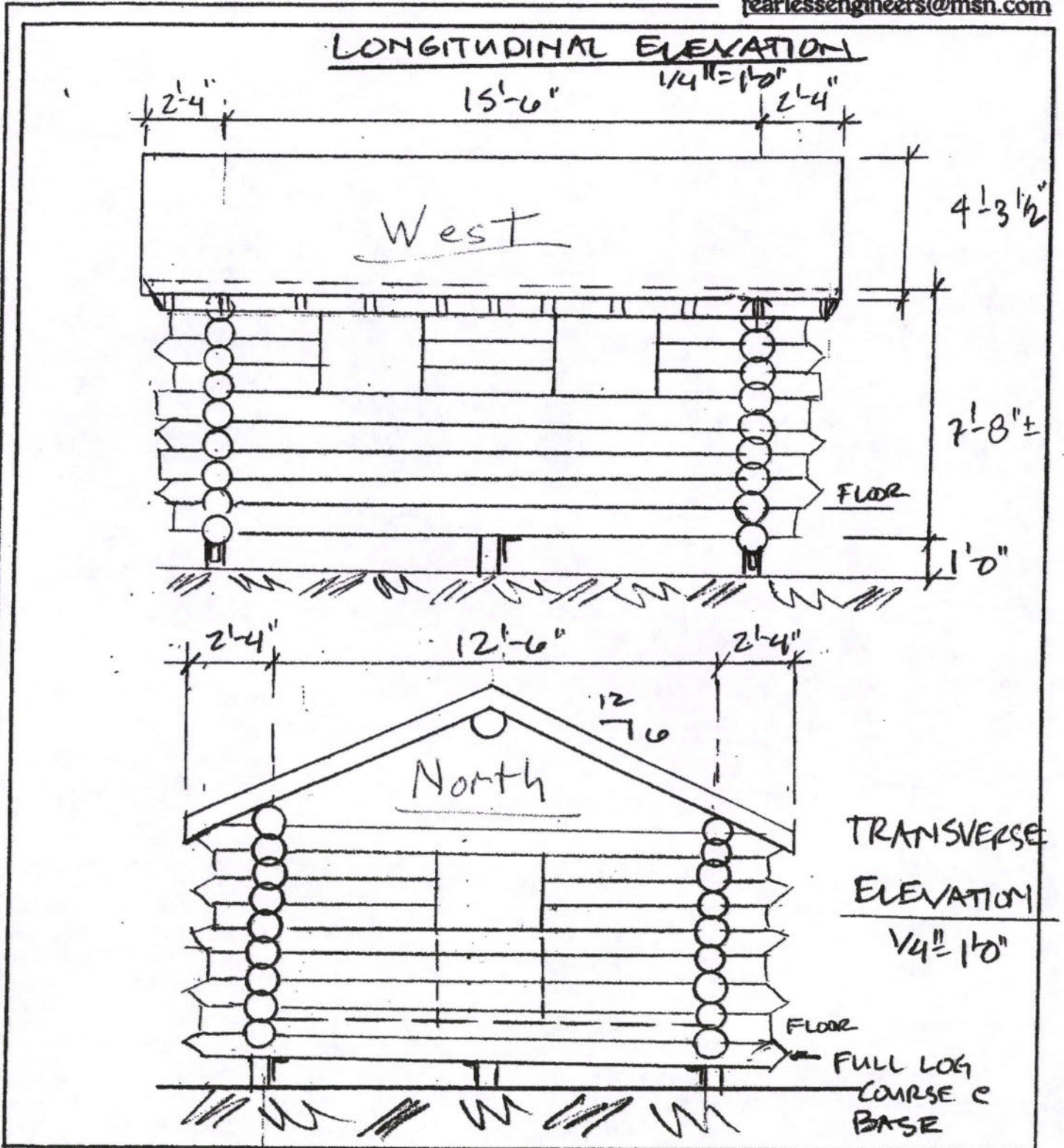
Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint). If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Certification

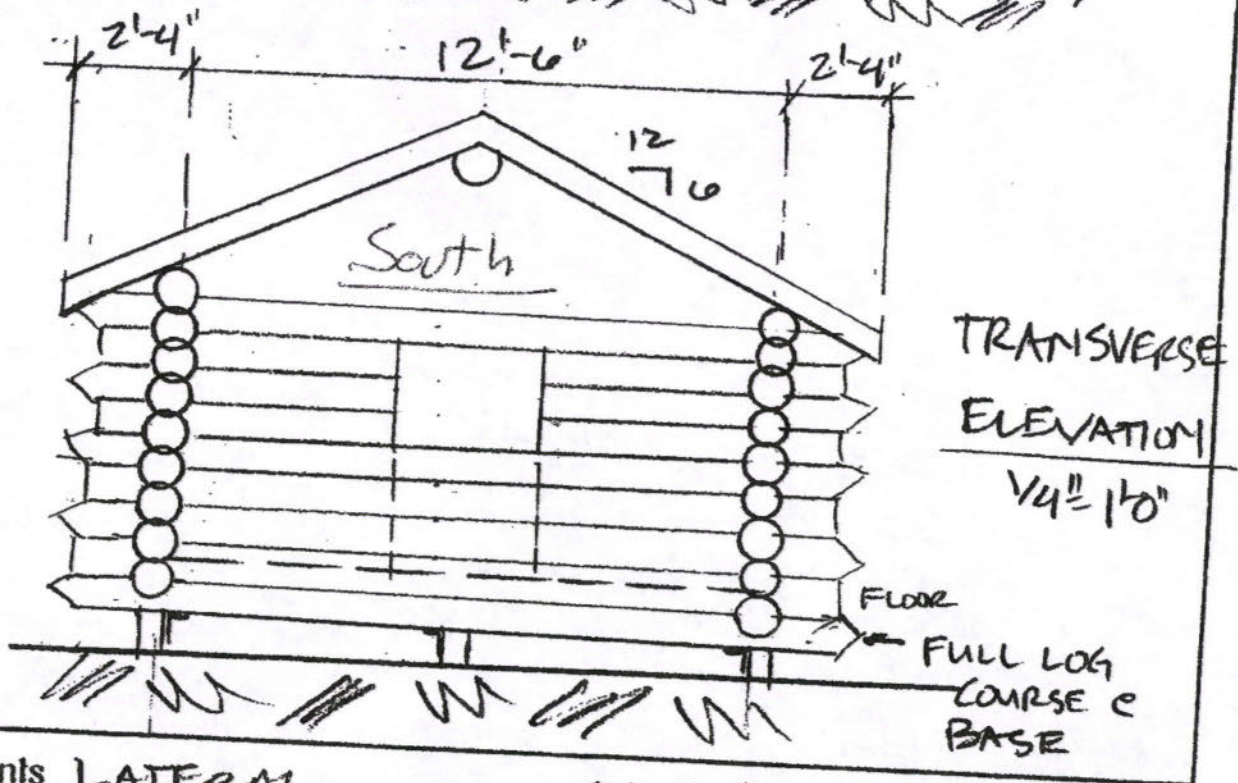
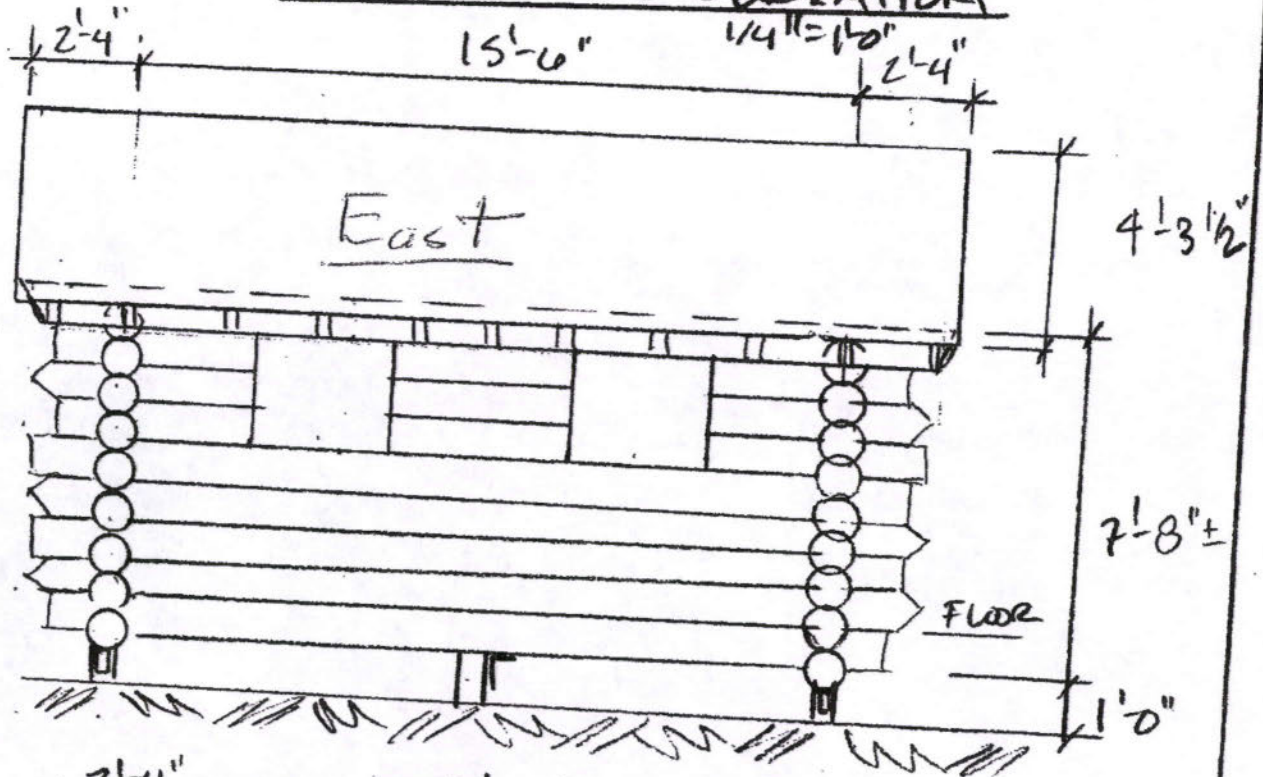
I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature Tracy R. [Signature] Date 11/02/06

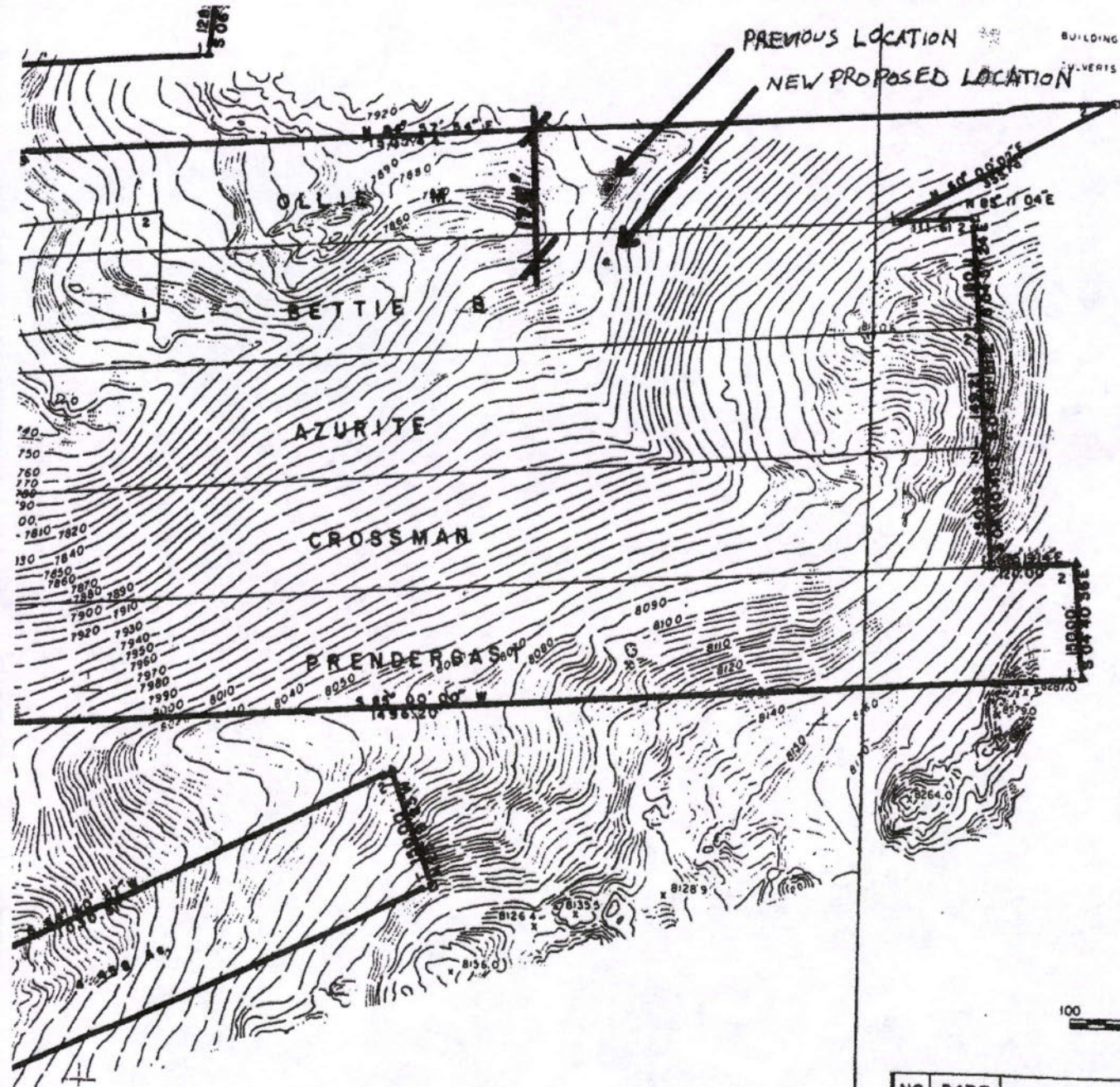
.....
 • Is your property gated and locked? If county personnel cannot access the property, then it could cause delays in reviewing your application.











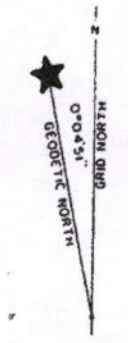
LONGITUDINAL ELEVATION



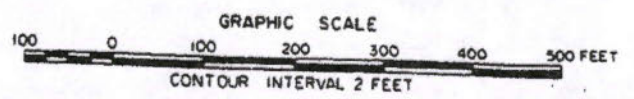
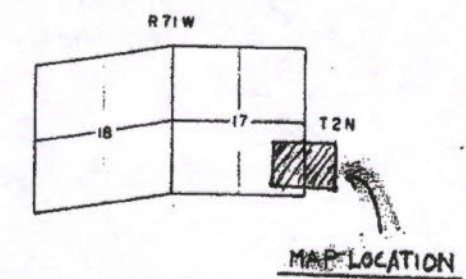
Contents LATERAL Job # 6-03 Date 2/8/06



- BUILDING 
- RUINS 
- SIGNS 
- MINE 
- 1/16 CORNER SET 
- CENTER 1/4 SET 
- PROPERTY CORNER 
- FOUND SET 



COLORADO STATE PLANE COORDINATE SYSTEM
NORTH ZONE, USGS LEVEL DATUM



SITE PLAN/LOCATION

NO.	DATE	REVISIONS	BY	APPR'D
DENVER PUBLIC SCHOOLS DENVER, COLORADO DEPARTMENT OF ENGINEERING				SITE NUMBER

10
 5
 5

SPECIAL WARRANTY DEED

ROGER S. CALVERT, ORAL C. CALVERT, DANIEL R. CALVERT and LAWRENCE M. WOOD, as Trustees of The Pilot Trust, a charitable trust established by Charitable Trust Agreement dated December 30, 1960, as amended by Resolution of said Trustees adopted on December 9, 1963, whose address is Jamestown, County of Boulder, State of Colorado, hereby sell and convey to SCHOOL DISTRICT NO. 1 IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, a school district existing under and by virtue of the Constitution and laws of the State of Colorado, and sometimes hereinafter called "District," the following real property in the County of Boulder and State of Colorado, to-wit:

(1) The NW 1/4 of Section 17; and Lots 10 and 11 of said Section 17; the NE 1/4 of Section 18; and Lots 21, 22 and 23 of said Section 18; all in Township 2 North, Range 71 West of the 6th P.M.;

(2) The Atlas Mill Site Claim, Survey Lot No. 6325B, located in Section 17, Township 2 North, Range 71 West of the 6th P.M., Central Mining District; and The Baker, Free Gold, A. T. White, Martha C., Hector, English Girl, Duval, Colorado Girl, and Ivanhoe Lode Mining Claims, all Survey Lot No. 16457A, and the Knickerbocker Mill Site Claim, Survey No. 16457B, located in Sections 16 and 17, Township 2 North, Range 71 West of the 6th P.M., Central Mining District;

together with any and all water, water rights, ditch, ditch rights, reservoirs and reservoir rights, pumping plants, and rights of way for water, ditches and reservoirs, and all enlargements and extensions thereof, pertaining or in any way belonging to said land or used thereon, or which are held, owned, or controlled, or which may be hereafter acquired by the said Trustees and their heirs, personal representatives and grantees for use thereon or in connection therewith, and conveying also hereby all the right, title, estate and interest of the said Trustees in and to The Vickery-Hambrouck Mining Ditch and such water as belongs

thereto, together with all appurtenances to said land, and WARRANT the title against all persons claiming under said Trustees, SUBJECT to rights of way, if any, as they may exist on the ground, and SUBJECT to patent reservations.

This property is being conveyed to District as part of a larger site, for development by District as an outdoor educational center. The remainder of said site is being conveyed to District contemporaneously herewith by deed from Roger S. Calvert and is described as follows:

(1) The SE 1/4 of the NW 1/4 of Section 18, Township 2 North, Range 71 West of the 6th P.M., EXCEPT that portion thereof lying South and West of the County Road as described in deed recorded at Film 591, Reception No. 835992, Boulder County records;

(2) The Longfellow Lode Mining Claim, Survey Lot No. 11361, located in Section 17, Township 2 North, Range 71 West of the 6th P.M., Central Mining District; and The Hercules, Anchor, Maine, Berger, Longfellow No. 1, Longfellow No. 2, Headlight, Sarah Stanley, Rover, F. D. Wright, Prendergast, Crossman, Azurite, Bettie B., Ollie M., and Pizzini Lode Mining Claims, all Survey Lot No. 16457A, located in Sections 16 and 17, Township 2 North, Range 71 West of the 6th P.M., Central Mining District.

This conveyance is subject to the following express limitation, acceptance of which limitation shall be conclusively established by District's acceptance and recording of this deed:

That the property herein conveyed, together with that property conveyed by said Roger S. Calvert, individually, and hereinabove described, shall be developed by District as an outdoor educational center with such improvements as may be necessary to operate the same in its natural condition for that purpose; that District shall diligently prosecute the development of the entire site for such purpose, and that it expend a minimum of \$500,000 of its tax funds, (not including monies received from private donations or federal funds), for the capital improvement of

said property over the next five calendar years (1969 through 1973); provided, however, that if such entire amount shall not be available to District for this purpose, monies obtained from private donations may be used in said development and up to \$100,000 of such donations so used may be credited against the minimum development amount of \$500,000.

It is understood and agreed that District intends to proceed in good faith with the development of the site, but that it is a governmental subdivision of limited powers, that the timing and precise method of such development must be within its discretion and powers, and that the reversion of title to the site, as hereinabove provided, shall be the exclusive remedy for its failure to meet said limitation, according to its terms.

It is further understood and agreed that if said minimum amount of \$500,000 shall not have been expended, as hereinabove provided, for the improvement of said property over the five year period aforesaid, title to the property herein conveyed shall thereupon revert to the Trustees of said The Pilot Trust, in their capacity as Trustees and subject to the uses and purposes of said The Pilot Trust. It is further expressly understood and agreed that a certificate of the Secretary of District, certifying that the required minimum amount of \$500,000 has been expended for the required improvement of said property, within the time provided, when duly recorded, shall be conclusive evidence of compliance with such limitation, and any reversionary interest whatsoever of said Trustees of The Pilot Trust shall thereupon terminate, and District shall thereafter hold unencumbered title to said property. Said Trustees agree, however, at such time to execute such instrument, in recordable

1903 1/2 1/2 1/2

SPECIAL WARRANTY DEED

Edward
Roger S. Calvert, Trustee
to

School Dist. No. 1 City & County of
Denver

STATE OF COLORADO } SS
COUNTY OF BOULDER }

I hereby certify that this instrument
was filed in my office at 8:02 a.m.
on the JAN - 7 1965 day of JAN, 1965
and is duly recorded to

FILED 9 50
Edward S. Calvert
By Richard S. McConis Notary Public
for the State of Colorado

Fees \$ 10.00

Benjamin L. Conroy
1415 Jackson Lake
Denver, Colorado 80202

form, as may be necessary or convenient to evidence of record the termination of said reversionary interest.

Signed this 30th day of December, 1968.

Roger S. Calvert
Roger S. Calvert, as a Trustee of The Pilot Trust

Oral C. Calvert
Oral C. Calvert, as a Trustee of The Pilot Trust

Daniel R. Calvert
Daniel R. Calvert, as a Trustee of The Pilot Trust

Lawrence M. Wood
Lawrence M. Wood, as a Trustee of The Pilot Trust

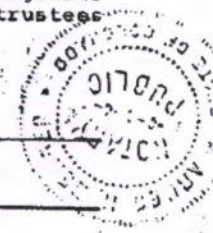
STATE OF COLORADO)
CITY AND COUNTY OF ~~DENVER~~ DENVER) ss.

The foregoing instrument was acknowledged before me this 30th day of December, 1968, by Roger S. Calvert, Oral C. Calvert, and Lawrence M. Wood, each acting as a Trustee of The Pilot Trust, a charitable trust, who together with Daniel R. Calvert constitute all of the acting trustees of said Pilot Trust.

Witness my hand and official seal.

My Commission expires June 19 1973

Regina H. Buser
Notary Public



STATE OF MINNESOTA)
COUNTY OF Hennepin) ss.

The foregoing instrument was acknowledged before me this 30th day of December, 1968, by Daniel R. Calvert, acting as Trustee of The Pilot Trust, a charitable trust, who together with Roger S. Calvert, Oral C. Calvert and Lawrence M. Wood, constitute all of the acting trustees of said Pilot Trust.

Witness my hand and official seal.

My Commission expires 17 November 1968

John E. Stewart
Notary Public
Hennepin

(SEAL)