

**Letter of Intent
Woodstone Holdings, LLC**

Huerfano County Carbon Sequestration Project

22 May, 2023

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INTRODUCTION

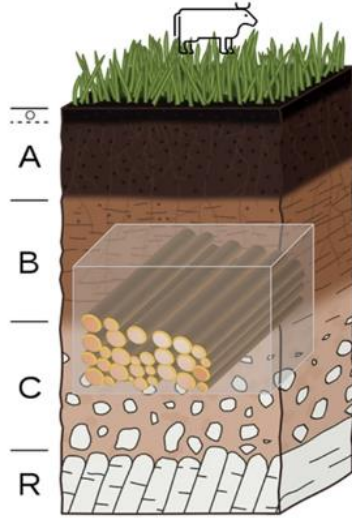
Ray Bongiovanni of Woodstone Holdings, LLC, in cooperation with Serge Bushman of Wood Cache PBC a Kansas company, propose to bury raw, untreated wood in a series of pits on approximately 17 acres of Parcel 41244 to sequester carbon as a commercial project. We own the property as well as the neighboring Parcel 41243 where we have an office and a residence. Our project is backed by science and its benefits are documented in recent International IPCC guidance.

PROPOSED CONDITIONAL USE OF THE PROPERTY AND PROJECT ACTIVITIES, INCLUDING ALL UTILITY SOURCES AND SUPPLIES NEEDED TO BRING ABOUT THAT USE.

The project is intended to provide a means for local county and regional landowners to perform enhanced fire mitigation by providing an economical means of processing residual, unmerchantable wood. This residual supply becomes a product through the burial process, preserving it for at least 100 years, and sequestering carbon. The conclusion of the process is to put Certificates for Carbon Sequestration on a public offsets market for sale. A pilot project is already underway in Walsenburg and we would like to put in place the first commercial venture of its kind in Huerfano County as well.

The property is currently zoned for Agriculture. While operations are active, cattle grazing will not be allowed. However, we are working with the Colorado State Forest Service office in La Veta to obtain a designation as a Forest Service Agricultural facility during operations. Afterwards, we intend to return it to active Ranching and cattle grazing.

As stated above, the surface pit area will be returned to its original state as a working ranch, potentially with some minor contour changes per the approved plan filed with the State of Colorado (in process) and prepared by a certified Colorado engineering firm.



Wood Vault
 Anaerobic
 Clean wood, little nutrient
 ‘Cold’; CH₄ negligible
 Stabilize after weeks-months
 of minor decomposition

Figure 1: Conceptual Wood Vault Courtesy Zeng & Haussmann 2022

We are approaching the project in multiple seasonal/annual phases. Our initial phase will utilize approximately 2 acres of the 60-acre lot. Specifically, we are planning a pit up to 20’ deep. Wood will be collected and stored on the 2 acres until sufficient material has been gathered to commence excavation operations.

Excavation operations will be done swiftly to dig the pit, place the wood inside according to approved Engineering specifications, and then cap and revegetate.

The property is not governed by an LOA and, though its postal code is La Veta, Co, we are outside the town limits and are considered “County” land.

No utilities are required to perform this work. We will rent or buy excavating equipment no more invasive than that needed to dig a foundation for a large home. Water will be hauled-in and stored on-site for consumption and fire mitigation. Electricity, as needed will come from Solar panels or batteries carried to site.

Excavating times will be infrequent, bi-monthly, or quarterly, and would not exceed 2 weeks at a time dependent on weather. There are no homes other than our own visible within a half-mile of the site and sound barriers to the East and North. To the South and west is open ranch land, so unsightliness and noise should not become a nuisance.

We only anticipate a small, temporary structure on-site such as a prefab shed up to 8’x12’. This will be used for installation and powering of monitoring equipment (solar), as well as tool and supply storage. Occasionally for personal protection from sun or wind. The solar panel(s) will power the instrumentation collecting gas/light/temperature/moisture data from underground and transmitting it over a mobile network to a centralized data center. All temporary structures will be located within the 17-acre perimeter as pits will be dug sequentially and not opened all at once.

Although we are seeking approval for utilizing the entire 17 -acre site, no more than 15% of the site will be open/excavated at any given time. We will perform the storage and burial in what we are calling Phases. Each Phase will be no larger than 2 acres of affected area. Wood staging prior to burial and burial itself will fit within a 2-acre plot. Once the pit has been filled with wood it will be capped with the original topsoil and replanted to match existing ranch grasses and trees, while the next pit is being excavated.

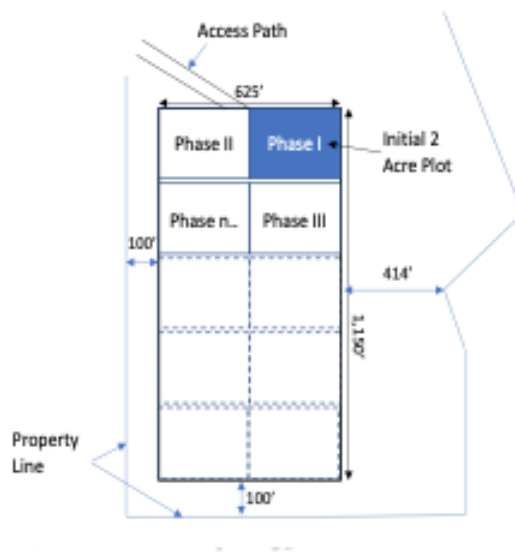


Figure 2: WCSP Facility Phase Breakdown

Subsequent phases will be approximately the same size and will build on the initial phases as per the drawing in Figure 2.

We anticipate 5-years of active operations on the site, working up to 7 months a year between April 15 and November 15. Operations will consist mainly of wood storage and staging and will occur no more than 4 days a week on-site during daylight hours between 9 am and 6 pm. Trucks and trailers will access the property from CR 351 and traverse a 0.33-mile track to the burial site. Wood will be stacked beside each prospective pit until excavation and burial.

We do not anticipate cattle grazing on the property during operations during the 5 years of operations. However, we may consider allowing grazing provided we can ensure the safety of the cattle and the workers, i.e. with proper fencing.

Revegetation after disruption, specifically to re-establish the property for grazing is an important objective for closing each phase and the facility as a whole. We have been working with the NRCS on the most advantageous seed choices and revegetation strategies. In each of our inspections on quarterly and annual bases, we will ensure that revegetation is progressing as anticipated and that no noxious weeds have taken root. If detected, appropriate removal and mitigation efforts will be taken.

IMPACT STATEMENT: DESCRIBE THE IMPACTS OF THE PROPOSED USE ON ITEMS SUCH AS ROADS, TRAFFIC AND PUBLIC SAFETY PROTECTION SERVICES ON THE FEATURES OF THE SUBJECT PROPERTY AND THE NEIGHBORING ENVIRONMENT INCLUDING, BUT NOT NECESSARILY LIMITED TO: FLORA, FAUNA, CRITICAL WILDLIFE HABITAT, WILDLIFE MIGRATION CORRIDORS AND THE QUANTITY AND QUALITY OF SURFACE AND GROUND WATER RESOURCES.

All phases of the project will operate on what is now cleared grazing land. Figure 3 shows the perimeter of the HCCSP within parcel 41244. At approximately 625' x 1150' and 17 acres, the facility takes up about 30% the parcel. A pre-dig survey has already been requested and no buried infrastructure has been identified.

As the figure shows, the facility will not encroach on any of the treed areas or the nearby arroyos/drainage.

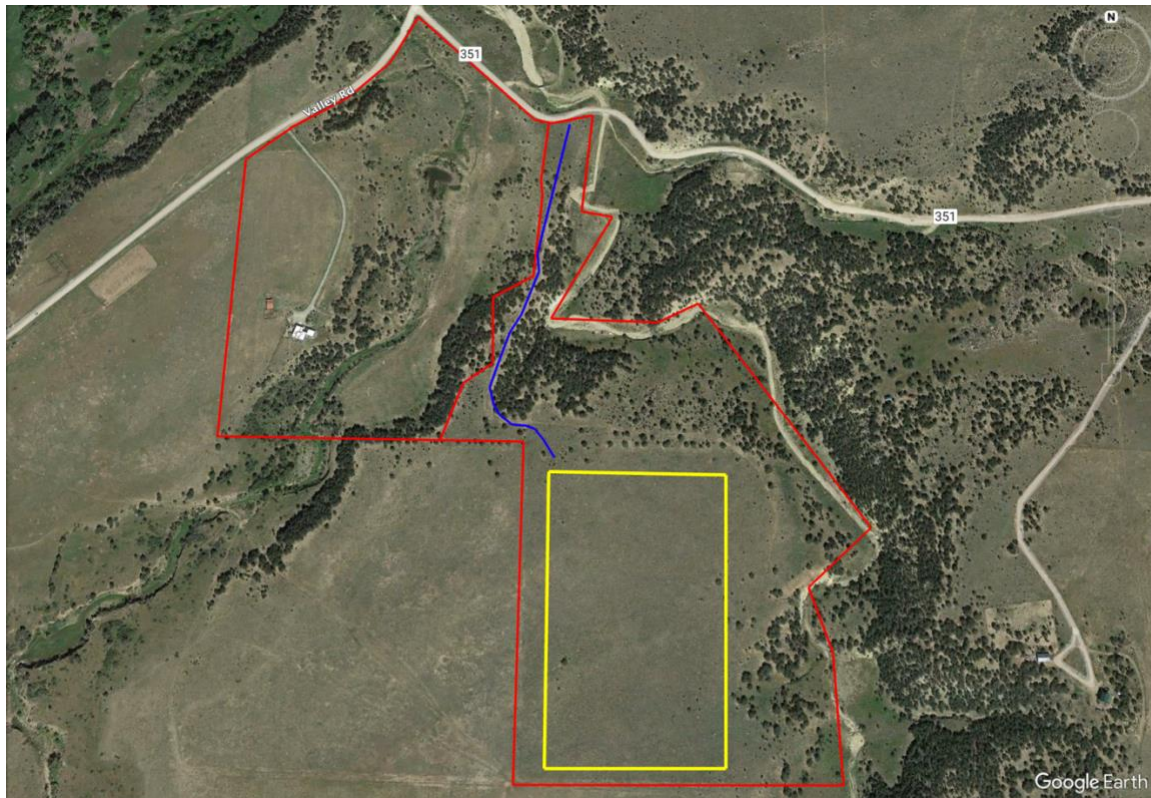


Figure 3: Parcels 41244 & 41243 with HCCSP Facility perimeter (yellow) and access path (blue)

As each phase is only a small area (270' x 325') and will not be opened all at once, we do not see any impact on the local wildlife that frequent the property. Open pits will be cordoned off when unattended to prevent any accidents, but they should be open for only brief periods as described earlier.

Our investigations have not identified the lot as a critical wildlife bedding ground or a migration path. We do not expect to impact the overall grazing lands of nearby cattle or the local wildlife. This document has been submitted for formal CPW review and confirmation of the above.

We are reviewing the soils, the topography, ground water, and the run-off pathways around the property and have enlisted Jesik Engineering to provide an overall facility design that will specifically prevent any impact to neighboring waterways. All water features have been identified and are noted in our site plan.

As the project is specifically designed to keep the wood dry and cool to *prevent* the decomposition of the wood, we are confident that risks to water quality are nominal, meaning that they are no greater than leaving the wood to decay on the land and run-off down-slope.

Nonetheless, we are designing the pit with the features demanded by the Carbon marketplace and the State environmental agencies. These are quite stringent and require 100 years of monitoring and management to test and assure that the pits are working as planned, i.e. no risk of carbon or toxic contaminant release.

Our management plan is provided as Appendix 1. It outlines potential risks and mitigations, monitoring procedures and methane remediation if necessary. Consistent with both State and market requirements we will fund in advance for any third-party remediation.

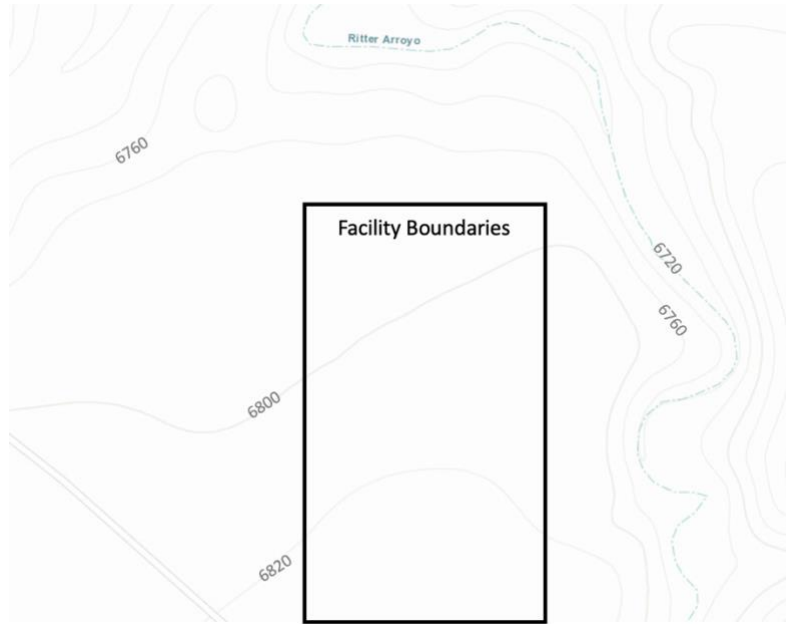


Figure 4: Topography showing slope to Northwest and North and East

DESCRIPTION OF THE CURRENT LAND USE(S), CHARACTERISTICS OF THE LAND AND CURRENT LAND USE ON ALL ADJOINING PROPERTY.

Appendix 2 provides details of the specific location of the WCSP facility. You will see that the facility is adjacent to several properties. All the properties are zoned 4000 Agriculture per county tax records.

The land is primarily open ranch land leased or owned for cattle grazing. Fencing between and across properties is common. There are small herds of deer and elk. There are no homes directly adjacent to the property other than our own with a single exception on the North side across County Rd. 351 on Parcel 40135. The house on that property is about one-half mile away from the burial site.

There is another home on Parcel 40157 which is the nearest at approximately 1400'. However, site lines are obstructed from that home by forest.

All other buildings are for storage or business-related.

Appendix 4 is the relevant soil report. The facility fits entirely within a survey section identifying Noden Loam with 1-9% slopes.

COMPREHENSIVE PLAN COMPLIANCE STATEMENT

The Huerfano County Comprehensive Plan Guiding Principle states:

Huerfano County shall maintain the high quality of life that its residents enjoy by making land use decisions that protect the beauty of the natural environment and the County's western heritage. In order to sustain the County, new development and redevelopment are desired as long as the new uses help meet the needs of the County's citizen. A balance between economic vitality and rural character is essential to the way of life in Huerfano County.

Our plan to utilize this property as a site for processing unmerchantable wood and sequestering carbon directly aligns with the principle of “..making land use decisions that protect the beauty of the natural environment...”

This operation will begin the essential task of protecting the environment by removing and storing carbon from the atmosphere that has had increasingly onerous impacts on the natural environment. We are doing this in a way that will provide great benefit to the state and national forestry efforts. As Destiny Chapman of the US Forest Service states:

Exploration of new methods and technologies to address biomass from fuels reduction projects could provide a great deal of benefit to the management of public lands for purposes of ecosystem resilience and reduction of wildfire risk.

District Ranger Chapman manages the San Isabel Forest lands which comprise a large portion of Huerfano County. For the full text of her letter of support please see Appendix 6. We also are working with the Colorado State Forest Service on a multi-year plan to assist with Public and private lands' forest management efforts.

CURRENT ZONING OF THE PROPERTY AND ADJOINING PROPERTY.

The current zoning for the target property and all adjoining properties is Agricultural

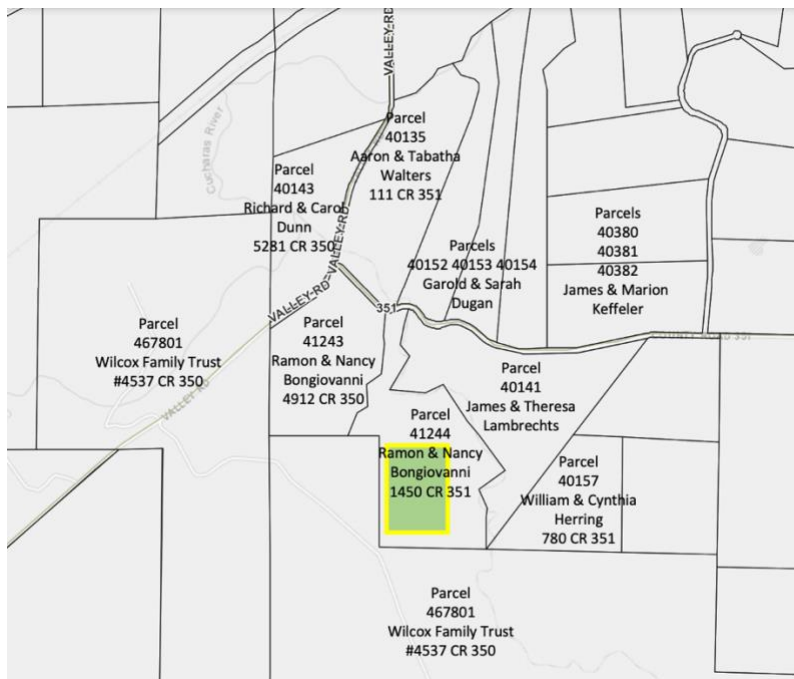
LIST OF ADDITIONAL PERMITS/APPROVALS (LOCAL, STATE OR FEDERAL) REQUIRED TO BRING ABOUT THE PROPOSED LAND USE AND STATUS OF

WHICH PERMITS HAVE BEEN APPLIED FOR AND WHICH, IF ANY, HAVE BEEN GRANTED.

| Permits or Approvals Needed | Status | Comments |
|--|-----------------|---|
| State of Colorado Certificate of Designation | Not Submitted | Will follow County CUP Approval |
| Conditional Use Permit (CUP) | Draft Submitted | This document |
| State of Colorado Environmental Covenant | Not submitted | This permanently identifies the site as a limited-use site subject to State inspection going forward. |

LIST OF THE NAMES AND MAILING ADDRESSES OF ALL LISTED OWNERS OF RECORD OF ALL ADJACENT PROPERTY.

According to County records and per appendix 2 the Facility is bordered by:



- The Wilcox Family Trust 4537 County Road 350, La Veta, Co. 81055
- James and Theresa Lambrechts 1416 Cathedral Pines Dr., Prescott, Az. 86303
- William & Cynthia Herring 780 County Road 351, La Veta, Co. 81055
- Garold and Sarah Dugan 3236 County Rd 114, Elizabeth, Co. 80107-6601

Aaron & Tabatha Walters

111 County Road 351, La Veta, Co. 81055

Richard and Carol Dunn

5281 County Road 350, La Veta, Co. 81055

James and Marion Keffeler

PO Box 1163, La Veta, Co. 81055

APPENDIX 1 : MANAGEMENT PLAN

The Management plan is simplified as the facility is not open to the public. Wood Cache PBC will be the operator of the facility in Partnership with Woodstone Holdings, LLC. Wood Stone Holdings is the owner of the site leasing the property and access to Wood Cache PBC who will have ultimate responsibility for operating and managing it. The owner’s primary residence is on the adjoining lot, parcel 41243

MONITORING PLAN

The monitoring plan is inspection-based with the Risk matrix providing the detailed elements to be addressed. Should a Burial Chamber be compromised, The Burial Chambers are accessible from the surface for maintenance, repair, and restoring to decomposition-inhibiting conditions. Furthermore, woody biomass is a manageable, non-hazardous material and can be reburied.

Note that we are evaluating electronic monitoring systems that would provide real-time monitoring and reporting. Testing will start in October and a cost-benefit trade-off will follow. This section will be enhanced if the systems provide the benefits we anticipate.

RISK & MITIGATION MATRIX

| | Risk | Likelihood after preventive mitigations | Mitigation after event | Time to act |
|---|---|---|---|---|
| 1 | Moisture level in chambers rise in multiple sequential readings | Low | Open Chamber inspect and dry wood. Repair source of moisture | It takes years for wood to decompose even in above ground conditions. Given the inherent slowness of woody mass decay, the immediate loss of the most desirable chamber environmental conditions will not |
| 2 | Oxygen levels rise in multiple sequential readings | Low | Open Chamber inspect sealing layers, identify source of oxygen and Repair. | |
| 3 | Temperature Levels rise in multiple sequential readings | Low | Open Chamber inspect sealing layers, inspect woody mass, identify source of | |

| | | | | |
|---|--|---------------|---|--|
| | | | oxygen and Repair. | lead to immediate carbon release. |
| 4 | Lignin or tannin levels in nearest waterways increase due to wood burial | Extremely Low | Excavate down-slope areas and test for lignin or tannin increases. Open Chamber inspect and dry wood. Repair source of moisture ingress and egress. | Desired corrective measures should be implemented within 1 year. |
| 5 | Methane levels rise in the chamber in multiple sequential readings | Very Low | Open Chamber inspect sealing layers, inspect woody mass, identify source of methane and Repair. See Separate Section on Methane | |
| 6 | Methane Levels rise above-ground in multiple sequential readings | Very Low | Open Chamber inspect sealing layers, inspect woody mass, identify source of methane and Repair. See Separate Section on Methane | |
| 7 | Burial Chamber partially uncovered or damaged | Very low | Recover or rebury the woody biomass in this cell and monitor | The decay process of woody biomass, after it has been re- |
| 8 | Burial Chamber completely uncovered or damaged | Extremely low | Recover or rebury the woody biomass in this cell and monitor | exposed to decay conditions, is very slow. It takes years for wood to decompose in |
| 9 | Flood (for dry chamber designs) | Extremely low | If after careful site selection for slope and drainage moisture remains | above ground conditions and immediate loss of |

| | | | | |
|----|--|---------------|---|---|
| | | | in dry-design Burial Chamber, mitigate as for risk 1 & 2 | sequestered carbon is not foreseeable. This inherent slowness gives time to execute corrective actions and limit the re-emissions to minimal levels even if the very unlikely risks are materialized. |
| 10 | Earthquake (for dry and wet designs) | Extremely low | If after careful site selection Burial Chamber is compromised, mitigate as risk for 1 & 2 | |
| 11 | Fire inside chamber | Extremely low | The woody biomass is very hard to ignite in the conditions in the chamber. If this would happen, mitigate as risk for 1 & 2 | |
| 12 | Fire above ground | Very low | Fire above ground is not likely to damage the chamber. Inspect the Burial Chambers and if compromised, mitigate as for risk 1 & 2 | |
| 13 | Use for energy, deliberate removal of woody biomass, and combusting for energy | Extremely low | The digging up would be discovered at the first cell and stopped before combustion. Mitigate as for risk 1 & 2 | |

DETECTION AND DESTRUCTION OF METHANE

In 2014 Colorado approved the first methane regulations in the nation requiring energy companies to reduce methane emissions from oil and natural gas operations. The regulations are “more protective” than what the EPA announced according to the Environmental Defense Fund.

In fact, after new methane emissions regulations led by the energy industry with support from a wide range of local governments were adopted in 2021, The Denver Post wrote that, “Federal rules to reduce methane from oil and natural gas operations were modeled after Colorado regulations. In 2014, Colorado approved the first state-level methane regulations in the country and has continued to strengthen its requirements.”

LEAK DETECTION AND REPAIR

Despite our intention to implement a wood storage design that eliminates the potential for methane production, like the WCSP’s home state, we are very serious about early detection and elimination. Therefore, we have constructed a robust set of Leak Detection and Repair protocols in part modeled after those becoming more common in the oil and gas industry.

As explained in Section 9, each phase of our facility will be completed with a minimum of three access points which will serve as inspection points. Gas sensors will be lowered into each of our inspection points to assess the presence of methane or other CO₂e gases. Each inspection point will provide access to a different depth within the stored wood. Inspections will be more frequent initially and will become less frequent over time as previously described.

In addition to subsurface monitoring, we will also consistently perform Leak Detection and Repair (LDAR) inspections using infrared cameras that detect emissions invisible to the human eye. Photos using these LDAR cameras will be taken of the wood burial facility and at least two “Control” sites (where no wood is buried) during each inspection. Photos will be stored, as will all of the inspection documents, in a publicly available and viewable internet site.

Should inspections identify increasing amounts of methane separate and distinct from the “control” sites, further investigation will be performed which will include, at a minimum, the following:

- More frequent inspections (such as monthly during Quarterly inspection periods, quarterly during annual inspection periods).
- Use of multiple sensors in more frequent inspections to corroborate readings
- Drilling of additional access ports to assess broader changes in methane
- Insertion of gas-collection chambers to further sample gases in the storage facility

If methane gas readings reach a 10% increase over nominal in at least 3 readings in a given year, the chamber where readings are the highest will be opened and physically evaluated for signs of decomposition or signs of a methanogenic cause (i.e. increased moisture, warmer temperatures, biologic contamination, etc...).

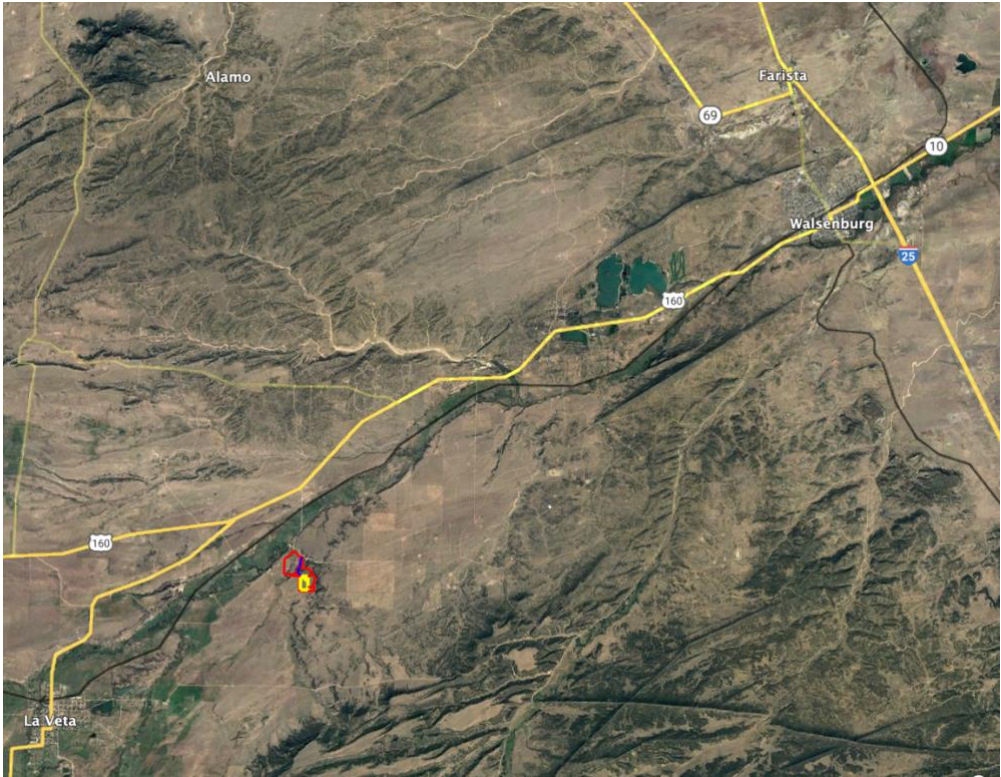
If methanogenic causes are found, appropriate remedial action will be taken to inhibit methane production. Primarily, modifications/reinforcement of the chamber.

If following remediation, subsequent readings do not produce the desired reduction in methane, Vapor Capture Technology will be deployed.

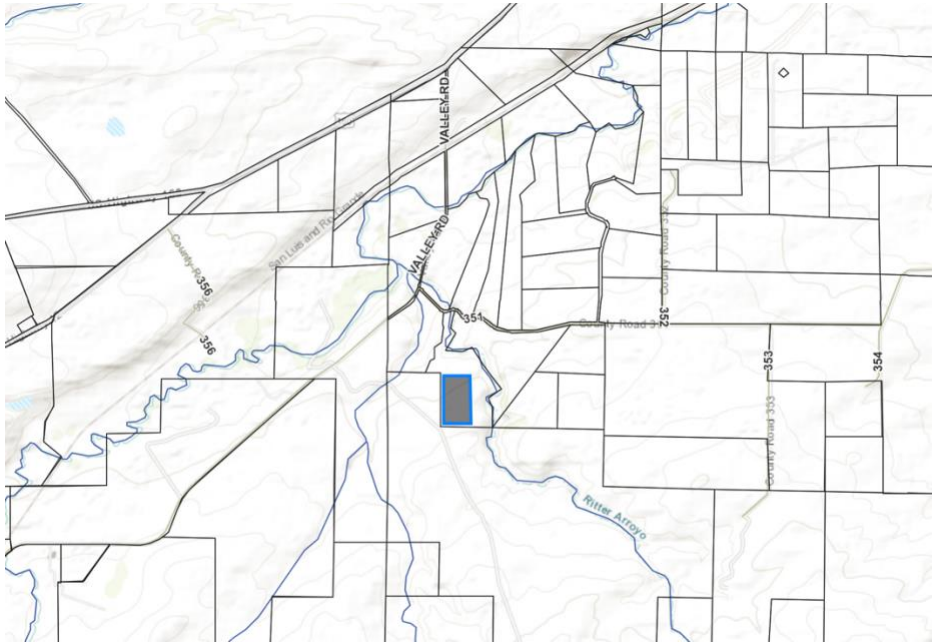
The technology to manage biogas is relatively simple. Dispersed, perforated tubes are sent down into the chambers to collect gas, which is piped to a central collection area where it can be vented or flared. Better still, it can be compressed and purified for use as fuel in generators or garbage trucks, or mixed into natural gas supply.

A company such as Project Drawdown will be employed to effect this capture and deal with the resulting methane in the best way possible. They claim methane capture can achieve 85 percent efficiency or more in closed and engineered landfills; it is least effective in open dumps, where the collection efficiency is approximately 10 percent and capture is typically not seen as economically favorable. As a waste treatment solution, landfill methane capture is seen as a last resort and is preferred only to correcting the engineering of the wood storage facility.

APPENDIX 2 LOCATION AND SITE LAYOUT



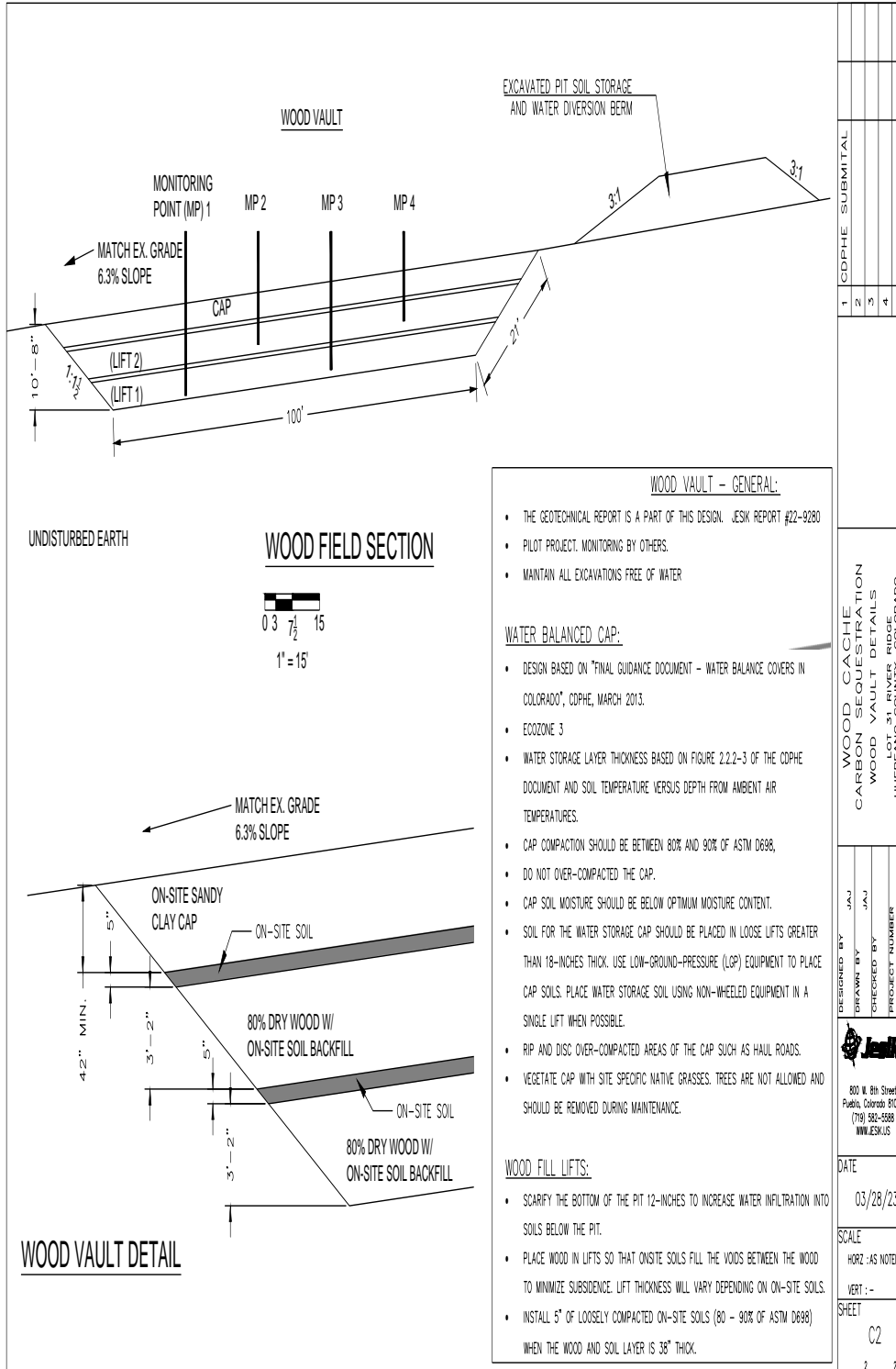
Location of Site between Walsenburg and La Veta, Colorado



Location within Cucharas River Estates with County Roads

APPENDIX 3 PIT DESIGN

Preliminary Pit Design - Design will be similar to this. Specific engineering is on-going.



WOOD VAULT - GENERAL:

- THE GEOTECHNICAL REPORT IS A PART OF THIS DESIGN. JESK REPORT #22-9280
- PILOT PROJECT. MONITORING BY OTHERS.
- MAINTAIN ALL EXCAVATIONS FREE OF WATER

WATER-BALANCED CAP:

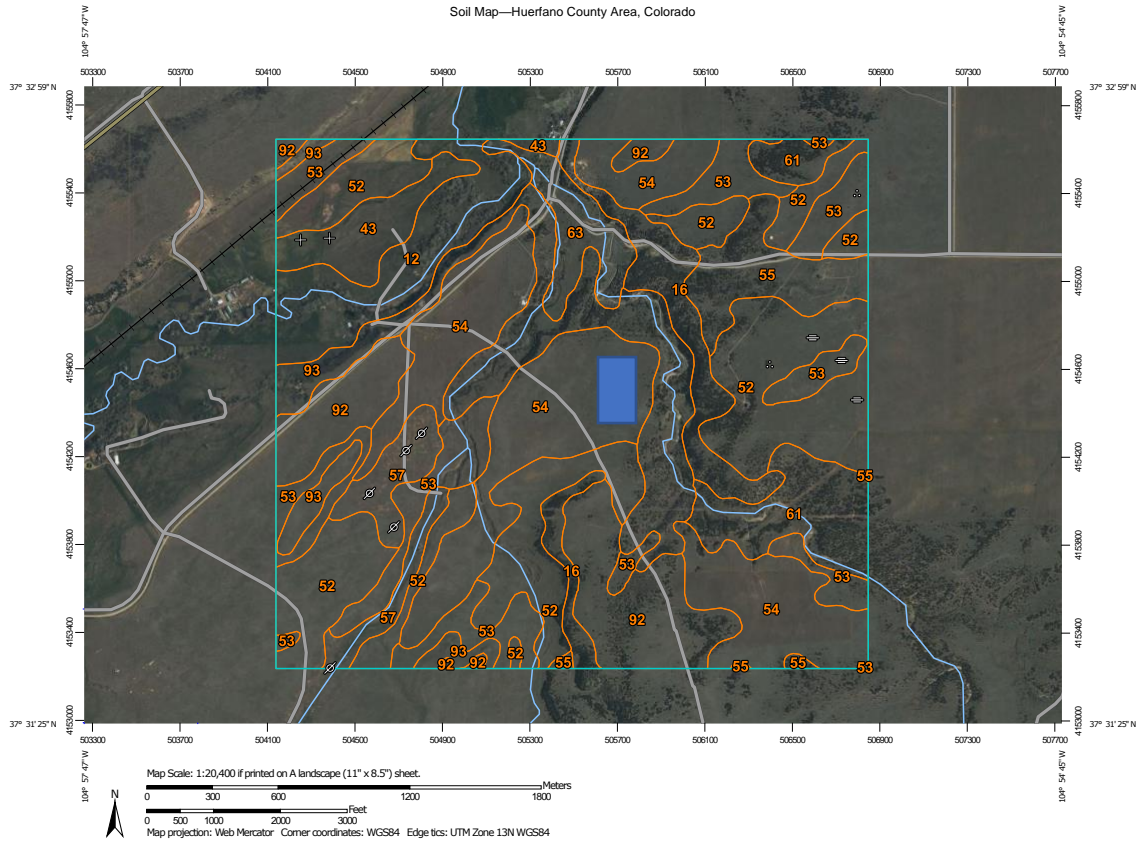
- DESIGN BASED ON "FINAL GUIDANCE DOCUMENT - WATER BALANCE COVERS IN COLORADO", CDPHE, MARCH 2013.
- ECOZONE 3
- WATER STORAGE LAYER THICKNESS BASED ON FIGURE 2.2.2-3 OF THE CDPHE DOCUMENT AND SOIL TEMPERATURE VERSUS DEPTH FROM AMBIENT AIR TEMPERATURES.
- CAP COMPACTION SHOULD BE BETWEEN 80% AND 90% OF ASTM D698,
- DO NOT OVER-COMPACTED THE CAP.
- CAP SOIL MOISTURE SHOULD BE BELOW OPTIMUM MOISTURE CONTENT.
- SOIL FOR THE WATER STORAGE CAP SHOULD BE PLACED IN LOOSE LIFTS GREATER THAN 18-INCHES THICK. USE LOW-GROUND-PRESSURE (LGP) EQUIPMENT TO PLACE CAP SOILS. PLACE WATER STORAGE SOIL USING NON-WHEELED EQUIPMENT IN A SINGLE LIFT WHEN POSSIBLE.
- RIP AND DISC OVER-COMPACTED AREAS OF THE CAP SUCH AS HAUL ROADS.
- VEGETATE CAP WITH SITE SPECIFIC NATIVE GRASSES. TREES ARE NOT ALLOWED AND SHOULD BE REMOVED DURING MAINTENANCE.

WOOD FILL LIFTS:

- SCARIFY THE BOTTOM OF THE PIT 12-INCHES TO INCREASE WATER INFILTRATION INTO SOILS BELOW THE PIT.
- PLACE WOOD IN LIFTS SO THAT ON-SITE SOILS FILL THE VOIDS BETWEEN THE WOOD TO MINIMIZE SUBSIDENCE. LIFT THICKNESS WILL VARY DEPENDING ON ON-SITE SOILS.
- INSTALL 5" OF LOOSELY COMPACTED ON-SITE SOILS (80 - 90% OF ASTM D698) WHEN THE WOOD AND SOIL LAYER IS 36" THICK.

| | | | | | |
|---|-----------------|---|--|--------|------|
| 1 | CDPHE SUBMITTAL | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| | NO. REVISION | | | APPROV | DATE |
| WOOD CACHE CARBON SEQUESTRATION WOOD VAULT DETAILS LOT 31 RIVER RIDGE HUERFANO COUNTY, COLORADO | | | | | |
| DESIGNED BY | JAU | | | | |
| DRAWN BY | JAU | | | | |
| CHECKED BY | | | | | |
| PROJECT NUMBER | 22-9280 | | | | |
| | | | | | |
| 800 W. 8th Street Pueblo, Colorado 81003 (719) 562-5588 WWW.JESKI.US | | | | | |
| DATE | 03/28/23 | | | | |
| SCALE | HORIZ: AS NOTED | | | | |
| VERT: - | | | | | |
| SHEET | C2 | | | | |
| | 2 | 2 | | | |

APPENDIX 4 SOILS REPORT



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

5/5/2023 Page 1 of 3

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------|----------------|
| 12 | Collegiate loam, 1 to 3 percent slopes | 99.7 | 6.2% |
| 16 | Farisita very gravelly sandy loam, 10 to 35 percent slopes | 81.2 | 5.0% |
| 43 | Manzano loam | 48.0 | 3.0% |
| 52 | Noden sandy loam, 1 to 8 percent slopes | 328.4 | 20.3% |
| 53 | Noden sandy loam, 8 to 15 percent slopes | 174.2 | 10.8% |
| 54 | Noden loam, 1 to 9 percent slopes | 317.1 | 19.6% |
| 55 | Noden-Bond sandy loams, 2 to 18 percent slopes | 65.6 | 4.1% |
| 57 | Nunn clay loam, 0 to 3 percent slopes | 52.9 | 3.3% |
| 61 | Olney-Progresso sandy loams, 3 to 15 percent slopes | 86.6 | 5.4% |
| 63 | Otero fine sandy loam, 1 to 9 percent slopes | 45.8 | 2.8% |
| 92 | Willowman gravelly sandy loam, 3 to 8 percent slopes | 143.4 | 8.9% |
| 93 | Willowman gravelly sandy loam, 15 to 30 percent slopes | 175.7 | 10.9% |
| Totals for Area of Interest | | 1,618.5 | 100.0% |

Huerfano County Area, Colorado

54—Noden loam, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: jnmw
Elevation: 6,200 to 7,500 feet
Mean annual precipitation: 15 to 18 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 100 to 125 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Noden and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Noden

Setting

Landform: Fan remnants
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-loamy slope alluvium and/or eolian deposits derived from sandstone

Typical profile

A - 0 to 7 inches: loam
Bt - 7 to 32 inches: clay loam
BC - 32 to 60 inches: loam

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R049XB202CO - Loamy Foothill
Hydric soil rating: No

APPENDIX 5 DEED TO PROPERTY & SURVEY

State Documentary Fee
\$94.00 03-14-2023

429523
Page 1 of 1
Erica Vigil, Clerk & Recorder
Huerfano County, CO
03-14-2023 01:05 PM Recording Fee \$13.00

WARRANTY DEED

State Doc Fee: \$94.00
Recording Fee: ~~\$28.00~~
\$ 13.00

THIS DEED is dated the 9 day of March, 2023, and is made between

Shelby Struthers

(whether one, or more than one), the "Grantor" of the County of Huerfano and State of Colorado and
Ramon C Bongiovanni and Nancy E. Bongiovanni

the "Grantees", whose legal address is 4912 CO RD 350, La Veta, CO 81055 of the County of Routt and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Nine Hundred Forty Thousand Dollars and No Cents (\$940,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

Lot 12-A and 12-B, A REPLAT OF LOT 11, CUCHARAS RIVER ESTATES AMENDED AND LCT 12, CUCHARAS RIVER ESTATES, according to the Map recorded March 27, 2000 under Section No. 343558 as Map No. 17-3-384, Plat Map No. 375, recorded May 24, 1996 at Recession No. 324409, and Map 402, recorded October 23, 1997 at Recession No. 331193, according to the records of the Clerk and Recorder for Huerfano County, Colorado.

also known by street address as: 4912 CO RD 350, La Veta, CO 81055

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the encoding and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Shelby Struthers

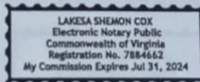
Shelby Struthers

State of Virginia
County of Henrico

The foregoing Instrument was acknowledged before me this 9 day of March, 2023 by Shelby Struthers.

LaKesa Shemon Cox
Notary Public: LaKesa Shemon Cox
My Commission Expires: 7/31/2024

Registration # 7884662



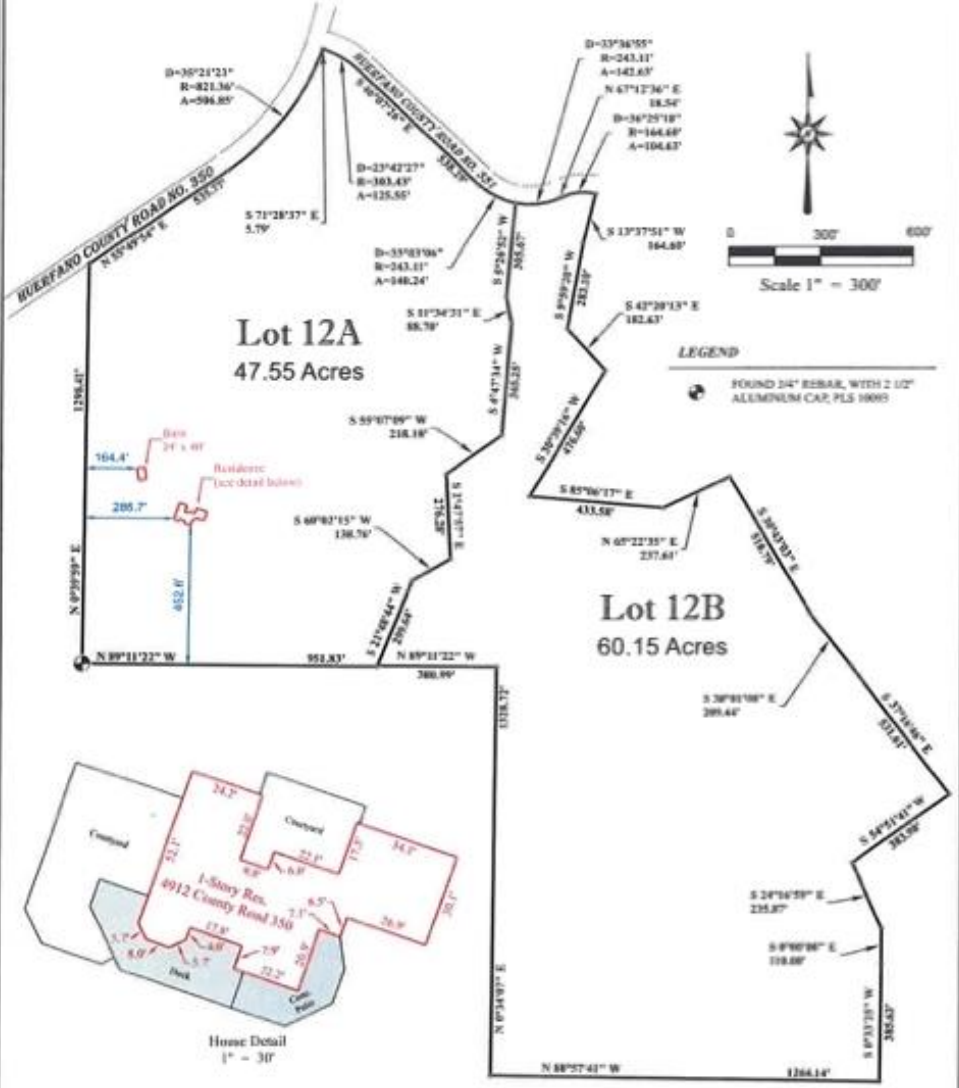
Completed via Remote Online Notarization using 2 way Audio/Video technology.

Stewart Title File No.: 1935279
Statutory Warranty Deed 821 JT CD

Unified TITLE COMPANY
143 5079

Page 1 of 1

Improvement Location Certificate



I hereby certify that this Improvement Location Certificate was prepared by Hachman and Associates, and that it is not a land survey plat or improvement survey plat and that it is not to be relied upon for the establishment of fence, building, or other future improvements thereon. This certificate is valid only for use by Hachman and Associates, and describes the parcels appearance on March 13, 2020.

I further certify that the improvements on the above described parcel on this date March 13, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements or any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any assessment, existing or hereinafter any part of said parcel, except as noted.

Legal Description: Lots 12A and 12B, Calhoun River Estates, as shown and describe on Survey No. 386, of the Hurfaro County Records, County of Hurfaro, State of Colorado.
 Address: 4912 COUNTY ROAD No. 350


Prepared By: William S. Hachman
 Professional Surveyor
 License No. 38103

Date: 3/13/2020

BH LAND SURVEYING, LLC
 P.O. Box 10749, Colorado Springs, CO 80909
 Phone: 719.579.8000
 Email: BH@bh-surveying.com

| | | |
|------------------|------------------|------------------|
| Scale: 1" = 300' | Date: 3/13/2020 | Project No: 1910 |
| Sheet: 01 | Job No: 1910-001 | |

APPENDIX 6 LETTER OF SUPPORT FROM US FOREST SERVICE

| | | | |
|---|-------------------|---|--|
|  United States Department of Agriculture | Forest Service | Pike and San Isabel National Forests Cimarron and Comanche National Grasslands | San Carlos Ranger District 3028 E. Main Canon City, CO 81212 (719) 269-8500 Fax (719) 269-8719 www.fs.fed.us/r2/psicc |
|---|-------------------|---|--|

File Code: 1580
Date: May 3, 2023

To Whom It May Concern:

It is my understanding that Wood Cache PBC is exploring new technologies related to carbon sequestration. As the District Ranger for the San Carlos Ranger District on the Pike-San Isabel National Forests & Cimarron and Comanche National Grasslands, fuels reduction projects are an emphasis area in fostering resilient ecosystems and reducing wildfire risk. The San Carlos Ranger District encompasses approximately 440,000 acres across 5 counties in Southern Colorado: Custer, Fremont, Pueblo, Huerfano, and Las Animas.

One key aspect of fuels reduction work is removal of unmerchantable timber and biomass. Removal of this material can be challenging as there is not always a ready market for such material. Often this material is chipped or masticated which helps the material to break down more quickly but does not remove the material from the forest. For material not chipped or masticated, it is piled and later burned by our qualified fire personnel under specific conditions.

Exploration of new methods and technologies to address biomass from fuels reduction projects could provide a great deal of benefit to the management of public lands for purposes of ecosystem resilience and reduction of wildfire risk. I am supportive of entities that are exploring new and different options to address biomass resulting from fuels reduction projects.

Sincerely,

Destiny Chapman
District Ranger

