

STATE OF
COLORADO

Eschberger - DNR, Amy <amy.eschberger@state.co.us>

Young Ranch Resource Quarry Permit Application M2021-009 (Please send receipt)

Carolyn Goltra <csgoltra@gmail.com>

Thu, Jul 15, 2021 at 12:58 PM

To: amy.eschberger@state.co.us

Dear Amy:

Speaking as the manager of Goltra Ranch West LLC, a Delaware limited liability company ("Goltra"), we would like to object to the Young Ranch resource quarry permit application. We own property in Gilpin County, CO adjacent to the proposed Young Ranch Quarry.

In 2017, we sold the property located east of the Central City Parkway to Young Ranch LLC, which is now proposed to be a valley fill or a waste dump for the Quarry.

The deed that we both signed which conveyed some or all of the property that Young Ranch desires to have be a waste dump (on Sections 27 and 28) contains a deed restriction which had clear intent to restrict mining on the Property as well as restricting ridgeline impacts on these lands (See attached enclosure). We believe that Young is attempting to circumvent the intention of this deed restriction through this application.

In addition to the dishonesty of intent, as land owners in the area, we don't believe that this particular spot can withstand mining without a lot of repercussions – ie. Slides, leeching into the water run off & stream. We haven't seen any intent or due diligence to show otherwise or safeguard the road & stream.

Should you have any questions, please contact me at (917) 710-6962 or email at csgoltra@gmail.com. In addition, kindly send me a receipt of this email so I know it has been read & received.

Respectfully,

Carolyn S. Goltra,
Manager of Goltra Ranch West LLC

Attached: Objection Letter & Special Warranty Deed



2021 0701 Goltra Objection Letter.docx

2828K

July 15, 2021

Division of Reclamation, Mining and Safety
c/o Amy Eschberger
Environmental Protection Specialist
1313 Sherman Street, Room 215
Denver, CO 80203
amy.eschberger@state.co.us

Re: Young Ranch Resource Quarry Permit Application M2021-009

Dear Amy:

Speaking as the manager of Goltra Ranch West LLC, a Delaware limited liability company ("Goltra"), we would like to object to the Young Ranch resource quarry permit application. We own property in Gilpin County, CO adjacent to the proposed Young Ranch Quarry.

In 2017, we sold the property located east of the Central City Parkway to Young Ranch LLC, which is now proposed to be a valley fill or a waste dump for the Quarry.

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Should you have any questions, please contact me at (917) 710-6962 or email at csgoltra@gmail.com.

Respectfully,

Carolyn S. Goltra,
Manager of Goltra Ranch West LLC

Attached: Special Warranty Deed

After Recording Return to
Young Ranch, LLC, a Colorado limited liability company
2804 Champa Street
Denver, CO 80205

SPECIAL WARRANTY DEED

This Deed, made February 7, 2017

Between Goltra West Ranch LLC, a Delaware limited liability company, of the County New Castle, State of Delaware, grantor(s) and Young Ranch, LLC, a Colorado limited liability company, whose legal address is 2804 Champa Street, Denver, CO 80205 County of Denver, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$725,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Gilpin, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

Deed Restriction

- No construction aggregate will be removed from the property
- The building envelopes on each lot, as viewed from Central City Parkway, shall avoid adverse ridge-line impacts. Adverse impact shall occur when the placement of a single story residence would create a silhouette against the sky, or adjacent hillside separated from the residency by a distance of 1/8 mile or greater.

also known by street and number as Vacant Land, Central City, CO

TOGETHER with all and singular hereditaments and appurtenances, thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

Goltra West Ranch LLC, a Delaware limited liability company

Andrew Goltra, Manager

Goltra West Ranch LLC, a Delaware limited liability company

Carolyn S. Goltra
Carolyn Goltra, Manager

STATE OF COLORADO

COUNTY OF *Renew*

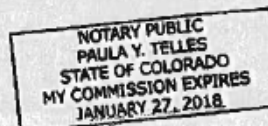
ISS:

The foregoing instrument was acknowledged before me February 7, 2017 by Goltra West Ranch LLC, a Delaware limited liability company by: Carolyn Goltra, Manager.

Witness my hand and official seal.

Paula Y. Telles
Notary Public

My Commission expires: 1/27/18



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Gilpin County

After Recording Return to
Young Ranch, LLC, a Colorado limited liability company
2804 Champa Street
Denver, CO 80205

SPECIAL WARRANTY DEED

This Deed, made February 7, 2017

Between Goltra West Ranch LLC, a Delaware limited liability company, of the County Jefferson, State of Colorado, grantor(s) and Young Ranch, LLC, a Colorado limited liability company, whose legal address is 2804 Champa Street, Denver, CO 80205 County of Denver, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$725,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Gilpin, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

****Deed Restriction****

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also known by street and number as Vacant Land, Central City, CO

TOGETHER with all and singular hereditaments and appurtenances, thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.


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

SELLER:

Goltra West Ranch LLC, a Delaware limited liability company


Andrew Goltra, Manager

Goltra West Ranch LLC, a Delaware limited liability company


Carolyn Goltra, Manager

STATE OF COLORADO
COUNTY OF

}=:

The foregoing instrument was acknowledged before me February 7, 2017 by Goltra West Ranch LLC, a Delaware limited liability company by: Carolyn Goltra, Manager.

Witness my hand and official seal.

Notary Public
My Commission expires:



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3 of 4
Gilpin County

STATE OF Wisconsin
COUNTY OF Kenosha

Page:

The foregoing instrument was acknowledged before me February 7, 2017 by Goltra West Ranch LLC, a
Delaware limited liability company by: Andrew Goltra, Manager.

Witness my hand and official seal.

Patrick Milne
Notary Public
My Commission ~~expires~~ is permanent.



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Gilpin County

Exhibit A

Description of the Land

That portion of the Southeast $\frac{1}{4}$ of Section 28, Township 3 South, Range 72 West of the 6th P.M., lying Easterly and Northeasterly of the paved through lanes of the Central City Parkway; along with, the South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 3 South, Range 72 West of the 6th P.M., lying in Gilpin County; along with, the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 3 South, Range 72 West of the 6th P.M.; along with, the South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 3 South, Range 72 West of the 6th P.M.; along with the South $\frac{1}{4}$ of the North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 3 South, Range 72 West of the 6th P.M.,

Except any portion thereof lying within those parcels described in Deed recorded June 18, 203 at Reception No. 117762,

County of Gilpin, State of Colorado.



STATE OF
COLORADO

Eschberger - DNR, Amy <amy.eschberger@state.co.us>

Young Ranch Resource Quarry Permit Application M2021-009 (Please send receipt)

Carolyn Goltra <csgoltra@gmail.com>

Fri, Jul 16, 2021 at 9:46 AM

To: "Eschberger - DNR, Amy" <amy.eschberger@state.co.us>

Carolyn Goltra
2649 17th Street,
Denver CO 80211

csgoltra@gmail.com
917.710.6962

On Jul 16, 2021, at 6:51 AM, Eschberger - DNR, Amy <amy.eschberger@state.co.us> wrote:

[Quoted text hidden]